**Colorado City Metropolitan District**

**PUBLIC NOTICE**

**BOARD OF DIRECTORS STUDY SESSION**

A study session for the Board of Directors of the Colorado City Metropolitan District will be held Tuesday February 25, 2025, beginning at 6:00 p.m.

1. Audit for 2023

Copy of final audit for 2023 given to Board Members. The report has already been filed. Special audit for Federal funds, Mr. Eccher to confirm that the special audit has also been filed.

2024 Audit due NTL July 31, 2024. Ms. Adams has set herself the date of April 1, 2025; to have completed and she is currently on track to meet that date.

1. Contract for CTF funding

90K from Pueblo County, cost to us for Golf Course Clubhouse windows and doors will be about 92K, so CCMD will only be out of pocket approximately 2k.

We might also need to replace the door in the basement, not included in this price, with a big gap at bottom of door.

CCMD received only two bids, was trying for three. Mr. Eccher believes the contractor is: Glass Force out of Pueblo.

1. Colorado Wildlife Meeting: Wed 26 - 6 p.m. at Craver Middle School

Meeting regarding the increasing deer population in CCMD and options for mitigation.

Greg Collins and Jim Eccher went to the meeting last October. The State could mandate fences if we do not get under control.

Mr. Eccher to again post meeting information on Facebook on February 26, 2025.

1. CCAAC Reviews

Copy of Resignation letter from Mr. Bob Smith in Board packet for review. Some items noted will need to be addressed. Please read.

Three New Builds: 1 duplex on Barela and 2 new houses: 4130 Mustang Dr & 2849 Applewood (trailer replacement – fire)

Mr. Davis has issues with paperwork, as contractors not completing paperwork (not checking boxes of items submitted). Need consistency on completion and submitted paperwork. Mr. Collins stated that individuals building does not have the same software as building contractors, maybe allowing some variance in those instances. Of note the Board believes the CCACC representatives should check that all items are included and ensure they check the cover form for completion. Chairman Eliott stated that all packages “should have” an Elevation & Plot plan if new house build.

1. READING BY CHAIRPERSON OF THE STATEMENT OF CONDUCT AND DEMEANOR.
2. CITIZENS INPUT – N/A

Mr. Collins attended the Pueblo Town Hall meeting last week with Mr. Eccher. Paula McPheeters has taken over this project from Zach Swearingen and she has set aside two dates (Mar 3 @ 1030a or Mar 17 @ 3p, at Court House or by zoom) for CCMD to schedule a meeting with her and staff. Need to discuss assistance with CCMD issues (i.e. trailer/garbage/vagrant’s).

Mr. Eccher would like to discuss re-establishing a monthly meeting (as in past with Scheriff Taylor)

Which included: Health Dept, Planning & Zoning, Sheriff, County Attorney, Pueblo West & Buelah and other small community representatives. By having all components at the table, things were accomplished within a few months regularly. Have a CCMD committee of two board members and District Manager. Post for citizens notification of meetings for attendance.

Mr. Karim Ayoub (applicant for Board position) and his wife Andreanna.

Attended, and he introduced himself and his background: Civil Engineer, worked until recently in Pueblo County with water and wastewater management. Also, he has a construction background.

COLORADO CITY METROPOLITAN DISTRICT

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Neil Elliot, Chairman

ATTEST:

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Clint Gross, Board Member

These minutes are not verbatim to the meeting and should not be considered a complete record of all discussions during the meeting. For complete proceedings and statements, please refer to the video or audio recording of the meeting.

**BOARD OF DIRECTORS REGULAR MEETING**

A regular meeting of the Board of Directors of the Colorado City Metropolitan District will be held Tuesday February 25, 2025, beginning at 6:25 p.m.

1. CALL TO ORDER.
2. PLEDGE OF ALLEGIANCE.
3. MOMENT OF SILENT REFLECTION.
4. QUORUM CHECK

Chairperson Neil Elliot

Treasurer Sarah Hunter - Excused

Secretary/Co-Chair, Clint Gross

Director Greg Collins

Director Ray Davis

Also in Attendance:

Jim Eccher, District Manager

Cristy Adams, Finance Manager

Sandi Oglesby, Reception/AR

Gary Golladay – Water/Sewer

Greg Bailey – Water

1. APPROVAL OF THE AGENDA

Mr. Davis motioned to approve the agenda. Mr. Collins seconded the motion.

Vote called. All board members present approved.

6. APPROVAL OF MINUTES.

Study Session February 11, 2025,

CCACC Minutes February 11,2025

Mr. Gross motioned to approve the minutes listed. Mr. Collins seconded the motion.

Vote called. All board members present approved.

7. BILLS PAYABLE.

Mr. Gross motioned to pay the bills. Mr. Davis seconded the motion.

Discussion:

Item 38531 – Item was double paid in error, refund coming.

Golf Pro Shop – gas usage at shop still seems excessive. Doors must be left open when repairing trucks, due to carbon monoxide and sometimes staff forget to turn down thermostats. Chemicals stored in that area must be kept at 60 degrees or higher. Could we get a tube to exhaust vehicles to outside and close doors?

Item for William Brunelli – Unit 45- was repair to Toro Cart

Vote called. All board members present approved.

8. FINANCIAL REPORT.

Audit for the month of January 2025 has been completed prior to the end of February 2025. This has not been completed timely by prior staff. Kudos to Ms. Adams for a job well done!!!!

9. OPERATIONAL REPORT. - Only report is for the Lake & Piezometer Reads

* 1. Beckwith Dam report - Full report on file.

Lake level: 2/05/2025 – 13.5 feet.

Lake level: 2/14/2025 – 13.5 feet

Mr. Davis asked about Graneros Creek water rights letter, Mr. Eccher states that it has been mailed out.

* 1. Committee Reports Newsletter - Clint

10. **ATTORNEY Report: None**

11. AGENDA ITEMS:

**Contract for CTF Fund from PBCC Discussion/Action**

Mr. Davis has motioned to accept the contract for CTF Fund from PBCC. Mr. Collins seconded the motion. Vote called. All board members present approved.

Glad they added Scope for the project in paperwork.

**CCACC:** **Discussion/Action**

1. New Construction:

1. 2849 Applewood Drive House

2. 4130 Mustang Drive House

3. 4041 Barela Lane Duplex

Mr. Davis motioned to group together for approval, if there were no objections. Mr. Gross seconded the motion. No issues voiced at grouping. Vote called. All board members present approved.

1. Actions – N/A

a. 0 First Letters

b 0 Second letters

c. 0 Third letters

d. 0 Reported to Zoning and Health Dept

12. OLD BUSINESS.

1. Goals and achievement Plan – N/A
2. Strategic plan – N/A
3. Wells Repair

Approximately 18K to repair the well.

1. Ranch Water

Mr. Eccher meeting with Carolyn this week, he will ask her then if we have received confirmation.

Saving cost, instead of 2-minute call that her office would charge CCMD for 15 minutes in billing.

1. Meter Changeout

Ayden is working on a plan.

1. Water loss

Mr. Eccher, in contact with Josh Cook, is not working on currently. He is working on the higher priority PRN for the water plant currently. Changes to plan include generator, solar panels, back-up generators, to make self-sufficient, cost of approximately 144K. These changes must be submitted by Thursday, February 27th for energy grant.

1. Wages

Mr. Foxworthy is training staff for Level D-Sewer and Level 1-Collection (Staff: Alan and Jason). This would be a single test of 150 questions.

Currently passing tests/levels only increase staff pay by 12 cents per hour. Mr. Eccher believes to stay competitive in terms of pay for staff we need to increase to $1, plus an additional 50 cents per hour for each test taken for the next level, then 75 cents for upper levels. Maybe put in place a contract with staff that they work for CCMD for “X” years after testing and pay increases, as we don’t want to go thru all the training to lose them to other counties. Mr. Eccher to check the surroundings or comparable counties (per capita) for what operator’s salaries are receiving hourly. Do we need to entice employees with additional incentives for retention?

1. Camelot and Rosemont survey

Mr. Eccher hasn’t been able to meet up with Bill Bechaver regarding the survey.

Same with Cibola location.

13. NEW BUSINESS:

Mr. Gross gave the board a Grant Writer proposal/contact for services from Stephanie Reyes at a cost of approximately $3,300. She has worked with staff on the water conservation board for projects and understands requirements.

Customers’ perception of water loss and what are we doing to solve issue. Need water loss at the Golf Course front nine of potable water. We could submit for a larger grant if we lose water throughout the whole system (1.6 M- per year).

The State wants us to account for water loss for the water plant project, too. Mr. Golladay states we need this now!

14. CORRESPONDENCE: Resignation of Bob Smith

Board members please read the resignation letter, as items noted in the letter need to be addressed.

Discussion: That the board voted to accept the 24-1267 regarding covenants, but have not had discussion on fines, which items are high, medium or low priority violations. CCMD has houses with trash/abandon cars, etc., not being addressed, along with vagrants on properties.

Update letter from Tracy Owens with RJH – nearly (?) complete on the roads and specifications. Should have an internal technical review done by the end of March (maybe). The board wants a meeting with Tracy and all board members scheduled for next week to discuss project, costs and a firm completion date. Have whole board attend, and then for future meetings appoint 2 representatives. Mr. Eccher to call on Wed, Feb 26th to schedule.

15. EXECUTIVE SESSION: - N/A

16. ADJOURNMENT.

Mr. Collins proposed to adjourn the meeting. Mr. Davis seconded. Meeting adjourned at 7:12 p.m.

Board of Directors Regular Meeting – February 25, 2025

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Neil Elliot, Chairman

ATTEST:

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Clint Gross, Board Member

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