**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 October 31, 2023, beginning at 6:00 p.m.

1. Valley First progress report and acceptance of letter from district

Misty Spring reported that she is submitting a grant (land Grant) for 11M (15 steps for the process). Needs recognition from the Board that 50% of the funds go into project. Already has 754 + thousand and getting another 2M from Daniels Funds. If get all I will be 3.3M, the extra 1M will be used for lighting if received (icing on the cake!). She needs verbal approval during the Board meeting Acknowledging Project with the 50% CPW.

1. Discussion American Water Works Association

Gary stated that we were members of the AWWA like 6-7 years ago. Membership is approx. 4300 annually. Which will get us water auditing software which is free to members. It is good for small districts that need to audit water.

Prepare a resolution to become a member. Mr. Eccher to find out the exact cost of a

Membership for the CCMD.

1. Buy and Sell Agreement Parcels #4724404008 & 47244044009.

Lots are zoned for townhomes in the South Park Area. They both have water & sewer & are on a paved road, no HOA fee. The parking lot area is currently owned by someone else. An offer for the two lots is 6K. CCMD has owned the lots since 2005. Per Mrs. Hunter, she believes the lots should go for approx. 12-15k each. The board thinks we should counter back with request of 25K for both.

1. Water and Sewer Pickup repair Quote

New Truck would cost 30K. Our truck has a blown head gasket. To have a new engine & transmission installed by The Service Center will cost 14K and we will have a 3 yr. on the parts and labor warranty in writing. The vehicle just got new tires installed prior to the head gasket going out.

1. Budget Questions

Discussion of adding an increase for Tap Fees for future, also increasing base water & sewer fees by approx. $5 each per month. Where did we come up with the $5 number? Does this account for inflation in general for all supplies/wages, insurance & cost of operations?

Budget meeting @ 9am on Budget committee meeting is needed prior to the November 28th Public Notice meeting. Director Davis stated that he would be able to meet any morning from 9am to Noon.

Public Notice has been posted for the November 28th meeting.

Special Meeting needed ASAP, with all Board Members and Attorney to discuss 13k fine with process we need to follow to stay in compliance. Manager directed to get the Attorney and Engineering (NOCO) down to meeting in person with the board .

1. CCAAC Review (3 Items)

Three new items, all moving forward. Carport, fence, and garage.

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

Jessica Hoff water usage bill letter included.

Removal of debt or reduction would set a precedent for future cases. Could offer a revised payment plan but it must be adhered to with no violations. The Chairman suggest maybe the CCMD could create a donation account that could be used to assist clients with special circumstance on a case-by-case base.

1. CITIZENS INPUT

Bob Cook: Question to the board regarding the Directive from the Health Dept, June 2023. Enforcement order regarding getting the DAP system, if not commenced within 1 year must start over. Wanted to go line by line of the enforcement order. Mr. Cook also informed new members on the board of items that took place prior to their appointment. Stated that the board gave manager directive to go to Pueblo County for the money of pre-treatment. Her was informed by Director Davis that he has spoke for 6 minutes and Chairman Elliot informed him to summarize and wrap it up. At which time he stated the manager just needs to be fired.

Mr. Kim addressed the purchasing of Parcels #4724404008 & 47244044009. The lots are small, approx. .12 of an acre each, in the South Park area and have water/sewer in the street and are located off a paved road. He would like to build townhomes eventually; the parking areas are currently owned by a different owner. Mr. Kim provided five comps to the board for price comparison. He wants the board to know he lives in the valley and is not an outsider purchasing for investment only.

A Mr. Greg Coulter spoke up – that as an AA Operator and works with CRWA everything has changed in the water regulations in the past 10 years. He has worked as a consultant around the state. Violation/fines will give us a boost up on the grants but takes time. The AWWA membership will give us access to the Standard Operating manuals which will help us. He sees in future that the new equipment will help us to get to predictive maintenance scheduling.

Dennis Kahr asked if any updates on 1) post office – board stated contacted Senator Bobert’s office three times & have forwarded to Postmaster General no response yet. Community could bombard Senator Bobert’s office with requests to possible spur on action. 2) Status of the car repair shop on Colo. Blvd. CCAAC meets on Thurs. board member to check status with them.

COLORADO CITY METROPOLITAN DISTRICT

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Niel Elliott, Chairman

ATTEST:

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Clint Gross ,Co-Chairman

Approved this 31st day of October 2023

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 October 31, 2023, beginning at 7:03 p.m.

1. CALL TO ORDER.

2. PLEDGE OF ALLEGIANCE.

3. MOMENT OF SILENT REFLECTION.

4. QUORUM CHECK

Chairperson Neil Elliot

Treasurer Sarah Hunter - no - excused

Secretary/Co-Chair, Clint Gross

Director Greg Collins - no excused

Director Ray Davis

Also in Attendance:

Jim Eccher, District Manager

Yvonne Barron, Finance Director

Sandi Oglesby, Reception/AR

Gary Golladay – Water/Sewer

5. APPROVAL OF THE AGENDA.

Mr. Gross motioned to approve the agenda. Mr. Davis second the motion. Voted called. All Board Members present approved.

6. APPROVAL OF MINUTES.

Study Session Oct 10,2023

Regular Meeting Oct 10,2023 CCACC Minutes Oct 10,2023

Mr. Gross motioned to approve the minutes. Mr. Davis second the motion. Voted called. All Board Members present approved.

7. BILLS PAYABLE.

CCAAC budget: $36,963

Trip pay back to Mrs. Barron: $72

Some accounting issues with items that have gone over 45 days on credit card.

Gas bill has increased at Cold Springs already.

8. FINANCIAL REPORT.

End of August – delays due to getting data from field staff on last day of month. July & August where horrible to

To get information and close month. Training/Education continuing issue.

Working on September within next few days.

Purchase Orders over $500 need to be given to Mr. Eccher & Mrs. Barron timely.

August audit team regarding water: 1.2M loss, 1.5M-ARPA adjustment to year end. Would put us 1.2 thousand in the black.

9. OPERATIONAL REPORT.

* 1. Beckwith Dam report – see full report on file.

October 11 – Lake at 13.4

October 23 – Lake at 13.6

* 1. Committee Reports Library Sign/ Greg Newsletter /Uniform Development Code/Post Office

Greg Newsletter is attached for November billing.

1. ATTORNEYS REPORT: N/A

Plan a Special meeting with Attorney regarding violation & fines.

11. AGENDA ITEMS:

**Accept the Letter to OEDIT Grant Discussion/Action**

Mr. Davis motion to fully support Valley 1st, financially & in kind for grant for CPW.

Mr. Gross seconds the motion.

Chairman Elliot suggest changing letter: to financial & in kind. Changed to verbal acceptance, as letter not required.

Vote called. All board members present approved.

**Land Sale Agreement #4724404008 and 4724404009 Discussion/Action**

Mr. Davis motioned to postpone this action until the next meeting.

Mr. Gross seconds this motion.

Discussion that the board believes the offer is too low for said property. Mr. Kim (buyer) wanted the board to know he is a member of the community and lives in the valley.

Vote is called. All board members present approved postponing this action until next meeting.

**Water and Sewer Truck repairs Quote Discussion/Action**

Mr. Gross motions to pay upfront cost with a 3-year unlimited warranty in writing for parts & labor for engine/transmission replacement in truck, as it recently received new tires also.

Mr. Davis seconded the motion.

Chairman Elliot nervous about no additional quotes to compare repair costs.

Mr. Davis states he is highly satisfied with work completed by “The Service Center” and it keeps dollars local.

Chairman Elliot called for vote. Mr. Davis & Mr. Gross voted yes. Chairman Elliot voted no. Motion approved.

**Jessica Hoff water bill issue Discussion/Action**

Mr. Gross motion to not reduce Ms. Hoff water bill, but negotiate a new payment plan & have her sign.

Mr. Davis seconded the motion, to not forgive the bill, but a new modified payment plan.

Mr. Eccher recommends a different payment plan be put in place, suggests current monthly bill plus a minimum of $100 additional. The payment plan must be adhered to with no violations, or water will be turned off and the bill will need to be paid in full.

Chairman Elliot called for vote. Chairman Elliot & Mr. Davis voted yes. Mr. Gross Elliot voted no. Motion approved.

**CCACC:** **Discussion/Action**

A. New Construction:

1. 4721 St Vrain Drive Fence

2. 4540 East Jefferson Carport

3. 3916 West Colorado Garage

B. Actions

a. 0 First Letters

b 0 Second letters

c. 0 Third letters

d. 0 Unauthorized Structure

Mr. Davis motion to approve all three actions (fence, carport & garage) together. Mr. Gross seconded the motion. Chairman Elliott called for vote. All board members present approved.

12. OLD BUSINESS. road resolution - On hold at this time, with all the water & tank issues.

November 15th tank 2. Tank 1 – portable tanks to supply to city. The tanks data/info will talk with each other.

Message to Tom Dae regarding wells: Rodeo, Summit that were struck by lightning (insurance claim).

Duell well has been scoped.

Rec well is being used to help currently. San Isabel changed out meter and was shut off at this time.

13. NEW BUSINESS:

Recommend Special Board Meeting ASAP with lawyer & NOCO in attendance to review budget items & fines.

14. CORRESPONDENCE.

Manager directed to Email lawyer asking what portion of this is each person (board/staff) liable for civil or criminal charges.

15. EXECUTIVE SESSION: N/A

16. ADJOURNMENT.

Mr. Gross motioned to adjourn the meeting. Mr. Davis second the motion. Voted called. All Board Members present approved. The meeting was adjourned at 7:50 p.m.

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