



**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 26, 2023, beginning at 6:03 p.m.

1. Sam DeNardo Audit Review - Full report is on file.
Mr. DeNardo stated that the difference in this year's report is the Grant funding as it is Federal funds it has different rules for compliance. Supporting documents/reports and internal compliance reports are required. CCMD had no violations, all supporting documentation was received. CCMD staff did a great job, took the extra time to ensure all items required were complete and presented.

Financial reports as presented are all good. There are changes for the Finance lease agreement, i.e.: Pitney Bowes, and a bigger one will be district property and its net value. Report is also on file.
2. Cyber Security and expense for switches
1st Quote is approximately 5k, includes firewall/protection from ransom ware/switches/internal admin & backups. We are gradually moving forward. Checking on prices with Highline/GHValley. Will confirm sales tax is for Colorado City and not Lakewood.
3. Streamline for web site.
Current government web site is zero dollars, but also no help to maintain or update & hard to change.
Streamline company we would keep the domain and it would be in an easier format and we would get better support and adds security plus the required ADA compliant items. Price is good at 1k plus \$500 for the 1st quarter to change over.
Payments would still be through the SIPA government site at 2.6% fee to customers. It would be 3.6% if we were to use their payment site.
An indemnification clause is needed in the agreement!
4. ARPA Fund Draw #10
We have 1 year to complete. Started with tanks 1 & 2. Ordering ladders and railing will take about 3-6 weeks to get, will have them installed (45 days or install) prior to sand blasting & paint. Need to move the electronics to keep talking wireless, system is 20 years old it can be replaced for 27K. Start on tank 3 in the spring of 2024. We can heat the inside during winter to keep the project moving forward.

5. Property Bid Offer Unit 6 Lot 214
The property is at McIntyre Street & Graneros and is residential. Offering \$4750 for the property which is .25 acre. Mr. Hunter believes it is a fair price for the property.
6. Air Vac replacement on Alondra
The Air Vac in middle of his driveway on Lakeview Circle. It has been there at least 30-40 years. It was leaking out meter pit on our side. He is asking to have cement replaced.
Mr. Eccher believes a 50/50 split for the cost on this is reasonable to offer, our cost would be about 1k approximately.

Sewer plug on Wild Hog
The sewer plug was buried in the owner's driveway. Chunks of asphalt were stuck in main pipe. The owner has paid for the repair already. Mr. Eccher states that CCMD should reimburse owner the full amount as it was our fault. It was our backup in the main line.

Kidder Tap Fee discussion to wave increase.
Paid for Tap fee of 10K in November 2020, states that due to the pandemic they could not move forward due to supply shortages. No permits to build submitted. Per our rules & regulations you must start the project within 1 year or pay the difference if Tap fees increase.


Mr. Eccher thinks we should not allow this one, as the current owner is selling property. The new owner could be given credit & pay the difference.

Should CCAAC add that line on their form with notification of the 1-year payment timeframe?

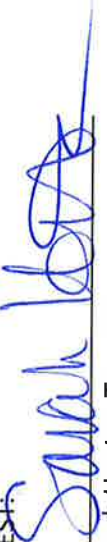
CCAAC Review
One new build of a garage, CCAAC has inspected it, there are no issues with the setbacks. The property owner has had lot lines vacated.

One 1st letter for chickens on the property in Unit 22 per Covenants, no fowl allowed. Was talked that County has a system to get a permit from the county & keep within size limit of under 6, but our covenants do not allow for chickens.
8. READING BY CHAIRPERSON OF THE STATEMENT OF CONDUCT AND DEMEANOR.
9. CITIZENS INPUT NONE

COLORADO CITY METROPOLITAN DISTRICT



Clint Gross, Co-Chairman

ATTEST:


Sarah Hunter, Treasurer

Approved this 10th day of October 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

A regular meeting of the Board of Directors of the Colorado City Metropolitan District will be held Tuesday September 26, 2023, beginning at 6:15 p.m.

1. CALL TO ORDER.
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
Yvonne Barron, Finance Director
Sandi Oglesby, Reception/AR
Gary Golladay – Water/Sewer
Greg Bailey – Water/Sewer

5. APPROVAL OF THE AGENDA.

Mr. Davis motioned to approve the agenda. Mrs. Gross second the motion. Voted called. All Board Members approved.

6. APPROVAL OF MINUTES.

Study Session	Sept 12, 2023
Regular Meeting	Sept 12, 2023
CCACC Minutes	Sept 12, 2023

Mr. Gross motioned to approve the minutes. Chairman Elliot second the motion. Voted called. All Board Members approved.

7. BILLS PAYABLE.

93K Total.

Claim submitted for lighting strike which damaged wells (Rodeo well – hole blown in side, diagnosis only so far, it is 150 deep; Summit well – fiber glass pipe keeps crumbling it is 600 ft) Insurance of 2500 deductible needs to be paid now.

\$400 for last treatment of fertilizer for golf course.

Professional services of \$4600 to review contract for RJH, CWCB, Butler (Mr. Eccher to request breakdown of costs for the board). Reimbursable per Attorney with Grant or loan.

Mr. Davis motioned to approve and pay the bills. Mr. Collins second the motion. Vote called. All Board Members approved.

8. FINANCIAL REPORT. N/A

9. OPERATIONAL REPORT. - Full report on file.

- a. Beckwith Dam report - Dam at 12.9 ft on September 14.
Gap between water produced 14M and water used 14M has decreased. Changes due to corrections obtained with the new high flow meters. Old meters do not read small amounts like toilet flushing. We are at approximately 85% of new meters installed. But out of meters and new meters on back order, could be 8 months before we obtain more meters.

- b. Committee Reports Library Sign/ Greg Newsletter /Uniform Development Code/Post Office
Chairman Elliot completed newsletter for Mr. Collins this month. Mr. Collins will do it next month.

Budget Committee meeting, Mr. Davis stated it was a good meeting for the inaugural meeting. Staff in attendance: Mr. Eccher, Mrs. Barron, Mrs. Hunter & Mr. Davis with the directors of the departments.

Ballot Issue HH – Rise in valuation of property, its cap’s property tax, but will take portion away from CCMD. Limits 4% to residential property but empty property will stay at assessed value. We are looking at setting budget with an increase but not the double that is projected. This would allow us to lower the Mil levy to give property owners a break on tax increase. After talking to the Assessor and Attorney this would be the best from having to make two budgets one if HH passes or if it don’t in November.

10. ATTORNEYS REPORT: N/A

11. AGENDA ITEMS:

Audit Review

Discussion/Action

Mr. Davis motioned to approve/accept the draft 2022 Audit Report as presented. Mr. Gross second the motion. Vote called. All Board Members approved.

Mr. Davis added a word of thanks to the staff for all the hard work put into completion of the audit and acknowledged that the auditor Sam Denardo praised the staff for good complete work making their job easier.

Cyber Security updates to accept

Discussion/Action

Mr. Collins motioned to approve. Mrs. Hunter second the motion.

Chairman Elliot asked when this will be happening & does it include firewall and ransom wear? Mrs. Barron confirmed that yes it includes both. Mr. Eccher stated they will state on Friday this week, as that is our deadline.

Vote called. All Board Members approved.

Streamline proposal for Website

Discussion/Action

Mr. Davis motioned to approve as it will make it easy for staff and customers. Mr. Gross second the motion. Vote called. All Board Members approved.

ARPA Fund Draw #10

Discussion/Action

Mr. Gross motioned to approve paying the \$5985.90. Mrs. Hunter second the motion. Vote called. Mr. Collins said yes but is in disagreement. Chairman Elliot voted no. Motion is approved.

Kidder Tap Fee

Discussion/Action

Mr. Davis motioned to deny the request. The customer will have to pay a difference in tap fee from 2020 to 2023, full fee required. Mrs. Hunter second the motion. Vote called. All Board Members approved.

Alondra Air Vac in Driveway

Discussion/Action

Mr. Collins motioned to approve to pay for ½ of the concrete repair with the homeowner. Mr. Davis second the motion. Vote called. All Board Members approved.

Wild Hog Sewer

Discussion/Action

Mr. Gross motioned to approve 100% of \$1900 of repair cost be reimbursed to homeowner. Mr. Collins second the motion. Vote called. All Board Members approved.

Offer to Buy Property Unit 6 lot 214

Discussion/Action

Mr. Collins motioned to accept the offer of \$4750 for Unit 6 Lot 214 on McIntrye. Mr. Davis second the motion. Vote called. Chairman Elliot believes we should get more- voted no. All other Board Members approved. Motion is approved.

CCACC:

Discussion/Action

- A. New Construction:
 - 1. 4760 Mosca Place Garage

Mr. Gross motioned to approve the garage building. Mr. Collins second the motion. Vote called. All Board Members approved.

B. Actions

- a. 1 First Letters

Chairman Elliot motioned to proceed with sending letter. Mr. Collins second the motion. Convents state no fowl (chickens). Vote called. All Board Members approved.

- b. 0 Second letters
- c. 0 Third letters
- d. 0 Unauthorized Structure

12. OLD BUSINESS. road resolution/ Recycling and AOS Certification Public Hearing Oct 10

Road Resolution is at the Attorney for guidance of where to put in the Rules & Regulations.

Recycling: Cost going up with contract, we would have to increase our price to possibly triple. Also, we have had a lot of abuse at the drop off site-people using it to drop trash. Also, people put trash in the recycle bags, then we get billed an extra \$2.50 per bag for them to sort that out. Will be discussed with town at next public board meeting.

Uniform Code: Mr. Kraus is going to attend on October 18

13. NEW BUSINESS:

AWWA – We have been members in the past. Current membership is \$380 per year.

Audit Software Chairman Elliot to send to review. Top-down water audit can be obtained for free.

Town Hall meeting October 17th.

November 28th budget meeting will set up for Public Hearing for that Night.

14. CORRESPONDENCE. NONE

15. EXECUTIVE SESSION:

16. ADJOURNMENT.


Chairman Elliot called for adjournment. Mr. Collins motioned to adjourn. Mr. Gross seconded the motion. All Board Members approved. The meeting was adjourned at 8:00 p.m.

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