



**COLORADO CITY METROPOLITAN DISTRICT  
PUBLIC NOTICE  
BOARD OF DIRECTORS STUDY SESSION  
AMENDED**

A study session for the Board of Directors of the Colorado City Metropolitan District will be held Tuesday May 24, 2022, beginning at 6:00 p.m. Chairman Elliot calls the meeting to order at 6:02 p.m.

1. Payroll/HR with standards changing Got quotes  
Manager Eccher presented 2 quotes to the Board for payroll assistance. This would include payroll, HR issues, and end of the year taxes. Mr. Collins has questions regarding the HR portion of the assistance. Will they cover any day-to-day HR issues? It also covers labor laws and keeping current with all the changes as they happen. Chairman Elliot would like to know the cost of the program and contract information. ADP is the better option when reviewing the two packets.
2. Pilot Test for DAF  
Getting ready to move the system back to Canada. The estimate on the project \$28,500.00, plus two of their employees. Provided in the packet to the Board is the AWC operator site services rate sheet, which shows the breakdown just for the pilot test. Multiple questions were brought up that Chairman Elliot feels needs more explanation regarding the expenditures presented by AWC. There are looking into options to assist at this time that may be more cost-effective. The AWC contract does need to be voted on tonight as this needs to be completed by Friday.
3. CTF Funding Contract with PBCC Pool  
The amount provided at this time for boilers, skimmers, and upgrades at the pool at this time is \$120,000.00. The contract will need to be signed on this evening and all of work must be completed no later than December 31, 2022. Manager Eccher is getting bids for each of the fixes currently. Chairman Elliot posed the question what if the upgrades are more than the \$120,000.00. Manager Eccher stated that we could go back to Pueblo County and request more funds with the bids if the amount goes over the CTF funding.
4. Tap Fees  
Manager Eccher was asked by a Board member to get some information regarding tap fees in our surrounding area as a comparison for further review of CCMD tap fees. Walsenburg currently charges \$2500.00 for a water tap and \$2000.00 for sewer. Pueblo West Metro charges or a ¾" water tap \$20,372.00 and sewer at \$4886.00. For a 1" water tap the fee for water goes to \$25,258.00 and sewer \$7836.00. Manger Eccher did also call Rocky Ford and La Junta, for pricing, which was lower \$1755.00 for water, he did pose the question of growth in the area, and it was shared that the growth is minimal as it is farmland and most people do not leave the area.
5. Leasing of property for grazing  
There are 40 acres west of the town. Manager Eccher had received a call from a gentleman that is interested in using the land for about 40 horses. He would maintain all the fences and upkeep. He is looking at paying \$400.00 a month for 4-5 months out of the year. Mr. Collins would like to know about the legal fees to come up with said lease. Chairman Elliot wanted to know if the area is zoned for grazing, Manager Eccher was wanted the Boards opinion on how to move

forward with the process. Further discussion and review would need to be considered before moving forward.

6. Resolution 06-2022 Signature on Bank of San Juan accounts  
Name changes on the San Juan accounts. Part of housekeeping to remove a Board member and add our newest member.
7. Board Discussion of Direction of meeting Conduct and Demeanor  
Chairman Elliot is asking for a reset of the Board at this time. We are needing to know more of what we as Board Members what are jobs are supposed to be. Chairman Elliot has been reading the Water Board Bible with insight on the direction of the Board. He is proposing that the District purchase these books for each of the Board Members and that the Board have separate meetings and future training seminars.
8. CCAAC Review  
Chairman Elliot presents the 7 new builds of residence and fences. He also shared the updated spreadsheet to show the updates of previous letters sent out and requesting that 5 first letters and 5 second letters be approved.

COLORADO CITY METROPOLITAN DISTRICT

  
\_\_\_\_\_  
Neil Elliot, Chairperson

ATTEST:

  
\_\_\_\_\_  
Harry Hochstetler, Treasure

Approved this 14th day of June, 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 May 24, 2022, beginning at 6:15 p.m. Chairman Elliot calls the meeting to order at 6:47 pm

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  
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  
Josh Briggs, Parks, and Rec

5. ELECTION OFFICERS CHAIRPERSON, CO-CHAIRPERSON, SECRETARY, TREASURER  
Mr. Collins motion to nominate and keep Chairman Elliot as the Chairman. Mr. Kraus seconds the motion. No discussion. The vote is called. Mr. Kraus yes. Mr. Collins yes. Mr. Hochstetler yes. Mrs. Hunter yes. Chairman Elliot remains Chairman.

Mr. Hochstetler motions to nominate Mr. Collins serve as Co-Chairman/Secretary. Chairman Elliot seconds the motion. No discussion. Chairman Elliot calls the vote. Mr. Kraus yes. Mr. Collins yes. Mrs. Hunter yes. Chairman Elliot yes. Mr. Hochstetler yes. Mr. Collins to remain Co-Chairman/Secretary.

Chairman Elliot motions to nominate Mr. Hochstetler remains Treasurer. Mr. Collins seconds the motion. Chairman Elliot calls the vote. Mrs. Hunter yes. Mr. Collins yes. Mr. Kraus yes. Chairman Elliot yes. Mr. Hochstetler to remain Treasurer.

6. APPROVAL OF AGENDA.  
Mr. Hochstetler motions to approve the Agenda with an Amendment to add waiving green fees For the Friends of Hollydot golf tournament June 11, 2022. Mr. Kraus seconds the motion. Chairman Elliot calls the vote. All Board Members are in favor. Agenda is approved.

7. APPROVAL OF MINUTES.  
Study Session May 10, 2022  
Regular Meeting May 10, 2022  
CCACC Minutes May 12, 19, 2022

Mr. Kraus motions to approve the Minutes as presented to the Board. Mr. Hochstetler seconds the motion. Chairman Elliot calls the vote. All Board Members are in favor. Minutes are approved.

- 8. **BILLS PAYABLE. N/A**
- 9. **FINANCIAL REPORT. N/A**
- 10. **OPERATIONAL REPORT. N/A**

- 11. **READING BY CHAIRPERSON OF THE STATEMENT OF CONDUCT AND Demeanor.**
- 12. **CITIZENS INPUT.**

Dennis Kahrs still has some questions regarding ATV on public roads and was asking for the support of The Board at this time. He would also like to know if there was any further discussion on a burn pile for the community. Mr. Kahrs also posed the question if the complaints that are brought to the Architectural Committee are anonymous. He feels that this information to be available and that persons should be able to face the accuser.

Bill Cavanaugh wanted to share some insight on light pollution. He does have handouts that were presented to The Board. He would like to have his concerns added to a future agenda for a presentation that should only last about 30 minutes.

Lou ??????? is wanting better access for the community of CCMD financial statements. He mentioned that these statements used to be provided at the back table during Board meetings. He also suggested to stop farming out CCMD jobs and creating new positions for the community to apply for.

- 13. **ATTORNEYS REPORT: Conflict of Interest, Rules of Conduct, and Ethical Principles.**

14. **AGENDA ITEMS:**

**CTF Trust Fund Agreement**

**Discussion/Action**

**Mr. Collins motions to accept CTF fund agreement. Mr. Kraus seconds the motion. There is no discussion. Chairman Elliot calls the vote. Mr. Hochstetler yes. Mrs. Hunter yes. Mr. Collins yes. Mr. Kraus yes. Chairman Elliot yes. Motion passes.**

**Payroll/HR**

**Discussion/Action**

**Mr. Collins motions to complete a 2-month trail and come back to the Board with review at 1 and half months. Mr. Hochstetler seconds the motion. Chairman Elliot calls the vote. Mr. Kraus no. Mrs. Hunter yes. Mr. Hochstetler yes. Mr. Collins yes. Chairman Elliot yes. Motion passes.**

**Pilot Test for DAF**

**Discussion/Action**

**???? motions to complete the DAF test. Mr. Hochstetler seconds the motion. Discussion shared the test is not within the budget at this time. There may be some funding that can go towards the testing and the monies paid up front do towards the purchase price. Chairman Elliot still has questions regarding the contract information. Chairman Elliot calls the votes. Mr. Hochstetler yes. Mrs. Hunter yes. Chairman Elliot no. Mr. Collins no. Mr. Kraus yes. Motion passes.**

**Leasing of property for Grazing**

**Discussion/Action**

**Mr. Hochstetler motions to table at this time until a committee can be formed to look into for further information. Mr. Collins seconds the motion. Chairman Elliot calls the question. All Board members are in favor.**

**Resolution 06-2022 Signature on Bank of San Juans accounts Discussion/Action**

**Mr. Collins motions to accept Resolution NO. 06-2022 Establishing signatures on a bank account. Mr. Kraus seconds the motion. There is no discussion. Chairman Elliot calls the vote. Mr. Hochstetler yes. Mrs. Hunter yes. Mr. Collins yes. Mr. Kraus yes. Chairman Elliot yes.**

**Motion passes.**

**Mr. Kraus motions for the Friends of Hollydot tournament on June 11<sup>th</sup>, 2022 that the Board approves for the green fees go back to The Friends of Hollydot. Mr. Collins seconds the motion. Chairman Elliot calls the vote. Mr. Hochstetler yes. Mrs. Hunter yes. Chairman Elliot yes. Mr. Collins yes. Mr. Kraus yes. Motion passes.**

15. OLD BUSINESS. **Covenants Lawyer**; there are no new updates at this time. **Applewood Park**; still waiting on gravel currently. **Cameras for plants**; in the process of ordering. **Water Loss update**; we are continuing with further testing. **Duell well**; there are no further updates currently. **Utility Director**; in the process of sending out job description to be posted. **Hicklin Ditch**; to be Discussed during Executive Session. **ATV's**; can pass a resolution for Colorado City roads. Will need To move to Study Session during the June 14<sup>th</sup> meeting. All of the updates were presented to the Board by Manager Eccher.

16. NEW BUSINESS: Water Restrictions?  
Manager Eccher wanted to bring to the Boards attention at this time due to the predicted dry season water restrictions could be a possibility. Mr. Kraus motioned at this time that Manager Eccher with the approval of 2 Board members can place the water restrictions with out holding a special meeting. Mr. Collins seconds the motion. Chairman Elliot calls the vote Mr. Hochstetler yes. Mrs. Hunter yes. Mr. Collins yes. Chairman Elliot yes. Mr. Kraus yes. Motion passes. Chairman Elliot also appointed Mrs. Hunter and Mr. Hochstetler as the 2 Board Members for consultation.

Tap Fees: A list of tap fees were presented to the Board by Manager Eccher. These fees Were from surrounding area such as Pueblo West, Trinidad, and Walsenburg. Mr. Collins at this time will complete further review for the next meeting. Appointed by Chairman Elliot.

Property lease for grazing for further review was appointed to Mrs. Hunter and Mr. Hochstetler as a committee.

17. CCACC:

A. New Construction

- |    |                          |       |
|----|--------------------------|-------|
| 1. | 5354 Trappers Trail      | House |
| 2. | 1914 Beverly             | House |
| 3. | 5880 Spotted Tail        | House |
| 4. | 4631 Colorado Blvd       | House |
| 5. | 5753 Lake Beckwith Drive | Fence |
| 6. | 1617 Griswall            | Fence |
| 7. | 4200 Decker Place        | Roof  |

Mr. Kraus motions to accept and approve all 7 projects under new construction. Mr. Collins seconds the motion. Mr. Collins seconds the motion. Chairman Elliot calls the vote. Mrs. Hunter yes. Mr. Hochstetler yes. Mr. Collins yes. Mr. Kraus yes. Chairman Elliot yes. Motion passes.

B. Actions

- a. 5 First Letters
- b. 5 Second letters
- c. 0 Third letters
- d. 0 Unauthorized Structure

Mr. Collins motions to approve above mentioned letters be sent. Mr. Hochstetler seconds the motion. Chairman Elliot calls the vote. All Board members are in favor. Motion passes.

18. CORRESPONDENCE. Letter was presented and read to the Board by Manager Eccher.

19. **EXECUTIVE SESSION:** 24-6-402(4)(b) C.R.S.Conference with water attorney for the public entity for the purpose of receiving legal advise on specific questions relating to water rights and legal issues surrounding lease agreements to rights.

Mr. Collins motion to move to Executive Session Mr. Kraus seconds the motion. Chairman Elliot closes the Regular session at 7:57 pm and moves to Executive Session.

Chairman Elliot calls the Regular Meeting back to order at 8:32 pm.

20. ADJOURNMENT.

Mr. Kraus motion to adjourn the meeting. Mr. Collins seconds the motion. Chairman Elliot adjourns the meeting At 8:33 pm.

COLORADO CITY METROPOLITAN DISTRICT

  
\_\_\_\_\_  
Neil Elliot, Chairperson

ATTEST:

  
\_\_\_\_\_  
Harry Hochstetler, Treasure

Approved this 14th day of June 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.