



**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, May 14, 2024, beginning at 6:00 p.m.

1. NOCO Engineering DAF

Nate Jacobs, With NOCO Engineering gave a slide show presentation for the board regarding the “Base of Design Report” of the pre-treatment building design/layout. He explained how the design has additional space for the DAF system to be included in the layout after we secure funding. Also, how the water flow goes through the different portions of the plant for filtration/cleaning & how it will be easy to hookup the DAF components later. Explained that the filters will only have to be cleaned maybe monthly instead of every 30 minutes currently, which will save hundreds of man hours, improving performance, water quality and increase capacity. Plans need to be submitted to Planning & Development by May 27, 2024.

The board members asked questions regarding, need for additional electrical (possible additional transformer) it will have a generator backup. Will the sludge pond have much of a smell? Nate states it could possibly have a fishy smell but shouldn't be that strong. The board requested the design include fenced security be added now to the plans.

2. Ted Miller Presentation

Mr. Miller was not able to attend the meeting, but CCMD staff did meet with him. The strap on Live Meter Reader would run approx. 9-16k with attachments, to find water loss. It will also require two towers at 65-100K for setup. It was tested on a line, but won't know usage for that line, so how to measure?

CCMD staff think this might be an item for the future, as we need to secure funding for current projects before moving forward with this item. Also, all new meters will need to be in place prior to implementing this program.

3. Janssen (Star Link)

No update at this time. Gary Golladay is ill.

4. Cement Estimate for Village

Line break on Lunar Dr. (cul-v-sac), only received one estimate from C&J Concrete at 5K - 8200k approx. if road fix is about 7x30.

5. Resolution 7 -2024 Adopting Arapahoe Ct.

By Beckwith Rd, need to add to CCMD maintain schedule to vacate lines, grate & gravel/plow, etc., road is approximately 115 ft. long with two houses on the road.

6. Nancy report on Finance Director Search

Ms. Schuerr stated that the job posting for Finance Director has been posted in all the newspapers, the view, with CPA firms and she has contacted colleges in Southern Colorado. A couple of agencies have meetings planned with the District Manager for interim assistance with the accounting/auditing, as we will need assistance until the position is filled.

Board members gave a big THANK YOU to Nancy for her assistance and action in this hiring process.

Also, kudos were also given to Cristy Adams for jumping in and assisting with the bookkeeping and giving department heads/board members a spreadsheet of current budget for each department.

7. Stewart Ranch Up-Date

Board members Greg Collins & Clint Gross along with James Eccher & Greg Bailey had a meeting with the Attorney to determine where we stand legally on this issue, and how to move forward.

Another meeting held with Deanna Jordan & Mr. & Mrs. McCormick regarding how we will be moving forward and to set timeframes, so as not to drag this out. Stewart Ranch currently has about 12 horses and 15 cows. Mr. Bailey & Mr. Eccher were working up an amount to charge them monthly for water usage until they obtained permits and get a new well drilled.

Mr. Collins & Mr. Gross will continue this committee to ensure all actions are completed timely.

8. CCAAC Reviews

Fence for 2826 Applewood Drive  
Garage for 4073 West Graneros Road

Both reviewed and approved by Randy Davenport on the CCACC committee.

Bob Smith is currently reviewing complaints received.

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

10. CITIZENS INPUT – N/A

COLORADO CITY METROPOLITAN DISTRICT

  
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Neil Elliot, Chairman

ATTEST:

  
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Clint Gross, Board Member  
Approved this 30 day of April 2024

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 14, 2024, beginning at 7:35 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  
Sandi Oglesby, Reception/AR  
Gary Golladay – Water/Sewer – on Zoom, but no audio  
Greg Bailey – Water/Sewer

Nancy Schuerr – Contractor  
Nate Jacobs – NOCO Engineering

### 5. **APPROVAL OF THE AGENDA**

Mr. Collins motioned to approve the agenda, with exception to move Financials to beginning. Mr. Gross second the motion. Vote called. All board members present approved.

### 6. **APPROVAL OF MINUTES.**

Regular Meeting April 30,2024  
CCACC Minutes April 30,2024

Mr. Gross motioned to approve above listed minutes. Mr. Collins second the motion. Vote called. All board members present approved.

### 7. **BILLS PAYABLE.**

Mr. Davis motioned to approve the bills. Mr. Collins second the motion.

The board had questions regarding:

Ace hardware – many line breaks/sewer backup.  
12k funding for paint/supplies – will be reimbursed by Friends of Hollydot.

Water hoses – for water treatment plant  
Pliers/tie down ratches – worn out or destroyed to due chemicals.

Vote called. All board members present approved.

8. **FINANCIAL REPORT.** Report – not audited.

Ms. Adams compiled data for each department, so the department heads know budget numbers for Jan-Mar of 2024. Last years' financials were never closed out, i.e. Dec of 2023 is in process, Cristy is currently taking classes to assist with this project, while still completing her own duties of AP/payroll.

Sam Denardo working in Caselle for reports for audit process with his staff.

9. **OPERATIONAL REPORT.**

- a. Beckwith Dam report - see full report on file.

Lake on 4/28/24 @ 14.0

Lake on 5/08/24 @ 14.8 – higher due to rainfall, state notified.

- b. Committee Reports Golf Course/Water and sewer/ Parks and Rec/ Newsletter? - reports on file.

Golf Course has seen an increase in revenue over the last year, conditions are great and seeing a rise in play.

Course Maintenance is going well, the additional rain recently has helped green up the course. New sand has been delivered to the bunkers, weed spraying has commenced. San Isabell is installing new electrical cable on the back nine.

Parks & Rec clean up date is scheduled in conjunction with ValleyFirst to be held at the rec. center on May 11 from 7a to 11a. Flyer was posted and on Facebook sites.

Wastewater report – Neptune – they have no answer to why all these meters are going bad. Sludge pump is being rebuilt. Painting of outside of water tanks #1, 2 completed. Team working on how to isolate/redirect water to complete tank #4, process moving along slowly. We will only be painting the outside of tank #3 as additional funding will be needed for the additional work required for this tank.

Newsletter to be prepared by Clint Gross for June. Note might need to be made that when we have line breaks this also causes dirt, discoloration to water down the lines.

**ATTORNEY Report: N/A**

**11. AGENDA ITEMS:**

**Resolution 7-2024**

**Discussion/Action**

Mr. Collins motioned to approve Resolution 7-2024. Mr. Davis second the motion. Vote called. All board members present approved.

**Cement Quote for Pan in Village**

**Discussion/Action**

Mr. Collins motioned to approve. Mr. Davis second the motion.

Chairman Elliot concerned that we only received 1 bid, others stated most companies busy this time of year and this is to them a small job.

Vote called. All board members present approved.

**CCACC:**

**Discussion/Action**

A. New Construction:

1. 2826 Applewood Drive Fence

Mr. Davis motioned to approve the fence. Mr. Collins second the motion. Vote called. All board members present approved.

2. 4073 West Graneros Road Garage – Earth tone color

Chairman Elliot excused himself from the vote, as garage will be on his property. Mr. Davis motioned to approve said garage. Mr. Collins second the motion. Vote called. The three board members present approved.

B. Actions

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

No actions to vote one at this time.

12. OLD BUSINESS. road resolution /Goals and achievement Plan/ Strategic plan/ Finance Director/ Valley First variance passed for gravel parking lots.

road resolution /Goals and achievement Plan/ Strategic plan – items still on hold

Finance Director – posted in various locations. Talking with a few accounting companies to get help in the until position is filled.

Clean-up day – 4 field staff helped with Backhoe and skid steer to pack down the items in the 7 dumpsters. Dumpsters were filled with mattresses, couches, tires, metal, lawn mowers and other items. San Isabell Electric loaned mulch is available for customers to come and haul to yards, until gone. Good turn-out. CCMD may schedule another clean-up in the fall.

Thanks to CTF funds for Golf Course!

North Park sewer issues – staff checking daily. Getting good flow now. CCMD installed a new check valve at Erin’s house with sweep, seems to help solve the problem. Plans to replace the last segment of line, past the tree area, if we still have problems.

13. NEW BUSINESS: June 24, 2024, Meeting with Cody Purcell and Mike Brown from CPW Deer population who would like to assist.

June 24, 2024, will be a special meeting to discuss ideas/options.  
(i.e.: open season hunting/archery?)

The Town Hall meeting will be held on July 23<sup>rd</sup> @ 6:30 p.m. at CCMD office.

Granero’s River water lease?

Gravel pit lease: 1/3 free, 1/3 charged to them, 1/3 charged to us. Paperwork with the attorney and is being corrected.

14. CORRESPONDENCE: N/A

Mr. Davis moved to close the Regular Meeting at 8:20pm and go into: EXECUTIVE SESSION: Motion to go into Executive session 24-6-402(4)9 C.R.S. Personnel Matters *for Annual Review of district manager James Eccher as requested by district manager*. Mr. Collins seconded the motion. All board members present approved.

15. EXECUTIVE SESSION: Motion to go into Executive session 24-6-402(4)9 C.R.S. Personnel Matters  
*for Annual Review of district manager James Eccher as requested by district manager*

Executive Sessions adjourned 8:54pm.

16. ADJOURNMENT.

Regular Meeting adjourned at: 8:58 p.m.

COLORADO CITY METROPOLITAN DISTRICT

  
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Neil Elliot, Chairman

ATTEST:



Clint Gross, Board Member

Approved this 30 day of April 2024

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