



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 December 10, 2024, beginning at 6:02 p.m.

1. Draft Budget for 2025 Public Hearing Dec 10

A final copy of the budget is attached.

2. Resolution 16-2024 Adopting Budget for 2025

Cristy Adams is good with the budget as written. CCMD will have an election this year for new board members, we should have enough funds to cover the cost of the election process as it was factored in the numbers for 2025.

3. Resolution 17-2024 Certification of Mill

CCMD under budget – reduced Mill Levy amount to save our citizens money on taxes. Amounts to about \$1 for each 100K for the taxpayer. Total savings to citizens is approximately 60K.

4. Resolution 15-2024 Road Policy

Slag for driveways – needs to be compacted – owner is responsible for covert & compaction. Other access (i.e. circular driveway) not full charge for both.

5. Resolution 14-2024 Covenant policy

Take out “Anonymous” must list name (neighbor).

Board members believe the proposed fine structure is a bit steep but will be reviewed.

Mr. Davis – stated “OK” for six chicken hens only – change last two paragraphs.

Resources & Means to “Enforce” - CCMD doesn’t have staff.

Fine “Big” items – i.e.: Campers being lived in on property or inside Conex boxes without house. Business judgement rule.

Fines are a “Tool” only – to get violators to correct and do something.

Mr. Collins – Get County to do job – by the law – 3-5 yrs to removed people. US by contract (covenant) impose fines immediately & remove people. We must adopt this law if we want to impose fines at some point. Campers – noses thumbed at, as waste disposal unknown.

Need to determine “Big” items – and fee schedule – send to citizens prior to full implementation.

Mrs. Hunter – doesn’t agree with fine, or not all item “fines”.

Mr. Gross – CCAAC where fines amount determined from? Which ones to take action on. Fines can be changed. We are opening ourselves up to potential lawsuits in the future.

Need to exclude the CCMD areas that are governed by HOA’s – North, South Park, Woodbine Village, and Lago Vista.

Enforced by “complaint only” – CCAAC not to drive around looking for violations, only if brought to us.

District Manager – Certifying Leins – AOS \$150 or larger and more than 6 months delinquent, it is then certified to the country to be added to next year’s taxes for payment.

The Board is CCACC need to pass this to have covenants design process in place. New board members can make changes to regulations and fines as see fit.

6. Meeting Scheduled for Dec 26 for WSRF Grant Public Hearing

Not going to allow us any Grant Funding, as they believe our proposal for a new plant is too big for our city & projected growth.

CDPHE/USDA/Lawyers & Engineers all need to review to redetermine funding.

We need a game plan by the Jan. 3rd meeting to get to them recommendation (changes). See if we have a fighting chance if willing to work with them on the DAF project.

- 1) Believe not need 3M gallon plant (30 years) they were not looking at the best numbers for growth in this area.
- 2) Water loss 50% - state national average is 30%. With our changes at North Park this has helped correct the excessive loss.

If USDA-Gov’t money or WRSF-State Funds/EPA \$ – we would have to follow rules of Buy American, Davis Bacon Act, etc.

Alternative plans to obtain private funds?

7. CCAAC Reviews - N/A

8. READING BY CHAIRPERSON OF THE STATEMENT OF CONDUCT AND DEMEANOR.

9. CITIZENS INPUT

Terry K: Covenants - Thinks covenants will help Colo City (History is being made!)

Bob S of the CCAAC: Covenants – We need to vote in 14-1267 – as being able to enforce will assist in continued growth in Colorado City. He submitted a proposed fine schedule for the board’s review.

Tami J / Lynn M: Covenants – Moved in unknown that chickens not allowed – has spoken with neighbors when any problems arose. FYI – Chickens solve grasshopper problems. Would like the board to allow chickens on properties as long as it is not offensive to neighbors.

Mordian V: Covenants – Doesn’t think we can pick & choose – what will stand up in a court case/judgement. RV – per Pueblo County states they can be left on property. Wants to ensure that sanction has “teeth” but is not written as harassment to any type of individual.

Bill C: Covenants – Just wants to know where he can find copies of each one.

Steve B: Covenants - Has Conex box – neighbor had issue, worked it out, just painted to match house. Something needs to happen – hopes this item will help, if passed.

Scott & Sharon A: Roads – Safety issue on his road, can’t get up road-muddy. On “list” for gravel – yes. Also, the tree over the community garden needs to be removed-as dead and if brakes will take out fencing. Covenants – if zoned agricultural and have chickens – it does not apply.

Sandi O: Covenants – Are any past incorrect improvements, builds, fences, chickens “Grandfathered In”? – No!

COLORADO CITY METROPOLITAN DISTRICT



Neil Elliot, Chairman

ATTEST:



Sarah Hunter, 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, December 10, 2024, beginning at 7:43 p.m.

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

Chairperson Neil Elliot
Treasurer Sarah Hunter
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

5. **APPROVAL OF THE AGENDA**

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

Vote called. All board members approved.

Closed Regular Meeting at 7:45 p.m. Opened Public Hearing:

6. **Public Hearings** Budget Hearing for 2025 - Public Hearing open. Discussion: None. Public Hearing closed.

Amendments to Rules and Regulations - Public Hearing open. Discussion: Approving the new “red Line” version - correct. Public Hearing closed.

Updating CCACC Policy - Public Hearing open. Discussion: Ensure litigation is written to have no personal bias/judgement. Covenant law cannot be changed unless voted by owners or approved by the Supreme Court. Covenants cannot be superseded by state law. CCMD could be taken to court, has never happened yet. Move forward to putting this law into place, make decisions on fines, etc. later. Citizens claiming they didn't know we had Covenants -it doesn't matter-it is part of the contract when we purchased the property. Public Hearing closed.

Closed Public Hearing at 8 p.m. Opened Regular Meeting again.

7. **APPROVAL OF MINUTES.**

Regular Meeting November 26, 2024
CCACC Minutes November 26,2024

Mr. Davis motioned to approve the above-listed minutes. Mrs. Hunter seconded the motion.

Vote called. All board members approved.

8. **BILLS PAYABLE.**

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

Discussion: NOCO Engineering bill #38308 for \$1,210 for the DAF project, paying \$110 hr., can this not be done by Zoom meeting, instead of him driving down and paying 4-5 hours for drive time.

Vote called. All board members approved.

9. **FINANCIAL REPORT.** – N/A

10. **OPERATIONAL REPORT.** - See all reports on file.

a. Beckwith Dam report

Lake height on 11.25.2024: 13'8"

Lake height on 12.03.2024: 14'0"

Staff review plans for how to transfer water from Tank 3 to temp tank (to be brought in & set next to Tank 3) and supply citizens without issues. Hope to schedule by May.

b. Committee Reports Newsletter for January: Sarah Hunter

ATTORNEY Report: N/A

11. **AGENDA ITEMS:**

Resolution 14-2024 Review and vote to go forward or Drop Discussion/Action

Mr. Davis motioned to move forward with Resolution 14-2024 regarding fines for Covenants. Chairman Elliot seconded the motion.

Discussion: Amend the wording to state affects units 1 – 45 only for new construction, not the HOA locations (Lago Vista, North & South Park, Woodbine Village).

Fines structure to be determined with CCAAC with enforcement to be "Prioritized" into High, Medium, Low categories. Fine structure "to be determined" at a later date & will be sent out to the community prior to enforcement.

Vote to "Adopt Resolution 14-2024: No votes: Mr. Collins & Mrs. Hunter. Yes votes: Mr. Davis, Mr. Gross & Chairman Elliot. Motion approved with a 3 yes/2 no vote.

Resolution 15-2024 Roads Policy 1 reading Discussion/Action

Mr. Davis motioned to approve Resolution 15-2024. Mr. Collins seconded the motion.

Discussion: Question that we are approving the "Red Lined" copy as written? - Yes.

Vote called. All board members approved.

Resolution 16-2024 Adopting 2025 Budget

Discussion/Action

Mr. Gross motioned to approve Resolution 16-2024. Mrs. Hunter seconded the motion.

Discussion: Thanks to the Budget Committee and all staff members involved.

Vote called. All board members approved.

Resolution 17-2024 Certification of Mill Levy

Discussion/Action

Mr. Davis motioned to approve Resolution 17-2024. Mr. Collins seconded the motion.

Discussion: CCMD saving taxpayers some money, Mill Levy amount is less than last year.

Vote called. All board members approved.

CCACC:

Discussion/Action

A. New Construction:

N/A

B. Actions

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

N/A

12. OLD BUSINESS.

Road Resolution - Done

Goals and achievement Plan – N/A

Strategic plan – N/A

Wells Repair - All repairs covered under Insurance. Repairs on the last ones to be completed next year.

Budget Committee - Thanks for all the help.

Audit - is in process.

North Parkway Water – Meeting with our lawyer & South Park lawyer on Thursday via zoom. Are se sure it is shut off?
Unsure – will see if water usage is affected. Gary checking on this and to have information for January meeting.

North Park Sewer Issue – Three of four pumps have been installed. Have one house left to complete. Situation has improved. Big Thank You from Marla!

Water Lease – Board believes a cover letter from the Attorney is needed. Mr. Eccher is working on this item.

Meter Change out – Ayden is checking with sub-contractors to complete the hard ones that still need to be completed.
Game plan – change out curb stops-meter stop problems will take a day or .

AWWA Water Loss – Has CCMD sent a letter regarding part of the loss due to Stewart Ranch and what we are doing to fix the problem.

Sewer Rat – Mr. Eccher and Kwin Peterson RH Borden currently playing phone tag, Jim hopes to chat with him this week.

Wages – N/A

Hydrant flushing – N/A

Camelot and Rosemont Survey - This item is on the list for pins. Where is CCMD on Bill's list – how long before completed?

County decision of ATVS - No decision yet from county on this item.

Greg Collins - Meeting with county this Thursday at 3pm regarding use of county water truck and roller. They seem amicable to the idea, to help assist CCMD area.

13. NEW BUSINESS:

Look into finding a new attorney located closer to Colorado City. Mr. Gross stated that it seemed that the current Attorney made the covenant issue more confusing than it needed to be, as the original legislation was easier to understand. Mr. Collins is going to make a few phone calls as he has a couple of leads, possibly a team (40+ Lawyers) out of Colorado Springs.

AWWA

Proposed to get employees gift cards again for holiday gift – not to exceed total of 5K, division amount to be discussed by District Manager and Chairman Elliot.

14. CORRESPONDENCE: N/A

15. EXECUTIVE SESSION: N/A

16. ADJOURNMENT.

Mr. Collins moved to adjourn the meeting. The meeting was adjourned at 8:43 p.m.

COLORADO CITY METROPOLITAN DISTRICT

Neil Elliot, Chairman

ATTEST:

Sarah Hunter, Board Member

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RESOLUTION 18-2024

Supporting the Grant Application for a Community Impact grant from the State Board of the Great Outdoors Colorado Trust Fund and the completion of Greenhorn Park Revitalization.

WHEREAS: the Colorado City Metro District supports the Great Outdoors Colorado grant application for the Greenhorn Park Revitalization. And if the grant is awarded, the Colorado City Metro District supports the completion of the project.

WHEREAS: the Colorado City Metro District has requested \$600,000 from Great Outdoors Colorado to revitalize our park.

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE Colorado City Metro Board OF THE Colorado City Metro District THAT:

Section 1: The Colorado City Metro Board of the Colorado City Metro District strongly supports the application for a grant with Great Outdoors Colorado.

Section 2: If the grant is awarded, the Colorado City Metro Board of the Colorado City Metro District strongly supports the fulfillment of the project.

Section 3: If the grant is awarded, the Colorado City Metro Board hereby authorizes James Eccher to sign the grant agreement with Great Outdoors Colorado.

Section 4: If the grant is awarded, the Colorado City Metro Board of the Colorado City Metro District authorizes the expenditure of funds necessary to meet the terms and obligations of the grant agreement.

Section 5: This resolution to be in full force and effect from and after its passage and approval.

PASSED AND APPROVED ON: December 26, 2024

APPROVED BY:



Neil Elliot Chairman

Attest



Sarah Hunter Secretary