

COLORADO CITY METROPOLITAN DISTRICT
RECORD OF PROCEEDINGS
BOARD OF DIRECTORS STUDY SESSION

A study session of the Board of Directors of the Colorado City Metropolitan District was held Tuesday, February 23, 2019, at 6:00 p.m.

1. QUORUM CHECK.

Chairperson Terry Kraus
Secretary Greg Collins
Treasurer Harry Hochstetler – by phone
Director Justin Hunter – absent, excused
Director Bob Cook

Also in attendance:

Jim Eccher, District Manager
Yvonne Barron, Finance Director
Donny Scheid, Public Works
Josh Briggs, Parks & Recreation

2. AGENDA ITEMS:

- a. Land sales proposal draft of what is needed to sell lot
Keller Williams proposal

Mr. Eccher gave the board a list of things needed from a potential buyer of CCMD lots. The list includes a signed real estate contract, either three comps of recently sold property or an appraisal paid for by the buyer. This can be presented to the board to be accepted or countered. The board discussed a state real estate contract, or a contract drawn up by the CCMD attorney. It was decided to have a state contract with immaterial paragraphs lined through available at the front desk and on the website.

Mr. David Douglas of Keller Williams Performance Realty gave a proposal to list CCMD buildable lots in the MLS. His commission for residential lots would be \$1000 and commercial \$2000 to be paid by the buyer. Mr. Hochstetler expressed a wish for local realtors to be able to do this. Mr. Douglas said he lives in Rye. Mr. Kraus and Mr. Collins said a proposal would be considered from any local agent that was interested.

- b. InnerSol Inc Proposal

Mr. John Budd and Mr. Steve Herrera form InnerSol, Inc. spoke about a solar field they are proposing near Aguilar. They would like CCMD to sign a Preliminary Power Purchas Agreement.

- c. Road Grander info

Mr. Eccher reported Mr. Scheid had found a 2007 Deere 772D in Hudson CO for \$85,000. This would figure to \$1680 per month for five years. Mr. Cook was concerned about what had been budgeted for the grader this year. Mr. Eccher said 2019 would be fine, but 2020 and forward would need more budgeted for this equipment.

- d. Vault Repair and Tank Inspections, Divers

Mr. Eccher and Mr. Scheid told the board had quotes for the repairs on two vaults. These repairs would need to be done before divers could inspect the tanks. Divers are not allowed to go in to an active tank. To be able to shut off a certain tank, the vaults need repaired. The divers are required every five years. Mr. Scheid said his quote of \$13000 was from last year and he would get updated prices.

- e. Sewer Plant Estimates for Electronic Issues

Mr. Eccher,said he had an estimate of costs to repair the electronics at the sewer plant, There are two options for the board to consider.

- f. Greenhorn Senior Living return of property.

Mr. Eccher reported Mr. Tom Hoffield with the Senior Living Center said they were not able to get the funding needed to build the facility and would like to return the land to CCMD. The board said a quit claim deed was all that was required.

g. Tree Cutting in Parks and Greenbelts

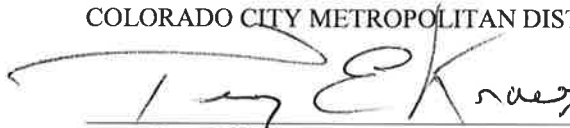
The board said any cutting of trees would require a signed CCMD Land Use Permit. All trash/slash would need to be cleaned up.

h. Water Lease for Gutierrez

Mr. Gutierrez has leased water in Mountain Shadows in years past. He is requesting his \$100 he paid last year be used for this year since there was no water last year. He used ½ acre or less when there is water.

3. ADJOURNMENT. There being no further business before the Board, Mr. Cook made a motion to adjourn the meeting, Mr. Collins seconded the motion. All voted in favor and Mr. Collins adjourned the meeting at 7:14 pm.

COLORADO CITY METROPOLITAN DISTRICT


Terry Kraus, Chairperson

ATTEST:


Bob Cook, Director

Approved this 12th day of March, 2019.

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.