

COLORADO CITY METROPOLITAN DISTRICT
RECORD OF PROCEEDINGS
BOARD OF DIRECTORS MEETING

A regular meeting of the Board of Directors of the Colorado City Metropolitan District was held Tuesday, August 14, 2018, at 6:00 p.m.

1. CALL TO ORDER. Chairman Kraus called the meeting to order at 6:04 p.m.
2. PLEDGE OF ALLEGIANCE
3. QUORUM CHECK.

Chairperson Terry Kraus
Secretary Greg Collins
Treasurer Harry Hochstetler
Director Justin Hunter
Director Bob Cook

Also in attendance:

District Manager, David Valdez
Yvonne Barron, Finance Director
Carolyn Steffl, Board Attorney

4. APPROVAL OF AGENDA: Mr. Hochstetler made a motion to approve the agenda, Mr. Collins seconded the motion. All voted in favor and the motion passed.
5. APPROVAL OF MINUTES: Meeting July 10, 2018, Meeting July 31, 2018: Mr. Cook made a motion to approve all minutes, and Mr. Collins seconded the motion. All voted in favor and the minutes were approved.
6. BILLS PAYABLE: After review, Mr. Cook made a motion to pay the bills, and Mr. Hochstetler seconded the motion. All voted in favor and the motion passed.
7. READING BY THE CHAIRPERSON OF THE STATEMENT OF CONDUCT AND Demeanor:
Read by Chairman Kraus.
8. CITIZENS INPUT:
Sharon Scutti – 4630 Crow Cut Off
Mrs. Scutti asked the board to not replace prayer with a moment of silence. She read the letter to the editor she had sent in to the last week's Greenhorn Valley View.
9. AGENDA ITEMS:
 - a. Discussion :
Creating Real Estate Enterprise
Mr. Cook would like to create a real estate enterprise. He believes this would help with TABOR issues and the funds would be able to be used in different ways. Ms. Steffl said there is already a real estate clause in the TABOR laws. Mr. Cook made a motion to table this matter until after a discussion with the auditor, Mr. Collins seconded the motion. All voted in favor and the motion passed.
 - b. Discussion :
Accounting Software
Mr. Cook would like more detailed reports to the board. After discussion, Mr. Kraus asked Mr. Cook to make a list of the accounts and details he would like and get it to Ms. Barron.
 - c. Discussion :
Water Stand Pipe Payment Methods
Mr. Collins would like to make the stand pipe accept credit cards only. He feels this would be safer and possibly help accounting. He would like more information on the process.

d. Discussion :

Purchase Road Grader

Mr. Collins would like to see CCMD purchase a road grader so rental fees can quit being paid. Mr. Collins and Mr. Cook asked Mr. Valdez to provide at the next meeting two bids on used blades, five year rental history of what has been spent and budget options for a new road grader.

e. Discussion / Approval:

Resolution 6-2018 Rye Fire Protection District

Mr. Valdez read the resolution. Mr. Cook asked that this be tabled since there was no mention of Rye Fire working only during CCMD hours. Mr. Collins seconded the motion. The vote was taken and the motion passed.

f. Discussion / Approval:

Selling Lot 702 Unit 5

Mrs. Lepley presented her reasoning for her offer of \$9500. The BPO was done by a licensed real estate professional, this lot has been vacant and not earning CCMD any tax dollars, it is not a desirable area for a business, and 2/3 of the lots sold in that unit were sold at or under assessed value. Mr. Cook wanted to table this until three comps and a real estate contract were presented. Mr. Collins seconded his motion. Mr. Cook and Mr. Collins voted to table, the other three members voted against and the motion failed. Mr. Hochstetler felt the Lepleys had not been treated fairly by CCMD board. Mr. Collins thought the offered price was low for a three acre parcel and would also like to see comps and a contract. Mr. Hunter said the process when the Lepleys first offered to buy this lot did not include the comps and contract. Mr. Kraus felt the board had been rude to the Lepleys. He did ask Ms. Steffl a question about the covenants. Mr. Hochstetler made a motion to sell the lot to the Lepleys for \$9500, Mr. Hunter seconded the motion. Mr. Cook amended the motion to sell the lot for \$10,000 to one of the other 3 people that made a verbal offer. Mr. Collins seconded the motion. A roll call vote was taken – Mr. Cook voted for his amended motion, all others were opposed. Roll call vote was taken on Mr. Hochstetler's motion. Mr. Cook and Mr. Collins voted nay, Mr. Hochstetler, Mr. Kraus, and Mr. Hunter voted aye. The motion passed.

g. Discussion / Approval:

Colorado City Metropolitan District Board Meetings Opening Invocation

Many members of the audience spoke in regards to this matter. Mr. Hochstetler stated it is more important to follow the code of conduct and treat all with respect. Mr. Hochstetler made a motion to have a moment of silence, and Mr. Cook seconded the motion. Mr. Valdez asked if it could be changed to a moment of reflection as a moment of silence sometimes implies tragedy. Mr. Hochstetler amended his motion to say a moment of silent reflection after the Pledge of Allegiance, and Mr. Collins seconded the motion. All voted in favor and the motion passed.

h. Discussion / Approval:

Waste Water Service Agreement

Mr. Valdez said this agreement would give CCMD ownership of the sewer line from manhole 44 down, CCMD would pay ½ of the cost of testing and Rye would pay the other half and all of the cost of repairs, Rye sewer would be charged at the same rate as Colorado City residents, and this would be a 20 year contract. If any dispute arises, the money for the bill would be put in an escrow account until an agreement could be reached. Mr. Hochstetler made a motion to approve the agreement, Mr. Cook seconded the motion. Mr. Cook voted nay, all others voted aye and the motion was passed.

10. ATTORNEYS REPORT - None

11. NEW BUSINESS:

Mr. Valdez said he had been approached by developers asking if CCMD would put in particular roads. Mr. Valdez asked the board if they wanted to have the discussion about "getting back in the road business". Mr. Collins said he was willing to talk to anyone. Mr. Cook said he has been told CCMD would never put in more roads. Mr. Valdez said he would have some hard numbers at the next meeting.

Mr. Valdez informed everyone a water main repair would take place Thursday and the business area could be out of water for a few hours.

12. OLD BUSINESS:

Mr. Valdez said the auditor would be at the August 28th meeting.

13. CORRESPONDENCE: Letter from Maggie and Ray Davis

14. EXECUTIVE SESSION: The board adjourned to executive session

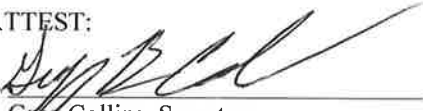
15. ADJOURNMENT. There being no further business before the Board, Mr. Kraus adjourned the meeting 9:00 pm.

COLORADO CITY METROPOLITAN DISTRICT



Terry Kraus, Chairperson

ATTEST:



Greg Collins, Secretary

Approved this 28th day of August, 2018.

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.