



**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 13, 2024, beginning at 6:00 p.m.

1. Lease 40 acres by Gravel Pit Lease for Cattle

Charging \$10 a pair & any fence repair, as needed. CCMD can notify them they need to vacate at any time. Correct item 5.1: up to X cows (not horses). They must supply their own water – not CCMD water.

2. GMS report on NorthPark Sewer

Engineering services will cost \$7,200 to evaluate.

1 option: 3 hours to pit & run.

2 option: manhole

3 option: total revamp. Only E1 not E2 – has run approximately 2 years before problems.

How soon can they get this done?

3. GMS ARPA Payout

Tanks: Greg Bailey working on how to loop system (Tally St.) to repair tanks.

4. Road Access Review

Have not met with Contractors yet. Neil has been busy.

Add “test” prior to approval. 95% proctor density. The application currently is \$25 for both inspection and administrative. Board states should be increased to \$50.

5. 9 Woodbine

E1 Grinder in Pit will be required. Homeowner dispute, as not told required pressure system – would have built house differently. CCMD willing to pay/purchase pump & install. Customer states would rather have the \$5k to purchase through their contractor.

6. Unit 29 Lot 20 Tap Return

Tap Fee's are not returnable. Realtor can list with statement that price is higher as it is included in sale price.

7. Resolution 8-2024 Adopting Hazard Mitigation Plan

Includes Pueblo and surrounding areas. This is for us to apply for HHPD High Hazard Plan Requirements for FEMA we have to agree to the resolution but language in Resolution can be changed without having to board to re approve. Leverage to get grant 75% match 2M for the Dam.

The board accepts resolution – accepting their plan w/Emergency Management Plan for Pueblo County for FEMA to invest to prevent loss life, Property damage and etc...

8. Resolution 09-2024 opposing Initiative 50 and 108

Opposition of 50 & 108 – Would have “No” seat at the table anymore.  
Table until all board members here to discuss.

9. CCAAC Reviews

1. 1379 Stanley Ave Fence Rear Yard
2. 4612 E. Jefferson House
3. Unit 30 Lot 110 Shed – property is A3 -Pueblo County states “OK” for shed to house animals/tools w/o house. This is not a maintained road. CCMD to check on Metro covenants for unit 30 if allowed. It is 2-1/2 acres agricultural.


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

11. CITIZENS INPUT

Dennis Kahr – Requested the District Manager submit to Pueblo County the same information/justification for getting Colorado Boulevard paved, as he submitted for Bent Brothers & Jefferson. Use “Rye” rule of access for First Responders.

Bob Smith – HB1267 Fines & Fees decision by CCMD by Jan 1, 2025. Need response from Attorney by next meeting. Item needs to be discussed; Mr. Smith would like to be included in the meeting when set up.

COLORADO CITY METROPOLITAN DISTRICT

  
\_\_\_\_\_  
Clint Gross, Co Chairman

ATTEST:

  
\_\_\_\_\_  
Sarah Hunter, Secretary  
Approved this 27 day of August 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 August 13, 2024, beginning at 6:35 p.m.

1. **CALL TO ORDER.**
2. **PLEDGE OF ALLEGIANCE.**
3. **MOMENT OF SILENT REFLECTION.**
4. **QUORUM CHECK**

Chairperson Neil Elliot - Excused  
Treasurer Sarah Hunter  
Secretary/Co-Chair, Clint Gross  
Director Greg Collins  
Director Ray Davis - Excused

Also in Attendance:

Jim Eccher, District Manager  
Sandi Oglesby, Reception/AR  
Gary Golladay – Water/Sewer  
Greg Bailey – Water/Sewer  
Cristy Adams, Finance Manager

5. **APPROVAL OF THE AGENDA**

Mr. Collins motioned to approve the agenda with the addition of 9 Woodbine to the Agenda. Mr. Gross seconded the motion. Vote called. All board members present approved.

6. **APPROVAL OF MINUTES.**

Regular Meeting July 30, 2024  
CCACC Minutes July 30, 2024

Mr. Collins motioned to approve the listed minutes. Mrs. Hunter seconded the motion. Vote called. All board members present approved.

7. **BILLS PAYABLE.**

Mrs. Hunter motioned to approve and pay bills listed. Mr. Collins seconded the motion.

Discussion: San Isabel - Arkansas Valley propane purchased up to the max allow, as summer rate is only 1.09, half of winter rate, to save money.

Vote called. All board members present approved.

8. **FINANCIAL REPORT.** – N/A

9. **OPERATIONAL REPORT.** - Department reports on file.

Golf Course still showing increase, 8K more this July and for the year up 30K

Beckwith Dam report – full report on file

Lake levels: 7.30: 14.8 & 8.8; 14.4

a. Committee Reports Newsletter for will be Neil.

**ATTORNEY Report: See letter to Cibola Property Confidential Correspondence and Enforcement**

Approval by all Board is needed, & need directions to have District Manager send letter to water user without residents, more has been added and requires additional discussion.

10. **AGENDA ITEMS:**

**Lease of future gravel pit for cattle** **Discussion/Action**

Mr. Collins motioned to approve. Mr. Gross seconded the motion.

Discussion: Confirmed lease conditions good with District Manager

Vote called. 2 board members approved. Mrs. Hunter Abstained for conflict

**GMS survey** **Discussion/Action**

Mr. Gross motioned to approve. Mrs. Hunter seconded the motion. Vote called. All board members present approved.

**GMS ARPA** **Discussion/Action**

Mr. Collins motioned to pay request 20-21 with ARPA funds. Mrs. Hunter seconded the motion. Vote called. All board members present approved.

**Resolution 8-2024 Adopting Hazard Mitigation Plan** **Discussion/Action**

Mr. Collins motioned to adopt Resolution 8-2024 Hazard Mitigation Plan. Mrs. Hunter seconded the motion. Vote called. All board members present approved.

**Resolution 9-2024 Opposition to 50 and 108** **Discussion/Action**

Mr. Collins motioned to table this item until next meeting. Mr. Gross seconded the motion.

### Refund 9 Woodbine Tap Fee

Mr. Collins motioned to refund portion 5K of tap fee in cash to homeowner, due to CCMD required change with sewer system/issues. Mr. Gross seconded the motion. Vote called. All board members present approved.

#### CCACC:

#### Discussion/Action

##### A. New Construction:

- |                      |                 |
|----------------------|-----------------|
| 1. 1379 Stanley Ave  | Fence Rear Yard |
| 2. 4612 E. Jefferson | House           |

Mr. Collins motioned to approve #1 & #2 above. Mrs. Hunter seconded the motion. Vote called. All board members present approved.

- |                    |      |
|--------------------|------|
| 3. Unit 30 Lot 110 | Shed |
|--------------------|------|

Mr. Collins motioned to deny construction of the shed, as a house is required prior, per the covenant. Mr. Gross seconded the motion. Vote called. All board members present approved.

##### B. Actions – N/A

- 0 First Letters
- 0 Second letters
- 0 Third letters
- 0 Unauthorized Structure

11. OLD BUSINESS. road resolution /Goals and achievement Plan/ Strategic plan/ NorthPark update/ Setting up with Little Diggers for Valving project

Road Resolution - on hold

Goals and achievement Plan/ Strategic plan – on hold

NorthPark update – see discussion during Study Session

Setting up with Little Diggers for Valving project – Valves received, ready to schedule in August. Has been hard to schedule with the nightly thunderstorms and lightning. Must notify all affected residents and businesses & post in multiple locations (FB, post office, etc.) prior to start of work. All required permits have been obtained & confirmed with Little Diggers that all known required supplies are in for the project.

12. NEW BUSINESS: - N/A

13. CORRESPONDENCE: - See letter. Regulation regarding Tap Fee- is not returnable.

14. EXECUTIVE SESSION: Statue 24-6-402(4) € C.R.S. Determining positions relative to matters that may be subject negotiations, developing strategy for negotiations, and instructing negotiators.

Mr. Collins states they should wait for a full board to discuss. Postpone until get information also from Attorney.

Mr. Collins motioned to approve table this item until next meeting. Mrs. Hunter seconded the motion. Vote called. All board members present approved.

15. ADJOURNMENT. 7 p.m. meeting adjourned.

COLORADO CITY METROPOLITAN DISTRICT



Clint Gross, Co-Chairman

ATTEST:



Sarah Hunter, Secretary

Approved this 27 day of August 2024

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