



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, April 30, 2024, beginning at 6:00 p.m.

1. Paychex's

Training was held on Friday, April 26 for staff to get phone apps and information about logging on, posting, etc. We hope to start CCMD the pay period of May 18 with new the payroll program. CCMD will still have staff complete paper time sheets as backup.

Letter to Authorize users for Colorado City Metro

Required formal letter for removal of past financial director, and to add both District Manager and Accounts Payable staff on the account, so we have two deep.

2. Stewart Ranch Update

Gary McCormick came in last week to discuss this change, as he is on the water line too & will need a meter & to pay for water usage.

No answer from Deanna at Stewart Ranch. Mr. Eccher, Mr. Gross, Mr. McCormick, Deanna Jordan & another board members will need to hammer out a plan.

Bid from Joel for valve – some need replacement anyway, we can change where we install the valves in the line.

Need to set up meeting now, so no delay tactic on this moving forward per our timeline.  
Action Item: Set date for shut-off!

Road Servicing: Owner asking about getting a road serviced. If they are only getting lot lines vacated, we are not required to service. If they are building, they can pay to have it expedited \$2500 for first section, then \$1500 for each additional section. CCMD has no record of who to maintain this street, so it will fall to us.

Otherwise, it is approximately 18 months out after building completion, depending on CCMD budget/planning.

3. Ford 1997 to sell – not applicable, the buyer backed out of the sale (no door handles, transmission/engine not running & other things wrong)

Suggested we post on FB for minimum of \$500 prior to selling as scrap. Don't want it to sit around becoming junk in one of our lots.

4. GMS pay request.

ARPA to finish tanks – last tank. Working to figure out our system. Greg, Gary, Ayden & Jim met with them last Thursday. Next meeting on May 14<sup>th</sup> with Jason Myers.

The new bill is for 11 hours (2 different engineers). They are currently 30K over submitted proposal.

Working to finish tanks #1 & #2 now.

Will need additional funds (grant) for money to do work on tank #3. Inside will require sand blasting due to rust at seams.

5. CCAAC Reviews

See list of new builds.

Bob Smith to get a copy of the regulation regarding vehicles on property, are they required to be currently licensed. How many allowed on property if unlicensed?

Complaint regarding the foundation of a property on Waco Mish/Red Cloud (ie no skirting) house is still under construction.

Another complaint re a Conex box property at Kaneache/Satanta Blvd, with no house/trailer & junk.

Complaint about color of a new build – house is blue (there are 3 other blue houses in area)

New complaint about RV & people in tents – need to obtain more information.

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

7. CITIZENS INPUT

Bob Smith – General maintenance of the irrigation ditch on 165 (water supply ditch) trees are caving in sides. This will be included in the dam project, but additional grants will be needed to help cover the funding of repairs. District Manager would like to have the irrigation ditch covered also.

He also stated Colo City homeowners would have more pride in the area if general maintenance upkeep were done regularly. i.e.: mowing/weed removal of CCMD green space along 165. Mr. Smith has been mowing for the past 5 years (400 hours of time, and funding from his own pocket 20K). CCMD will check with County State Highway to help with the moving along 165. Mr. Smith states need to keep on top of the gourd weeds as they will take over if left untouched.

Thanks, BOB, for all the work on mowing & weed control, you are appreciated!

Josh could have the school kids help, but only available now on Fri/Sat.

COLORADO CITY METROPOLITAN DISTRICT

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

ATTEST:

  
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Clint Gross, Board Member

Approved this 30 day of April 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 April 30, 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  
Treasurer Sarah Hunter - Excused  
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

Bob Smith – CCAAC  
Nancy Schuerr – Contractor

5. **APPROVAL OF THE AGENDA**

Mr. Collins motioned to approve the agenda. Mr. Gross second the motion. Vote called. All board members present approved.

6. **APPROVAL OF MINUTES.**

Mr. Collins motioned to approve the minutes listed below. Mr. Gross second the motion. Vote called. All board members present approved.

Regular Meeting April 9,2024  
CCACC Minutes April 9,2024

7. **BILLS PAYABLE.**

Mr. Collins motioned to pay the bills. Mr. Gross seconded the motion. Discussion:

Chairman Elliot is still questioning the \$900 natural gas bill at golf pro shop. Staff believe until new windows and doors are installed this bill is going to stay high. Will call again to have meter replaced. They have stated they have fixed a leak and fixed the tank.

\$1100 Lawyer fees – for Parks & Rec. contact w Artencio water for enforcement time spent

\$300 for fleet supply – this is for 2 new batteries required for the diesel truck.

Rear bucket purchase for golf course. Funds from CTF grant 80k still have money left for other equipment as purchased equipment comes in.

USA Blue Book – safety items: cones, flags, & vests.

HD Supply. Order was messed up. We have a year's supply of TP/soap/paper towels. We did receive a \$200 discount to not send back.

Vote called. All board members present approved.

8. **FINANCIAL REPORT.** Data for departments current year expense not completed yet as AP staff out ill.

The District Manager is working with AP staff, along with Caselle, to pull requested data. December financials need to be completed to finalize 2023 year. Then monthly reports will need to be completed for Jan-Mar 2024.

9. **OPERATIONAL REPORT.**

- a. Beckwith Dam report - see full report on file.

Lake Height: 4/12 – 14.2 ft; 4.17 – 14.1 ft; 4/22 – 13.9 ft.;

- b. Committee Reports Newsletter Greg: will review tomorrow.

**ATTORNEY Report:** - N/A

There will be a Notice of Public Meeting to be held with County Planning & Zoning: May 9<sup>th</sup> at 9am in the Pueblo County Courthouse regarding a wavier submitted by Valley First to leave GH Valley Park – the ballpark parking lot gravel, and not to pave. Mr. Eccher, Misty Sprague and Amanda Atencio from Valley First will be attending.

11. **AGENDA ITEMS:**

**Letter to Authorize Users for CCMD**

**Discussion/Action**

Mr. Gross motioned to approve the letter for new authorized users for CCMD. Mr. Collins seconded the motion. Vote called. All board members present approved.

**Sale of 97 Ford Pickup - N/A**

**Discussion/Action**

Mr. Collins made a motion to post the 97 Ford Pickup on FB & our website for 2 weeks, prior to selling for scrap. Mr. Gross seconds the motion. Vote called. All board members present approved.

**Resolution**

Mr. Gross motioned to pass Resolution 6-2024 Adopting Jodie Place . Mr. Collins seconded the motion. Vote called. All board members present approved the motion.

**CCACC:**

**Discussion/Action**

A. New Construction:

- |                        |        |
|------------------------|--------|
| 1. 3158 Palumar Road   | Garage |
| 2. 5278 Los Cerritos   | Garage |
| 3. 4281 Chaffee Drive  | Shed   |
| 4. 3884 McIntire       | Deck   |
| 5. 5004 Isabella Drive | House  |

Mr. Collins motioned to group all 5 new builds together for approval. Mr. Gross seconded the motion. Vote called. All board members present approved.

B. Actions

- a. 1 First Letters
- b. 0 Second letters
- c. 0 Third letters
- d. 0 Unauthorized Structure

Mr. Gross motioned to send the First Letter regarding complaint to the property owner. Mr. Collins seconded the motion. Vote called. All board members present approved.

12. OLD BUSINESS. road resolution /Goals and achievement Plan/ Strategic plan/ Finance Director/Internet redundancy for plant/ Manager review May 14 / Incentive Program

Road resolution /Goals and achievement Plan/ Strategic plan/Incentive Program – on hold

Finance Director: Suggest we ask Ms. Schuerr to help with posting the position in various publications/University & other hiring sites. As Executive position will need 2 people for 1<sup>st</sup> review, then viable candidates to Board for Interviews. The Board gives Ms. Schuerr authority to assist with this high priority task.

Internet redundancy for Plant: Jensen & Mr. Golladay to pull together for plans/equipment for Starlink Business account, if to use full time or only as back-up as needed, should have this by next meeting.

Manager Review: Review scheduled for May 14<sup>th</sup> meeting. Mr. Eccher has sent out forms for completion by all Board members. Please complete and return to Chairman Elliot prior to meeting.

We have three new employees hired, 1 for the water/sewer treatment plant & 2 for outside water and

sewer crew.

North Park sewer blockage (currently past 30 min) Restaurant was asked to close. Russ hit the blockage, but now it is flowing well. It flows well from the club house down. Think the bad connection is at Erin's house. Plan to re-dig this connection for check valve.

Mr. Gross thinks CCMD needs to repair the 2" line or at least get an analysis of it. 30K to just scope the line around the Golf Course. 25k more to bore it. 12k excavating = pipe + cement, etc.

13. NEW BUSINESS: May 11, 2024, Valley First, PDPHE, Janus Oil, San Isabel Electric, And CCMD

Valley First Community Clean-up will be on May 11 @ Rec Center from 7a-11a. San Isabell Electric is suppling a chipper for branches. Mulch will be available for Colo City Metro customers. See Flyer.

A load of dirt has been requested by Sharon for the community garden, we can get from the Golf Course.

14. CORRESPONDENCE: Letter Bob Cook see Emails

Mr. Cook tried to get on CCMD website & was thrown out. States site is "Private". That he must have an account 30 days to post.

Received about 7 CORA requests from Mr. Cook in the past 10 days approx. Some items are not available for public knowledge (i.e.: w2/1099/benefits/disciplinary files/vehicle logs). Wanting to know salary employees and their benefits.

15. EXECUTIVE SESSION:

16. ADJOURNMENT.

Mr. Collins motion to adjourn the meeting. Meeting adjourned at 7:35 p.m.

COLORADO CITY METROPOLITAN DISTRICT

  
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Neil Elliot, Chairman

ATTEST:

  
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Clint Gross, Board Member

Approved this 14 day of May 2024

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