



**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 August 11, 2026, beginning at 6:00 p.m.

1. Cyber Security: USDA requirements, we must have a Cyber Security plan in place, the current plan was old, Jim reviewed and updated it, had the lawyers review it and they are happy with it. Now it goes to the board for approval. How much to implement? We pay for attorney fees, then we get it returned on the back end from property and liability insurance. Yes, One Point it involved. Mr. Eccher is Public Relations but gets information/ details from A Squared as advisor to us.

Incident Record Form: We've had this in place in past. Do we have a record of incidents. In past we only had to report to State. We should have reports in future, yes, for things like a data breach of clients/customers.

2. Building Moratorium: To implement a building moratorium, we would need to have a public hearing and post a 30-day notice. Mr. Eccher wrote up draft resolution for board to review. Public Hearing would be on September 8 with a temporary moratorium on Tap applications. We did have a moratorium in 2022, copy of the resolution in books for board to reference. Only CCAAC projects that have been approved will progress, if after September 9 would have to wait until after January 2, 2027. If need to extend moratorium, we would need another 30-day notice and hearing for resolution.
3. Open ranging of cattle: Mr. Eccher talked to Attorney, problems with private property and trespassing. There is another way around it, if we get IGA with Fire Department, because this is the act, the Fire Department can approve to help minimize fire damage/mitigation. Need to get with Ross (Rye Fire). Jim spoke with one of the Rye Fire Board members about this already. A lot of the fire was carried by grass. Grazing is good for that. Are the Metro green belts a separate thing? Metro would be able to do that. Better wait and have Fire Department do total plan and we work together, doing large sections of private owners as benefit all homeowners. First thing to do is get fire department involved.
4. Water Restriction review: Many calls after meeting. Clarifications "of the day": means dump it that day, you can dump bucket from shower on any day. Not hose or sprinkler running. How we going to monitor, do another meter read, look at usage over 5000 gallons above what they use in winter months that becomes excessive. Then we send letter, knock on door, say "Hey this is what we notice: we are in Stage 4 – your water usage seems excessive". CCMD can fine you if levels stay high. Mr. Eccher can review standpipe via credit card usage, getting water every other day. Should be used only every 4 days. Max credit cards are set at \$50 due to a water hauler has a larger tank. CCMD will be watching for the watering of lawns. Watering of gardens will keep water usage numbers higher this time of year, within approx. 4000-5000 gallons of winter average. Watering is only once a day (either/or – not both) need to clarify.

Field will be looking for excessive usage, after completing some other tasks (filters at water plant, installing scheduled taps). Be specific with monitoring: which winter months (Dec/Jan/Feb – same as sewer averages). Call office for clarification.

5. Lagoon testing: Started over the weekend, we filled in over the weekend and checked the lining at the lagoon at the wastewater plant to see if it's impermeable. Will know in 15 days if its not. If it holds the water, then we don't have to re-line it. Also, we would have to do core samples around it to ensure there is no contamination anywhere else if it leaked.
6. Painting of Tank: Jim spoke with Andrew; he will be starting on it next week. Temporary tank in place, Ayden's crew hard piped it in, so problems of it blowing up this time. How long will we be on this temporary tank? Estimated to be 30 days for completion of painting this tank. We have temporary tank for 60 days, the tank to be paid for via ARPA funds. We did get paid back for bladder that blow up via our insurance. Inspector for tank, what credentials does Alex have, is he qualified. Changing contractors now would require additional approval of funds to back-out now.
7. CCAAC Review:

Board has list from CCAAC for review from Bob Smith. He had Sheriff go with him to delivery some letters that citizens are not picking up. Covenants signs, we may have to buy the posts ourselves instead of the country, as they have been non-responsive. Bob can work with Neil to come up with some verbiage the Covenants signs. He thinks needs to get posted ASAP.

8. READING BY CHAIRPERSON OF THE STATEMENT OF CONDUCT AND Demeanor.
9. CITIZENS INPUT:

Stephanie Bratcher: Adolfo's – legality of it: She has a lot of information to share, unsure if to give at this meeting or at the Thursday CCAAC meeting. Thursday would be the proper time for that. Miscommunication on which meeting to attend. Others hear to discuss Adolfo's decline to speak.

Keving Manire: Update application submitted with the county for type 12 settings and will be paying for that next week, then needs to figure out how he is going to bring the inspection pits. Anyone knows where he can rent equipment.

Sharon Adams: Algae: Past 25 years never hesitated to drink water here. The ditch is full of algae and goes to the golf course pond, not the plant for us to drink. Drinking water from the lake, we kill algae yearly as needed.

CCAAC – 1-2 New builds per month that would be approx. 150,000 gallons for 6 months. Gary thinks that the Tap fees help the community, not hinder. On average, there are 6-8 new houses in a year recently. Is the percentage of water used by/for new builds worth the loss of the Tap fees? Good Point – would like to see the math to make a better determination of tap moratorium, or put a maximum per year, to allow some continued group. Yes, this would affect budget-yes.

BOARD OF DIRECTORS REGULAR MEETING

August 11, 2026, Board Meeting Minutes

A regular meeting of the Board of Directors of the Colorado City Metropolitan District will be held on Tuesday August 11, 2026, beginning at 6:55 p.m.

1. CALL TO ORDER:

2. PLEDGE OF ALLEGIANCE:

3. MOMENT OF SILENT REFLECTION:

4. QUORUM CHECK: Chairperson: Neil Elliot
Board Member: Greg Bailey
Board Member: Bob Sievert
Board Member: Karim Ayoub (late)
Board Member: Ray Davis

Also in Attendance:
Jim Eccher: District Manager
Cristy Adams: Finance Manager
Gary Golladay: Water/Sewer

5. APPROVAL OF AGEND: Mr. Ayoub motions to approve the Agenda, Mr. Sievert 2nd the motion. Chairman Elliot calls for vote; all Board Members are in favor

6. APPROVAL OF MINUTES:

Study Meeting Minutes July 28, 2026
CCACC Meeting Minutes July 28, 2026

Mr. Sievert motions to approve the Minutes, Mr. Davis 2nd the motion. Chairman Elliott calls for the vote, all Board Members are in favor.

7. BILLS PAYABLE:

Mr. Davis motions to approve the Agenda, Mr. Ayoub 2nd the motion.

A Squared: Significant bill, are they from the fire? Are we going after insurance there? – Yes. Mr. Eccher wanted to get all in for one claim: manpower, machinery, etc. Easier to submit one claim.

Not getting descriptions on Greenhorn Valley hardware, like before. Descriptions, but not the departments Keys and padlocks \$75? Are we misplacing them. No, we had to cut a lock on Sunday and replace lock and keys.

USA Blue Book, insurance-no. That is all our testing stuff and bags, filters, and safety equipment.

Meter \$1,600 – have to be used daily, and the meters we've had are old from about 2014, replacement.

Contract with Wilson what portion are we at. There are still gathering information/data, no more by end of week.

Delayed due to fire, but they are looking for more grants. Bill for \$6,500 for gathering this information that was within Task One list.

Chairman Elliot calls for vote; Mr. Ayoub – Yes, Mr. Bailey – Yes, Mr. Sievert -Yes, – Mr. Davis – Yes, Chairman Elliot – Yes.

8. FINANCIAL REPORT: N/A

9. OPERATIONAL REPORT: See full department reports on file.

The fires let us know what it is to lose everything, the power was 1st, had no generator at the water plant, lost information shortly after power lost. Some citizens left hoses on, which drained tanks which could not be replaced until generators arrived. Fire fighters did not use any potable water for fire suppression. We have purchase three VFD for the water plant and installed at Beckwith plant. We had three reasons to buy them, great price, to throttle flows and clean filters.

Letter would like to present to Pueblo Council on Monday night @ 5pm, Mr. Eccher will be attending.

- a. Beckwith Dam report: 8/7/2026: Lake Level at 8 feet
- b. Committee Reports: Newsletter August - Bob Sievert

10. ATTORNEYS REPORT: N/A

11. AGENDA ITEMS:

Cyber Security Plan

Discussion /Action

Mr. Davis motions to approve the Agenda for Cyber Security Plan as presented, Mr. Sievert 2nd the motion. Chairman Elliott calls for the vote, Mr. Ayoub – Yes, Mr. Bailey – Yes, Mr. Sievert -Yes, – Mr. Davis – Yes, Chairman Elliot – Yes.

12. OLD BUSINESS:

Goals and achievement Plan: N/A

Strategic plan: N/A

Ranch Water: Mr. Eccher spoke with Tia, working on finishing up & Ayden digging on their land, we were given permission to check if that line goes down to the Jordan Ranch. No restrictions, we could put a meter on it.

Rosemont And Camelot: N/A

Meter Changeout: Have changed out 3 meters, they have ordered more CO2- so that is working.

Water loss: We went through that last month, we are at 1M loss currently

Water Survey and Leak Detection: N/A

Meter Towers: N/A

EOC training: Hasn't had chance to get with Ross yet for scheduling

Road Access: We need to keep that and finish. Keep in old business. We would need to have a Public Hearing and post a 30-day notice. Add to next study section.

13. NEW BUSINESS:

When is next Round Table? Mr. Eccher will have to contact Carmen. Mr. Sievert thought next meeting would be on September 2; it is scheduled for the 1st Wednesday of each 3rd month. Please check on date.

Emergency Operation procedures: EOC training. We need to create an EOP procedure like our dam plan. Jim is working on that on, as that part of the USDA for any emergency procedure as what needs to happen, similar to Cyber Security plan as to who handles what.

Do we need to schedule another Town Hall meeting? Maybe the 22nd of September? Could notify in bills and post timely.

14. **CCACC:**

A. **CCACC:**

1. 4785 Hicklin Drive House

B. **Actions**

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

Mr. Ayoub motions to approve the CCAAC, Mr. Bailey 2nd the motion.

Question 4 of new build application: It's marked as Mobile Home. Incorrect marking on application, it is a manufactured home

Chairman Elliot calls for vote; Mr. Ayoub – Yes, Mr. Bailey – Yes, Mr. Sievert -Yes, – Mr. Davis – Yes, Chairman Elliot – Yes.

15. **CORRESPONDENCE.** N/A

16. **EXECUTIVE SESSION:**

17. **ADJOURNMENT.** Mr. Davis makes a motion to adjourn, Mr. Ayoub 2nd the motion, Chairman Elliot adjourns the meeting at 7:20 PM



Neil Elliot, Chairman

ATTEST:



Greg Bailly, Director

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.