



**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 27, 2024, beginning at 6:00 p.m.

1. Report on NorthPark Sewer GMS

GMS walked area & used an aerial drone. Will get plan & price with different alternatives. District Manager to talk with Alex this week for proposal.

No backup for 12 days now.

E1 & E2 pumps in plan not regular pumps. Everyone has grinder pumps except 4 which is where the problems area and trying to separate from all the other houses on main line

2. Road Access Review Committee Report

Meeting with contractor, Greg Collins and Neil Elliot The contractors were ok with the proposal as drawn up except for rate needed to be raised to \$200

No retro active unless homeowner changes access or damage was caused by CCMD by a case by case. The discussion 1 foot of gravel under culvert or swell. The compaction test was not included to try keep cost down. With in the future the homeowner is responsible for compaction test.

Will be sending to Carolyn for review to make it part of the Rules and Regulations which will require public hearing.

3. Cora Requests Policy

Carolyn not finished with it Tabled until Resolution is completed. This will need a public meeting to approve.

4. Approve of Draft Enforcement Order DW.09.23.151200

Review of the changes to what the engineer and legal was reasonable for timelines. Talked about changes of the SOP and construction of the timeline to build. Reviewed the grant processes for USDA, Water Revolving fund, DOLA, and WIFIA. Neil asked about the deadline of Dec 2025 or 180 days of approval. Had a concern with Paragraph 46 with the release of no further action or appeal process with the state if we do not meet the guideline within the enforcement order.

5. Resolution 10-2024 Opting Out of Prohibition of Carrying Firearms in DB

This was a resolution to opt out of the State regulation of firearms in government buildings. This would allow firearms in CCMD building with the approved paperwork of a concealed carry permit. There is no Open Carry allowed in any CCMD buildings.

6. Resolution 09-2024 opposing Initiative 50 and 108

Trying to overturn Tabor to take more of tax dollars from what commercials are saying looks like Schools are fighting for it. Greg stated it seemed as if it was same as HH last year that was voted down.

7. CCAAC Reviews

Camelot Drive Bridge building in green belt

Jefferson Blvd Weeds everywhere, vehicles unlicensed is a repetitive report did clean up but is back to disarray.

Tabled the new build on Camelot because of being on agriculture zoned lot was looking at a contract that they would not live in the shed.

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

9. CITIZENS INPUT

Dennis Kahns - Update to meeting with commission on ATV and requesting to post new changes on website to inform the public.

Vickie - Certified letters were sent to shut off water on Cibola.

Nancy Schurr - Act Fines will help with covenants control and would help assist in keeping property values from dropping

Luann Vandune - Reenforced the need for fines seeing more buying and coming down what are they doing with their waste or are they illegally dumping (Septic). If we do nothing it will continue to keep coming. Next will dropping off illegals dropping off in small towns

Bob Smith- Need fines to enforce violation presented 2 draft letters were given to the board members and requested to send to lawyer

Brenick Langston- Water line flush 5853 Ft Garland with filter that was changed 20 days ago and was brown and worried of break in the area. Ayden would meet with him in morning

Greg Colter – Representative for CRWA good to see those citizens supporting the community. That enforcement is increasing and licensed operators. Thank the employees that are working to keep the water flowing.

Kevin - Emphasized the use of fines to open an avenue to enforce covenants fines could be filed to be added to taxes to get paid or lose the property.

COLORADO CITY METROPOLITAN DISTRICT

  
\_\_\_\_\_  
Neil Elliot, Chairman

ATTEST:

  
\_\_\_\_\_  
Sarah Hunter, Board Member  
Approved this 27th 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 27, 2024, beginning at 6:15 p.m.

1. **CALL TO ORDER. At 7:20 P.M.**
2. **PLEDGE OF ALLEGIANCE.**
3. **MOMENT OF SILENT REFLECTION.**
4. **QUORUM CHECK**

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

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 listed agenda. Mr. Davis seconded the motion. Vote called. All board members approved. Passed

6. **APPROVAL OF MINUTES.**

Regular Meeting Aug 8, 2024  
CCACC Minutes Aug 8, 2024

Mr. Collins motioned to approve the listed minutes with type fixed regarding refund to 9 Woodbine and correction

Mr. Gross seconded the motion. Vote called. All board members approved. Passed

6. **BILLS PAYABLE.**

Mr. Davis motioned to pay the bills. Mr. Gross seconded the motion.

Discussion: Golf Club House – gas bill down

Little Diggers bill for digging/sewer line, part of the North Park project

Vote called. All board members approved.

7. **FINANCIAL REPORT.**

Corrected copy was sent out to board members due to AOS not being included in the in previous sent items. Why the AOS is so high compared to what was being budgeted and it was due to back taxes that were not paid in previous years and how it would affect us if we had to make a budget amendment. It would only affect if it were an expenditure. Questioning the numbers of tap fees being paid at this point with 5 taps now and looking at a total of 9 for the year depending on interest rates.

8. **OPERATIONAL REPORT.** - see full report on file.

a. Beckwith Dam report

Lake levels 8/15: 14.2 & on 8/22: 13.8. Lake levels are going down, but we are still ok at current levels.

b. Committee Reports

Newsletter for Aug - Neil, then Ray in September, Greg in October.

**ATTORNEY Report: Confidential**

Executive Session discussion only

9. **AGENDA ITEMS:**

**Resolution 10-2024 Opting out of Possession of firearms**                      **Discussion/Action**

Mr. Gross motioned to approve Resolution 10-2024. Mr. Collins seconded the motion. Vote called. All board members approved. Motion Passed

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

Mr. Davis Made motion to oppose 50 and 108 Mr. Gross Second the motion. The vote called 4 yes Mr. Collins voted present. Motion Passed

Mr. Collins was not going push his view and is against this the resolution personally but does not want to use his position on board to decide for community.

**Approval of Draft Enforcement Order DW.09.23.151200**                      **Discussion/Action**

Mr. Elliot made a motion to approve the draft enforcement order. Mr. Collins seconded the motion Discussion with the appeal for the draft enforcement order paragraph 46 was a major concern that would waver all right to any appeals to if we agree to sign the draft.

The motion was withdrawn by Mr. Elliot and Mr. Collins until there would be discussion with legal counsel. Voted to table motion all voted to table approval

Mr. Davis made motion to table motion until legal conversation. Mr. Gross second motion Vote was taken all voted to table until Legal counsel discussion.

**Approval of CORA request Policy**

**Discussion/Action**

Mr. Collins motioned to approve table of CORA Policy Second Made by Mr. Davis Voted and approved

**CCACC:**

**Discussion/Action**

A. New Construction: None

Discussion – re new build of shed on agriculture zoned property. No per CCMD covenant house required prior. Action Item.

B. Actions

a. 2 First Letters

Camelot Dr – Bridge Letter

Jefferson Blvd – Repeat offence of: weeds everywhere, inoperable vehicles letter.

If Someone is building in CCMD greenbelt space, yes, we have the authority to take it down, per the Sheriff.

Mr. Collins motion made to send letters to the 2 property owners, MS. Hunter seconded motions voted was called all voted to approve letters to be sent.

b. 0 Second letters

c. 0 Third letters

d. 0 Unauthorized Structure

10. OLD BUSINESS.

road resolution

Goals and achievement Plan/ Strategic plan/

Little diggers for Valving project and setting up time to do it in two weeks and setting up moving forward

Wells Talked to Tom Dea will be scheduling within this week or next to move forward in fixing Summit and Rodeo wells and having 18 hole will be looked at it because it is not working at potential Greg Bailey did bang on it and still did not work and would not let him hit it any more

12. NEW BUSINESS: Budget Committee Greg Collins and Clint Gross volunteered to be in

CANAM getting to have a meter 8" meter for fire suppression for building on hill in Industrial park.

Mr. Davis asked if we could triage the meters that have to be changed and contract it out to get them completed.

13. CORRESPONDENCE : NONE

14. EXECUTIVE SESSION: Statue 24-6-402(4)(b) and(e) C.R.S. Determining positions relative to matters that may be subject negotiations, developing strategy for negotiations, and instructing negotiators, Related to provisions of water to Stewart Ranch/Jordan property, and Statue 24-6-402(4)(b)Conference with attorney for the purposes of receiving legal advice on specific legal question regarding Rules and Regulations for CCMD for future road access policy and covenant control.

Motion made By Mr. Collins for executive session Second by Ray Davis Vote to move to executive session all in favor Passed

15. ADJOURNMENT.

Motion to adjourn the meeting Mr. Collins 9:05 PM

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