



**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 November 14, 2023, beginning at 6:00 p.m.

1. Valley First progress report and acceptance of letter for DOLA to CCMD

They did receive the grant for the additional 1M from DOLA.

2. Discussion American Water Works Association

Mr. Eccher confirmed a yearly cost for CCMD to join will be \$360. Board agrees that we should go ahead and join.

3. Buy and Sell Agreement Parcels #4724404008 & 4724404009.

Water & Sewer are up main driveway to the NE. Mr. Kim has purchased 35 additional lots around these two properties. He is offering 6K for both lots. He states this is comparable to what he has paid for the other lots. He wants to make this a nice little area. A previous counter offer was suggested at 12K per lot.

Mrs. Hunter asked what does he plan to build? Reclassify to build 40 starter /patio homes (R4) possible.

4. Budget Questions

Meeting was Monday. Expense of 140K for meters: need to replace 60 meters that were used in Applewood to replace old. Used from inventory, replacement costs of 91K will come from Tap Fees & AOS Fees. Currently out of meters & they are on backorder.

Committee to look at increase in tap fees (5,000 and water/sewer base rates (\$5 each) & water rate (20%) increases, if adequate or need adjustment. A study in 2011 stated should increase then, which didn't happen until 2018. CCMD playing catch up. Discussion of slow increase or one large increase to get us where we need to be to be able to match grant funds and have funding for projects moving forward.

Need to come up with reasoning of why increasing rates. Mrs. Hunter disagrees with large increase, thinks it should be gradually with so many other items already increasing.

Mr. Eccher with assistance from Mr. Davis to present to keep funding coming. Will need to have a website/Power Point to inform public.

5. ARPA Draw #11

2,790 Thousand. This is a standard quarterly draw.

Starting with tank #2. Can we get it drained? Gary stated is almost done. 3 Mill almost full, unsure of lines, need to find valves. Alex is GPSing the valves and is adding to Diamond Maps.

Chairman Elliot struggling with observation costs and why so high.

6. New Server price

CCMD server is over 12 years old, needs to be replaced, as slow speeds, backups creating lots of problems. We are looking at other options with Caselle, like having backup in the Cloud. The new server cost is \$5,734 and will be taken from Admin. Budget plus a \$129 monthly maintenance fee.

7. CCAAC Review (1 new build)

Shed on Santa Fe – CCAAC has already inspected and approved.


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

Letter from Hoff. Her Mother has ben placed in a facility, she had been turning the water on outside daily without Jessica's knowledge & leaving it running.

Renew payment arrangement. A payment of only 50 additional dollars a month would take 38 months for bill to be paid off. Mr. Eccher suggests a minimum of an additional \$100 per month. Mr. Gross states we need to ensure we follow the Rules and Regulations.

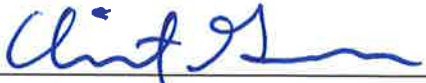
9. CITIZENS INPUT – N/A

COLORADO CITY METROPOLITAN DISTRICT



Neil Elliot, Chairman

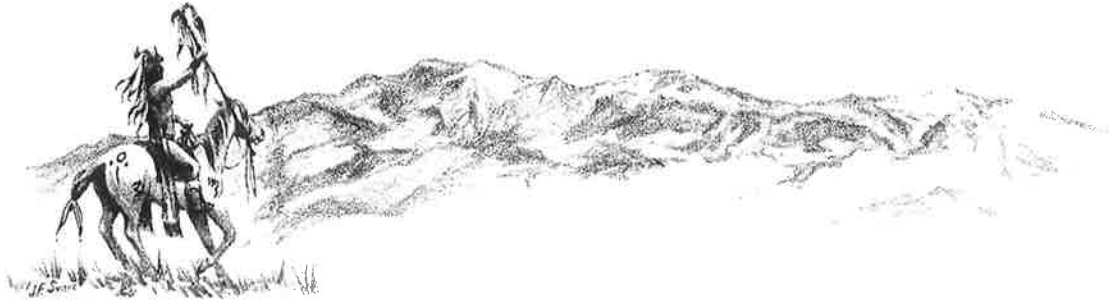
ATTEST:



Clint Gross, Co Chairman

Approved this 28th day of November 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 AMENDED

A regular meeting of the Board of Directors of the Colorado City Metropolitan District will be held Tuesday, November 14, 2023, 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
Treasurer Sarah
Secretary/Co-Chair, Clint Gross
Director Greg Collins
Director Ray Davis

Also in Attendance:

Jim Eccher, District Manager
Yvonne Barron, Finance Director
Sandi Oglesby, Reception/AR
Gary Golladay – Water/Sewer
Greg Bailey – Water/Sewer

5. APPROVAL OF THE AGENDA.

Mr. Gross motioned to approve the agenda. Mr. Davis second the motion.
Mr. Eccher noted an amendment to the agenda to add letter from Jessica Hoff.
Voted called. All Board Members approved.

6. APPROVAL OF MINUTES.

Study Session	October 31, 2023
Regular Meeting	October 31, 2023
CCACC Minutes	October 31, 2023

Mr. Collins motioned to approve all minutes listed above. Mr. Gross second the motion. Voted called. All Board Members approved.

7. **BILLS PAYABLE.**

Rec well has been used the past 1-1/2 to 2 months to help with Algae problem and turning of the lake it did help. Have turned on 18 hole well, to exercise it Mark is watering this week, will turn off on Friday, November 17th, 2023.

Mr. Davis motioned to pay bills. Mrs. Hunter second the motion. Voted called. All Board Members approved.

8. **FINANCIAL REPORT.**

Mr. Barron was to have but was pulled off by District manager due to issues with Asset Management Plan and having to get to Lawyer for Cost analyze ; it had to be correct and submitted before deadline. She is working on it and will have it for the budget meeting.

9. **OPERATIONAL REPORT.** - Full report on file.

Lake at 13.5 the past 3 weeks.

Someone took gas powered pump from the water plant, was found in a customer yard. CCMD needs to have a fence around the n area for equipment to ensure it is protected/secure.

a. Beckwith Dam report

All information read for the weeks of 10/30 and 11/6 no noticeable changes.

VFD: 80K needed-it will save electricity within 2-3 years, as current equipment starts slow and is 3 phases.

Both F250'S have snowplows & backhoes/ graders. Josh can do his areas now.

Three new water/sewer taps installed.

Dump Truck brakes have been replaced.

Golf Course increase in revenue by approx. 10k over last year. Had a better October. Fox 21 news reported that Hollydot is best course in Southern Colorado. We had .10 in of rain. Trimmed bunker for next year to add additional sand. Irrigation is being completed. Have hired a new maintenance mechanic. New computer software is being ordered for the satellite system with CTF Funding through Pueblo County.

b. Committee Reports Library Sign/ Sarah? Newsletter /Uniform Development Code/Post Office

Mr. Davis will prepare the Newsletter for next month for Mrs. Hunter.

10. **ATTORNEYS REPORT:**

Synopsis of what was said with Meeting about enforcement order.

11. **AGENDA ITEMS:**

Land Sale Agreement #4724404008 and 4724404009 Discussion/Action

Mr. Collins motions to counter with a 12K per lot price. Mr. Gross seconds the motion. Discussion: Mrs. Hunter states that the property is pretty valuable even with an HOA. Mr. Kim requests that we do not sell for less than the 12k each that was countered to him. He was told he can submit a new formal counter offer back to the board for less. Vote called. All Board Members approved the above motion currently as stated for the 12K per lot.

American Water Works Association

Discussion/Action

Mr. Davis motioned that the CCMD join the AWWA. Mrs. Hunter seconds the motion. Discussion: Key point with public relations gives verifiable data to show public (gives us access to this data). The \$365 price is very reasonable, and it's a good tool for small utility companies. Vote called. All board members approved of joining AWWA.

New Server for Office

Discussion/Action

Mr. Gross motioned to purchase a new server for the CCMD. Mr. Collins seconds the motion. Discussion: Question of will this address the current problems, having new IT plus server? Yes, Nick at Onepoint has some issues figuring out CCMD's mapping, but he has since updated it. Vote called. All board members approved the purchase of the new server.

ARPA Draw #11

Discussion/Action

Mr. Collins approved to pay the ARPA draw. Mrs. Hunter seconded the motion. Discussion: Mr. Collins wants it on record that the one part of the project that keeps going over budget is the paperwork. Mrs. Barron stated that part of the audit is to the check hours, ect. Again, this is the second time that GMS for paperwork is over budget. Called for vote. Chairman Elliot-no, all other board members voted-yes. Motion passed.

HOFF Letter

Mr. Davis motions to attempt to place a realistic payment plan in place to pay utility bill. Mr. Collins seconds the motion. Discussion: Mr. Davis states we need to make sure we annotate all communication (text, email, mail, calls). Currently CCMD has noted her file will all our communications/attempts. Ms. Hoff is to come by tomorrow, November 15th to arrange a new payment plan with Mr. Eccher. Vote called. Mr. Gross-no, all other board members voted-yes. Motion passed.

CCACC:

Discussion/Action

- A. New Construction:
 - 1. 4649 Santa Fe

Shed

Mr. Collins motioned to approve shed at 4649 Santa Fe. Mrs. Hunter second the motion. Voted called. All Board Members approved.

- B. Actions – N/A
 - a. 0 First Letters
 - b. 0 Second letters
 - c. 0 Third letters
 - d. 0 Unauthorized Structure

12. OLD BUSINESS. Road Resolution

Has been on hold, as busy with budget and Lawyer. Need to address next week on Tue/Wed with Chairman Elliot.

13. NEW BUSINESS:

Suggestion to outsource grant writing. The board agrees, as this action is probably past due. CCMD will get points of contact from Misty at Valley First. Currently unsure if this will be on a commission basis or a paid employee as unsure of salary range.

Mr. Barron has sent information for grant Administrator grants & audit.

14. CORRESPONDENCE. – N/A

Mr. Davis motioned to adjourn the Regular Meeting to go into Executive Session. Mr. Gross second the motion. Voted called. All Board Members approved to close the Regular meeting at 7:33 p.m.

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

Executive Session was adjourned at 8:25 p.m. Regular meeting resumed at 8:27 p.m.

16. ADJOURNMENT.

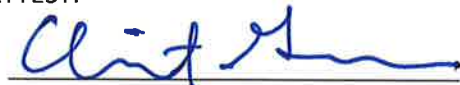
Motion by Greg Collins to adjourn meeting 2nd by Ray Davis vote called approved by all members. Meeting adjourned at 8:27 P.M.

COLORADO CITY METROPOLITAN DISTRICT



Neil Elliot, Chairman

ATTEST:



Clint Gross Co-Chairman

Approved this 28th day of November 2023

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