



**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 September 29, 2026, beginning at 6:00 p.m.

Move an action item to the top of the study session Mr. Neil Elliott states he is resigning as Chairman of the Board. With elections next year he would like a sitting member to occupy the position of Chairman so there is continuity during the elections, as it took him time to understand the position. He has enjoyed being Chairman and the respect he has received from other boards members. At the same time, Mr. Elliot nominates Mr. Bob Sievert to be the new Chairman, he would like the board to consider that as an action item before the study session and added to agenda to vote on it during the regular meeting.

1. Tanks Painting/ GMS Pay Request

Misunderstanding of what products should have been used to disinfect tanks this has now been straightened out. GMS had talked to Marty Quinn and with AWWA, and what Andrew's part in it on how it is to be disinfected, as we had taken option two. Option one would have used a lot more water which we do not have. We are awaiting testing results on tank. No pay request received from GMS yet to pay the painters. Prior pay request for Yokum, not final as held back funds to ensure seal around tank #3 and other items completed.

2. Buy and Sell Contract

Unit 3 lot 291; property is .157 acre off Vega Rd does have water & sewer in street. She is offering \$3,500 to CCMD. Counter offer to be \$7,500 firm.

3. TextMyGov

Program purchase of My360 would allow District Manager to send out texts to customers (that have opted in) for line breaks, or other emergency notifications. Initial purchase would include 25K texts, could purchase packages with higher texting levels. We will be sending a pamphlet in November billing statement for instructions for customers to Opt-In. We can commit to only 60 days, with no penalty to discontinue.

4. Wilson report on Dam

Good Job – may not be top of the line, but adequate for our needs. RJH & Wilson. Question: should they put in piping now since lake down? No. Process for the projects needs to go in order. We should be in the bidding process in February. See video for full discussion on technical items

5. Budget

Figures are all input, have cut 140K, as last year CCMD received 810K in property tax, this year only 669K. The District Manager will be discussing it with each department head next week, then the Budget Committee will review. Preliminary budget is due by October 15 to full board for review.

6. **Regional Transportation Steering Committee/Karim**

We need to have a representative from Colorado City for the PERTA committee. As it is a committee to plan for capital projects in the next 10 years, which currently CCMD does not have any road projects. A suggestion would be to pave Colorado Blvd; it is a 3-mile road and would save the county the maintenance

and repeated grading of this road. Mr. Greg Bailey volunteered to be our representative for the Committee, 1 day a month starting in October. This would be for transportation corridors in the county.

7. Signs

Looks good as presented, accept no periods needed at the end of each line.

8. CCAAC Review:

One new build: a manufactured home on Becker Rd. Issue with plot map, elevation not included. Picture provided shows a double pitched roof, is that correct? Yes, same as others that have been submitted. Approve to move forward with application, if approved by Pueblo County.

Five complaint letters have been issued and one letter since prior meeting.

C-263: The house on 165 and Beverly, with a new green container which they did not get a permit, we have no drawings with setbacks, and it appears to be in the easement area for utilities. Mr. Smith is going to contact San Isabel Electric also, as it is setting under a power line.

There are regulations regarding containers, we know other citizens have already placed on properties. CCAAC will have to send letters with the container regulations and give them one year to correct.

Mr. Smith, along with help from John Filer, has been working on the Hicklin & Mr. Tolmin headstones located off Beckwith Dr., to repair and restore it for future generations. The Greenhorn Valley View newspaper has recently posted a story about Mr. Hicklin with pictures of headstone.

Mr. Morrison did get the RV towed, currently sitting up at Circle K. He has until December 1 to clean up the garage on the property and remove the dam he built, which is on CCMD property.

As for the new signs, Mr. Smith will need approval to purchase the post (approx. \$36 each) to install. Any sign up for longer than three days must be in concrete.

General information for the board: CCAAC has 49 confirmed complaints, 24 resolved, 12 certified to county treasurer, 13 complaints on hold, 4 new complaints yesterday. Thanks also to Kevin and Jeannie for their assistance with preparing complaint correspondence and mailings.

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

10. CITIZENS INPUT:

Kevin Marine: Update on progress on his property. He has gotten the soil test done, should have results of soil testing in October, not sure if he will qualify for the wastewater treatment. If not, he has been working on a plan b, to find other living arrangements. Per Mr. Smith, if we do not have a Pueblo County building permit by November 10th, we would start the process, if not by December 12, then the 1st fine would start, as the building permit is critical. Will need plot plan, etc. Encourage him to go to the Pueblo County Planning & Develop Department at 211 West 8th Street, they can assign you an ambassador to assist in the process to ensure you do not miss any required steps @ 211 West 8th Street. Also get a standard CCAAC packet for submittal.

Ross Gallegos, Rye Fire Chief. He explained what the mill increase number 7B on the upcoming ballot is for: Rye Fire Protection District funds to maintain & upgrade facilities, increase staff, maintain and/or upgrade vehicles, which are 20/30 years old and past services dates, and replace equipment as they are not meeting required standards.

BOARD OF DIRECTORS REGULAR MEETING

A regular meeting of the Board of Directors of the Colorado City Metropolitan District will be held on Tuesday September 29, 2026, beginning at 7:20 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
Board Member: Ray Davis

Also in Attendance:
Jim Eccher: District Manager
Cristy Adams: Finance Manager
Sandi Oglesby: Reception/AR – online
Gary Golladay: Water/Sewer

5. APPROVAL OF AGENDA: Mr. Ayoub motioned to approve the agenda with the adding of change of current board Chairman and officers. Mr. Davis 2nd the motion. Chairman calls for vote; all Board Members are in favor.

6. APPROVAL OF MINUTES: Study Meeting Minutes September 8, 2026
CCACC Meeting Minutes September 8, 2026

Mr. Davis motioned to approve the Minutes listed above and include the Meeting Minutes for September 8, 2026, Mr. Sievert 2nd the motion. Chairman calls for the vote; all Board Members are in favor.

7. BILLS PAYABLE: Mr. Ayoub motioned to approve the Bills, Mr. Davis 2nd the motion.

Palamar repair \$4,200 with Little Diggers. We have funds in budget for hiring contractors for jobs like this throughout the year.

RJH-this is not the final payment. It is for Yokum. RJH payment to get items to State other charges will be submitted for approval at other meetings.

JCT Broadcasting: Golf Course radio time, split into four payments.

The Service Center: Tires -all petroleum-based items - are currently expensive.

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

8. FINANCIAL REPORT: Full report posted online

Listed are the numbers for what we billed, what produced. We did have two big breaks during that period. A spring comes up through the ground over off Stanley. We lost 150k gallons, unsure where.

Reports showing where we are financially, compared to last year. We are a bit ahead currently.

Bulk water is down approximately: \$20K.
Standpipe: Jensen looking at a by gallon system vs time.

9. OPERATIONAL REPORTS:

- a. Beckwith Dam report: 9.10.2026: 6.5 feet high; 9.18.2026: 6 feet high; 9.25.2026: 6.1 feet high.
- b. Committee Reports: Newsletter Sept Ray /PACOG Karim

Mr. Ayoub expressed that he is upset that the State has taken CCMD money allocated to use for an already failed project of the Bustang program in Denver. We had no say in the change of funds for them to fund this project. He also requests to have someone on the board to represent the District. Greg Bailey was nominated.

10. ATTORNEYS REPORT: N/A

11. AGENDA ITEMS:

GMS pay request

Discussion/Action

No pay request has been received.

Buy and Sell: Unit 3 Lot 291

Discussion/Action

Mr. Davis motioned to approve the counteroffer of \$7,500 firm. Mr. Sievert 2nd the motion. Chairman calls for vote; Mr. Bailey - Yes, Mr. Ayoub – Yes, Mr. Sievert -Yes, – Mr. Davis – Yes, Chairman Elliot – Yes

Regional Transportation Steering Committee/Karim

Discussion/Action

Mr. Davis motioned to approve Greg Baily . Mr. Sievert 2nd the motion. Chairman calls for vote; Mr. Bailey - Yes, Mr. Ayoub – Yes, Mr. Sievert -Yes, – Mr. Davis – Yes, Chairman Elliot – Yes

Changing of the officers of the Board Of Directors

Discussion/Action

Mr. Davis nominate Mr. Bob Sievert as the new Chairman of the CCMD board. Mr. Ayoub 2nd the motion. We will have to elect a new person for Treasurer as Bob Sievert is currently. Mr. Ayoub will stay as Secretary.

Mr. Davis nominated Mr. Bailey as the next Treasurer, as he is currently on the budget committee also. Mr. Sievert 2nd the motion. Mr. Elliott calls for vote; Mr. Bailey - Yes, Mr. Ayoub – Yes, Mr. Davis – Yes, Mr. Sievert -Yes, & Mr. Elliot – Yes. Mr. Sievert is now the new Chairman of the CCMD board. Congratulations Bob you are the new Chairman.

12. OLD BUSINESS:

Goals and achievement Plan/ Strategic plan/ Ranch Water/Rosemont and Camelot/Meter Changeout/Water loss/ Water Survey and Leak Detection/Meter Towers / EOC training

We got the used truck for Ayden at a cost of \$20,300 it is in excellent shape. Will have to spend a little for parts to attach plow.

Grader operator Kelly is doing an excellent job of grading the CCMD roads.

13. NEW BUSINESS:

14. CCACC:

A. CCACC:

1. 4920 Becker Rd House

Mr. Ayoub motions to table until Plot plan and foundation plan. Mr. Bailey 2nd the motion. Chairman called for vote, all in favor.

B. Actions

- a. 5 First Letters
- b. 0 Second letters
- c. 0 Third letters
- d. 0 Unauthorized Structure

Mr. Ayoub motioned to approve the house upon approval of plot plan and foundation plan from County on 4920 Becker Rd & all five first letters, Mr. Sievert 2nd the motion. Chairman calls for vote; all in favor.

15. CORRESPONDENCE.

16. EXECUTIVE SESSION:

17. ADJOURNMENT. Mr. Davis makes a motion to adjourn, Mr. Ayoub 2nd the motion, Chairman adjourned the meeting at 7:50 p.m.


Robert Sievert, Chairman

ATTEST:


Greg Bailey Treasure

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.