



**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 29, 2023, beginning at 6:00 p.m.

1. Contract to buy and sell land.

Two parcels for sale, water on one, sewer on both, not side by side. Offering \$13,200 for both on Sunset & Talley Road. They understand the road is basically a goat track without improvements. Mrs. Hunter believes it is a fair price.

2. Nepotism Policy

Issue of family members working under/for other family members. Direct supervision/discipline if needed, or handling and overseeing of money. As we have issues with finding help in our community. Discuss on making this a case-by-case basis for seasonal/temporary/part-time help.

3. Dam Contract with RJH Design and Engineering

Background information from Mike: 2011, crack in dam not addressed & didn't met criteria. Past Board didn't move forward for repairs/upgrades. Two years ago, a mandatory dam safety plan feasibility study completed, determined best solution to go with 10 ft dam increase with water rights and to move forward.

Attorneys have fine tuned and now at final contract. Mr. Gross believes this is a good contract with grant for the design & construction plans and specs for us to move forward for grants to build.

Question was asked if this includes the DAF system – No, but it will work with it.

4. Cyber Security Discussion and review of Audit

One & half year ago, quite audit completed. CCMD needs to improve system/firewalls, as we are at risk. Highline/RTC longer response times. Mrs. Barron researched and received quotes from a few companies: Executeck and OnePoint. Best price for product is one point.

CCMD recently down due to lightening strike over weekend, down on Sunday back up about 9am on Monday morning. We will be moving forward for security reasons with contract with one point.

5. Discussion of moving Public Comment

Discussion to move the Public Comments up on the Board Meeting Agenda, so as that they do not have to sit through CCMD whole meeting before being allowed to speak. Proposed to have after Quorum check during regular board meeting or possible during the Study Session.

6. Discussion of Conduct for Public Forms

Past Town Hall meeting was not structured, Board Members did not oversee & became a free for all, with people talking over each other and disrespecting each other and the contractor.

Discussion that all meetings should have the Statement of Conduct read at beginning. Also, we need tighter moderation, maybe only one question per person, so all have chance to speak.

7. CCAAC Review --Conex review

Randy checked with Pueblo County rules and regulations regarding Conex containers. Pueblo county requires foundation (not slab) to lift off ground (concrete rails or railroad ties). For it to be painted like/similar to house color with no writing showing, no pitch required on roof. Need to discuss with Lawyer on where to put in our regulations.

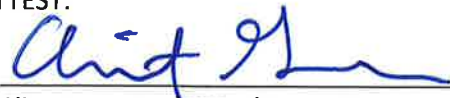
Discussion on sending out letters (1-3 with signed complaint as Representative of Advisory Committee) with Title 17 violation, then Pueblo County will work on violation. They have the authority to start charging a fine of \$100 a day for violations. The County recommended that we use this plan of action to start getting results. Form is on Planning and Zoning site.

COLORADO CITY METROPOLITAN DISTRICT



Neil Elliot, Chairman

ATTEST:



Clint Gross Secretary/Co-Chair

Approved this 8th day of August 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 August 29, 2023, beginning at 7:00 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
Randy Davenport and Bob Smith for CCAAC

5. APPROVAL OF THE AGENDA.

Mr. Collins motioned to approve the agenda. Mrs. Hunter second the motion. Vote called. All Board Members approved.

6. APPROVAL OF MINUTES.

Study Session	Aug 8, 2023
Regular Meeting	Aug 8, 2023
CCACC Minutes	Aug 8, 2023

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

7. **BILLS PAYABLE.**

Question of what the refund for overpayments if from. Explained that refunds on accounts normally come from when title company calls and gets estimate of what is needed for sale closing and final bill from customer selling the property.

Board Members had questions regarding the gas bill for heating of the pool, which is only for the three months during the summer.

Golf Course maintenance – questions regarding the heating bill. Jim to check on the natural gas and why it is so high during the summer.

Board Members questioned the reasoning for the bill for “shots” for staff. Explained that due to the raw sewage they are exposed to, it is required for TB shots to be given regularly & for new staff in specific positions.

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

8. **FINANCIAL REPORT.**

June completed. Mrs. Barron working on July financials.

The water department of 1.5M, from last year ARPA funding that was taken out of ledger . Currently upside down 42K in the red.

9. **OPERATIONAL REPORT.**

a. Beckwith Dam report

See full report on file. Lake at 13.8ft currently, down from last report, but normal for this time year.

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

Newsletter – Ray Davis has completed for this month. Next month is Greg Collins.

Gary Golladay submitted report with information on various items – copy on file.

Appreciation Letter read for Josh Briggs hard work on Applewood playground, swimming, and recreation center.

operations.

Loss of water on paper reduced from 63M to 47M now. Continue to find errors and make changes/corrections to ledgers and processes to correct.

10. **READING BY CHAIRPERSON OF THE STATEMENT OF CONDUCT AND Demeanor.**

1) **CITIZENS INPUT.**

Dietmar Kuehn: CCR Violations: Unit 26-2 Junk Yards in his area with 10 inoperable veh. & 1 inoperable motor home now. Owner states restoring old vehicles, but nothing done in years.

3053 Lunar Drive – M. Holder. 8/9 vehicles =, 1 with exp plates for 1994.

Mr. Collins comments that items turned into county in past, if the vehicle is on street they can site it for violation, if on property they do nothing. Owner can be taking to court or fined.

Anne Moss – Possibility of public communication on commercial expansion. She found Mr. Dinwiddle has had past issues with misappropriation of funds (felony). Requested a commercial water survey be completed. Also have our attorney check into Mr. Dinwiddle’s company/background.

Randy Davenport – regarding Title 17 – certificate on file.

12. ATTORNEYS REPORT:

Attorney stated that supervision should be covered by District Manager and only short-term positions, due to hiring issues.

13. AGENDA ITEMS:

Contract to buy and sell land Unit 25 - Lots 335 & 338 **Discussion/Action**

Contracts for Property-Sell both for \$13,200

Mr. Collins motioned to approve sale of property. Mrs. Hunter second the motion. Vote called. All Board Members approved.

Nepotism Policy Changes **Discussion/Action**

Nepotism Policy -- Amend the motion. Temporary Exception and Board Members notified on a case-by-case bases/situation, along with the Attorney’s Bullet points (must advertise for minimum of 2 weeks prior to hire of family) of would be under District Manager for supervision. For Part-time/Seasonal staff only due to hiring issues.

Mr. Davis motioned to approve with amended items included. Mrs. Hunter second the motion. Vote called. All Board Members approved.

Contract with RJH for design and Engineering Dam **Discussion/Action**

Mr. Collins motioned to approve with inclusion of manager to sign added. Mr. Davis second the motion. Vote called. All Board Members approved.

Cyber Security **Discussion/Action**

Mr. Davis motioned to move forward with Cyber security with recommendation per the audit. Mr. Gross second the motion. Vote called. All Board Members approved.

CCACC: **Discussion/Action**

A. New Construction:

1.

B. Actions

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

14. OLD BUSINESS. Applewood Park/ Duell well / road resolution

Applewood Park – Clint started today on fence, will take about 5 days.

Duell well – Tom Dea- pulled problems, which is part of the 5K. Packer vf//;r had rip- might move. Lighting hit it last week, fiberglass keeps breaking.

Rodeo well not sure about yet.

Federal drought funding, Mr. Eccher is going to check on.

Road Resolution- Mr. Eccher & Mr. Elliot still reviewing then will send to Carolyn.

Training: Nothing the prior week. Ray is pursuing possible options- training program so Mr. Barron is not doing all training for staff. Tery Kraus stated he would have a presentation for next board meeting.

Board agrees staff juggling to many items, causing burn-out. They are willing to find funds for extra staff to help, if that is what is needed. We could get additional funding on the government side for next year.

We need to improve/increase staff (modernize)

What about an apprenticeship program or work study program with the high school for part-time office staff? Mr. Eccher had talked with school in past but received no applicants. We will reach out to the high school again.

We've had lots of breaks in water lines/field issues – behind the 8 ball for years trying to get funding to replace lines. Maybe hire an actual Utility Manager to assist with handling water/sewer issues & to put out files to allow District Manager time to perform his actual duties and obtain funding for CCMD.

15. NEW BUSINESS: Water Quality and Complaints / Changing the polling place for elections/ Recycling

Water Quality and Complaints

Multiple situations this past month has caused issues with the water color, smell and taste. Mr. Davis put something in the newsletter, we are working the CDHP on testing.

Changing the polling place – to Library if Box is to be moved. This would put it in same location as other cities.

Recycling: Notified by contractor of a price increase on August 25, effective immediately. We do not make that much per bag for the cost and labor factor. Do we want to continue with this company and increase price of each bag to \$5? Will need to be put on next agenda for discussion and will need to be addressed at a public Hearing , to be set up by Mr. Eccher for late October 2023 to meet the 30 day notice.

16. CORRESPONDENCE.

Mr. Eccher sent email regarding APRA for into 2024. Will update for next meeting.

17. EXECUTIVE SESSION:

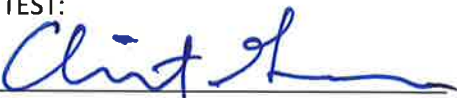
18. ADJOURNMENT.

Mr. Elliot called for adjournment. Mr. Gross motioned to adjourn. Mr. Collins second the motion. All Board Members approve. Meeting adjourned at 8:25 p.m.



Neil Elliot, Chairman

ATTEST:



Clint Gross Secretary/Co-Chair

Approved this 8th day of August 2023

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