



**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 September 20, 2022, beginning at 6:00 p.m. Chairman Elliot calls the Study Session to order at 6:02 p.m.

**1. Audit review**

Sam DiNardo presents the audit to the Board at this time. Fair amount of information in the audit will do an overview and then take questions at the end. Unmodified opinion of the Auditor takes 3 pages. Pages 4-11 Managers notes. Basic financial statements begin on page 12, activities and Government activities. Statements of Activities starts on page 13. Page 14 is the balance sheet for the Governmental Fund. Page 15 reconciliation report. Page 16 statement of revenues, Page 21 starts the footnotes. Disclosure, stewardship compliance and compatibility, plain language that follows the Tabor Laws. Supplemental information.

Mr. Collins poses the question about amending the budgeting on time. Moving forward if changes need to be completed Manager Eccher is aware of the timeliness.

**2. SIPA**

Micro Grant Program awarded in the amount of \$5000.00 for audio and video equipment to live stream meetings and record in true time.

**3. Sewer Rat Estimate**

Estimated amount brought to the Board is \$93, 250.00. This is including, acoustic testing, manhole inspections, manhole inventory and access and staff present for 25 days lodging and per diem. This will also provide a discount to our insurance. Also waiting for State approval currently before proceeding. Will help get us in compliance with the state as well.

**4. Adding Neil to CSAFE Accounts**

Currently only Manager Eccher and Finance Director Yvonne Barron has access to the CSAFE Accounts. Looking for clear transparency by adding Chairman Elliot to the account with limited access. This is also at the request of the auditor.

**5. Tap Fees Conversation**

How would we like to move forward with the tap fees and looking into other increases at this time. Increases have not taken place in 2 years, and they need to come into play with being able to match funds for grants and complete and move forward with all the projects in the works.

**6. Rim Rock Heights**

Water report was received back with the samples that were taken from the surface and do not know the volume. There are a few concerns. Chairman Elliot shares that he believes that this project needs to be handled in a Special Meeting to get public input and get more information on how to proceed. There is not enough information currently to bring to a further discussion.

**7. Property Offers**

There are two property offers currently. First on the list Unit 17 lot #9 for \$6000.00. The property does have both water and sewer availability and the purchaser is not looking to develop just want the open space. Next property is Unit 14 Lot, which only has water availability, but the purchaser is stating that they will be responsible for putting in the sewer line. They are offering \$5500.00.

**8. CCAAC Review**

There are no new letters up for approval. And 2 construction approvals. And further discussion on 4756 Cuerno Verde. Chairman Elliot will go over more in depth during the Regular meeting

COLORADO CITY METROPOLITAN DISTRICT

  
\_\_\_\_\_  
Neil Elliot, Chairman

ATTEST:

  
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Greg Collins, Secretary

Approved this 11th day of October 2022

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 September 20, 2022, beginning at 6:15 p.m. Chairman Elliot calls the Regular Meeting to order at 7:10 p.m.

1. CALL TO ORDER.
2. PLEDGE OF ALLEGIANCE.
3. MOMENT OF SILENT REFLECTION.
4. QUORUM CHECK  
Chairperson Neil Elliot  
Secretary Greg Collins  
Treasurer Harry Hochstetler-Excused  
Director Sarah Hunter  
Director Terry Kraus

Also in Attendance:

Jim Eccher, District Manager  
Yvonne Barron, Finance Director  
Greg Bailey/Gary Golladay Water & Sewer  
Ayden Gillund Utilities

5. APPROVAL OF AGENDA:  
Mrs. Hunter motions to accept the Agenda with the Amendment to discuss 4756 Cuerno Verde. Chairman Elliot seconded the motion. No Discussion. Chairman Elliot calls the vote. All Board Members are in favor. The Agenda is approved with the amendment to discuss 4756 Cuerno Verde.

6. APPROVAL OF MINUTES.

Regular Meeting August 30, 2022  
CCAAC Minutes September 1,8,15, 2022

Mr. Kraus motions to approve the Minutes from Regular Meeting August 30, 2022, and the CCAAC Minutes from September 1,8,15, 2022. Mr. Collins seconds the motion; Chairman Elliot calls the vote. All Board Members are in favor. Motion passes to approve the Minutes.

7. BILLS PAYABLE.  
Mr. Collins motions to accept and pay the bills. Mrs. Hunter seconds the motion. Chairman Elliot calls the vote. Mrs. Hunter yes. Mr. Collins yes. Mr. Kraus yes. Chairman Elliot yes. Motion passes to pay the bills.

8. FINANCIAL REPORT.  
Mr. Collins motions to approval the Financial Report. Mr. Kraus seconds the motion to open up for discussion. Manager Eccher went over the Stand Pipe spreadsheet and shared his concern about property management. There were no other questions at that time and Chairman Elliot called the vote. Mrs. Hunter yes. Mr. Collins yes. Mr. Kraus yes. Chairman Elliot yes. Motion passes the Financial Report is approved.

9. OPERATIONAL REPORT.

- a. **Beckwith Dam report**

All CCMD Operational Reports including the Beckwith Dam report were included in the packet and presented to the Board at this time.

- b. **Committee Reports Newsletter / Project Utility Manager/ Budget /Post Office**

Mr. Kraus shared that there has not been any response to the Utility Manager and that he and Mrs. Hunter are looking into angels currently. The Budget committee does not have anything to report. Manager Eccher

will get with Mrs. Hunter and Mr. Hochstetler to set up a date and time for them to come in a review the new budget some time this coming week. Newsletter to go out with monthly billing will be created by Mrs. Hunter and will have to the office before Thursday.

10. READING BY CHAIRPERSON OF THE STATEMENT OF CONDUCT AND Demeanor.

11. CITIZENS INPUT.

**Bill Cavanaugh** had some questions regarding the Rim Rock Heights request. He also shared that the CCMD website is not user friendly and suggests utilizing PDF files for easier research.

**Ray Davis** Shared his concerns of the lack of transparency regarding the Rim Rock Height project and that he feels The Board should vote no on the whole project.

**Maggie Davis** presented with some of the same concerns regarding Rim Rock Heights project and feels that we need to work on our current water issues to continue to bring water to Colorado City and not outsourcing to this project.

**Dennis Kahrs.** Looking for follow-up on burn pile and if there are any dates in the works. He also talked about ATV crossing signs on the roads.

**Suzette Moyer,** presented to the Board with pictures and her concerns as well with the Rim Rock Heights project as her property is close. She has concerns to erosion, few sandbags that are increasing channeling of water from the site that is channeling into her pasture. She also shared her concern about an oil tanker being moved to the site and would like to know where this oil is going to.

**Richard Shaffer** also shared his concerns for Rim Rock Heights and feels that with the trace amounts of uranium and other chemicals that this could affect Cold Springs and feel that we should not be giving away what water we do have.

**Justin Hunter,** presented to the Board with his thoughts on some of the statements that have been Brought up on social media, asking for Manager Eccher to be fired. He shared his some of his accomplishments such multiple grants received that total 4 million dollars. And that with his hard work we were able to keep the 2 ½ feet of water that was going to be lost at the dam, He did also share some of the benefits that could come from the Rim Rock Heights project.

12. ATTORNEYS REPORT: N/A

13. AGENDA ITEMS:

**Audit**

**Discussion/Action**

Mr. Kraus motions to accept the audit. Mrs. Hunter seconds the motion. There was no Discussion amongst the Board Members at this point as Mr. DiNardo answered during the Study Session. Chairman Elliot calls the vote. Mrs. Hunter yes. Chairman Elliot yes. Mr. Collins yes. Mr. Kraus yes. The Audit is accepted, motion passes.

**SIPA Grant**

**Discussion/Action**

Mr. Collins motions to accept the SIPA Grant. Mr. Kraus seconds the motion. No questions Presented, Chairman Elliot calls the vote. Mr. Kraus yes. Mr. Collins yes. Mrs. Hunter yes. Chairman Elliot yes. Motion passes to accept the SIPA grant.

**Tap Fees**

**Discussion/Action**

Mr. Collins motions to raise Tap Fees to \$20,000.00. Mrs. Hunter seconds the motion to open for discussion. Mr. Collins would like to look into tap fees based on the size, but he is looking more proof and facts that this would be the way to go. He does feel that tap fees need to be increased at this time and if we put a limit on the taps this would need to be updated in the rule book before moving forward. Mr. Kraus feels that tap fees need to be raised higher than \$20,000.00. He is not opposed to growth he just wants us to look at the future while we are trying to fix our current issues. At this time Chairman Elliot called the vote to raise tap fees to \$20,000.00. Mrs. Hunter yes. Mr. Kraus yes. Mr. Collins yes. Chairman Elliot no. Motion did Pass. Mr. Kraus then motioned to set a Public Hearing for a moratorium through December 31, 2022 and further discussion. Mrs. Hunter seconds. Chairman Elliot calls the vote. Mr. Collins Yes. Mr. Kraus yes. Mrs. Hunter yes. Chairman Elliot yes. Motion passes for Public Hearing to

set for October 25, 2022.

**SEWER Rat**

**Discussion/Action**

Mr. Collins motions to table currently for further review. Mr. Kraus seconds the motion. Chairman Elliot calls the vote. Mrs. Hunter yes. Mr. Collins yes. Mr. Kraus yes. Chairman Elliot yes. Motion passes for further review.

**CSAFE ACCOUNTS**

**Discussion/Action**

MR. Collins motions to add Chairman Elliot to the CSAFE Accounts. Mr. Kraus seconds. Chairman Elliot calls the vote. Mrs. Hunter yes. Mr. Collins yes. Mr. Kraus yes. Chairman recuses. Motion passes.

**Property Offers**

**Discussion/Action**

Mr. Collins motions to reject the property offer of Unit #17 Lot #9. Mr. Kraus seconds the motion. Chairman Elliot calls the vote. Mr. Kraus yes. Mr. Collins yes. Chairman Elliot yes. Mrs. Hunter yes. Offer rejected.

Mr. Collins motions to accept the \$5500.00 Unit #14 Lot #907 property offer. Mr. Kraus seconds the motion. Chairman Elliot calls the vote. Mr. Kraus yes. Mr. Collins yes. Mrs. Hunter yes. Chairman Elliot yes. Offer accepted.

14. OLD BUSINESS. Covenants Lawyer/Applewood Park//Lot Line Vacation for 70 & 71 unit 20 Utility Director/Gravel Status  
Applewood Park, at this time there are a few more documents that are needed to get zoning changed. Eminent domain needs to be investigated as well per Mr. Collins. Reported by Manager Eccher gravel crushing should start October 3, 2022.

15. NEW BUSINESS:  
Chairman Elliot presented the option of having a Forum type meeting where the community can Come in and present their comments and concerns to limit the time spent during an actual Board Meeting. He wanted to make sure that the community knows he encourages community participation but is looking for a different option. Board members agreed and Manager Eccher will put the first meeting into place for Tuesday November 15, 2022. Manager Eccher did also share that Pueblo County will be putting in a permit drop box for election ballots.

16. CCACC:  
A. New Construction  
a. 4198 Ouray Street                      Shed  
b. 3720 N. Pitkin Dr.                      Car Port  
Mr. Collins motions to approve the build of a shed at 4198 Ouray St. and the car port at 3720 N. Pitkin Dr. Mr. Kraus seconds the motion. Chairman Elliot calls the vote. All Board Members are in favor. Both are approved.

B. Actions

- a. First Letters
- b. Second letters
- c. Third letters
- d. 1 Stop Work Order 4756 Cuerno Verde Blvd

Paula Girard presents to the Board her approval from 18 months ago and shares concerns and comments. The Board agrees that they cannot override the Covenant of Colorado City. Much discussion went on between the Board Members and Ms. Girard. Chairman Elliot asked that Ms. Girard present a sketch and a letter stating that she is going to add the attachments of a carport and shed to come to the 18,000 square feet that is required per the Covenants.

Mr. Collins motions to lift the stop workorder when written drawings with dimensions are submitted to satisfy the 18,000 square feet required as per the covenants and approved by Chairman Elliot as a member of the CCACC Mr. Kraus seconds the motion. All Board Members are in favor. Motion passes.

17. CORRESPONDENCE: 3 Letters

Correspondence was presented by both Chairman Elliot and Manager Eccher at this time that were Included in the packet.

Chairman Elliot shared his concerns in response to Mr. Bob Cooks' correspondence about removing Committee members from the CCACC. He did pose the question how to proceed with the demand to remove the committee members. With there not being such polices in place for the CCACC Mr. Collins suggests the Board setting the policies to include the code of conduct and put them into place. Mr. Kraus also suggests that no other person other than the committee members be present in the meetings. It was also discussed that a possible written reprimand be presented to the 3 committee members.

18. EXECUTIVE SESSION: N/A

19. ADJOURNMENT.

Mr. Collins motions to adjourn the meeting. Mrs. Hunter seconds the motion. Chairman Elliot adjourns the meeting at 9:43 p.m.

COLORADO CITY METROPOLITAN DISTRICT

  
\_\_\_\_\_  
Neil Elliot, Chairman

ATTEST:

  
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Greg Collins, Secretary

Approved this 11th day of October 2022

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