

**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 November 28, 2023, beginning at 6:00 p.m.

1. Presentation of 2024 Budget with increases will review in Public Hearing

Chairman Elliot stated we need to discuss rates before finalization of budget. Which could include a 20% increase in water rate, increase in base rates for both water & sewer, and increase the tap fees.

Mr. Collins will step in for Mr. Davis on the committee.

2. Property Buy/Sell agreement. Parcels 4724404008 & 4724404009

Harlie LLC countered with 12K for both properties, 7,500K for each lot. Lots are about .18 acre per lot. Harlie LLC may have them rezoned to build 2 smaller patio homes instead of 4 condos.

Received a letter from a citizen regarding the sale of the property and it stated they thought it was a good investment for CCMD.

3. Grant Writer / Grant manager

Mr. Eccher has had feelers out with two people to see if interested. He believes it would be best for CCMD to hire a Grant Manager as they follow the paperwork from both sides to ensure completion and compliance.

Mr. Eccher is working on the grant for DOLA 1M due by Friday, December 1, 2023.

Board member asked if Misty could provide any contacts? Would she be interested?
Is Atenco – covering Valley 1st & our grants?

4. Terry Kraus Proposal for Training Coordinator

Mr. Kraus proposal for training was read (is on file). He stated most employees leave due to being underappreciated or not trained in all aspects of the job. The cost to employers when a company loses an employee is approx. \$1500 plus one year of salary.

If move forward to hire a part-time training coordinator, we have to post everywhere per Mrs. Barron. We cannot just hire Mr. Kraus without posting the position.

5. Resignation letter Nancy Scherr

Mr. Eccher read Mrs. Scherr resignation letter and stated she has been a joy to work with on the committee.

Mr. Larry Berg has been in the office organizing the files and has created a new filing system for the CCAAC files.

Need to let the public know that more help/volunteers needed. Per Mr. Berg he thinks they currently have enough help. Biggest area that CCAAC needs help would be in clerical area, possibly hire a p/t position to assist CCMD with CCAAC related phone calls. The P/T position would need to be in the office to answer questions, as data, maps & files are at CCMD.

6. Review of CCAAC

Three items ready for approval. 1 – Covered Patio, 2-House on Waco Mish & 3-House on Stanley.

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

8. CITIZENS INPUT – N/A

COLORADO CITY METROPOLITAN DISTRICT



Niel Elliott, Chairman

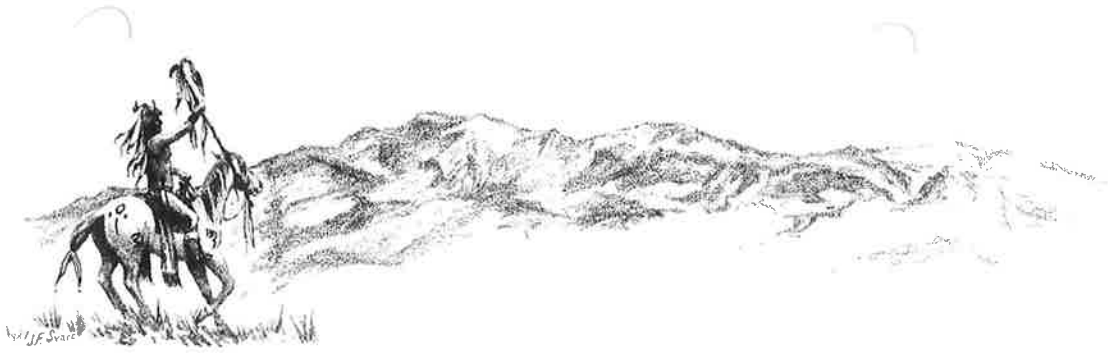
ATTEST:



Clint Gross, Co-Chairman

Approved this 28 day of November 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 November 28, 2023, beginning at 6:43 p.m.

1. CALL TO ORDER.
2. PLEDGE OF ALLEGIANCE.
3. MOMENT OF SILENT REFLECTION.
4. QUORUM CHECK

Chairperson Neil Elliot
Treasurer Sarah Hunter - no - excused
Secretary/Co-Chair, Clint Gross
Director Greg Collins
Director Ray Davis - on Zoom

Also in Attendance:

Jim Eccher, District Manager
Yvonne Barron, Finance Director – on Zoom
Sandi Oglesby, Reception/AR
Gary Golladay & Greg Bailey – Water/Sewer
Terry Kraus - Newspaper

5. APPROVAL OF THE AGENDA.

Mr. Collins motioned to approve the agenda with added item on the training contract position. Mr. Gross second the motion. Voted called. All Board Members present approved.

Close Regular Meeting at 6:46 p.m. for Public Hearing meeting

6. PUBLIC Hearing: **Rate Increase for Water Sewer and Campground**

Scott Thomas- with CRWA Colorado Rural Water Association here to support any questions.

Current proposed rate increases include:

5% increase to base rate

20% increase to water/sewer rates

Increase in Tap fees to 25K: 15k water, 10k sewer.

AOS fees undetermined what increase should be made. Losing funds as more lot lines vacated.

The 2009 audit stated rates should be increased then. No increase until 2018. CCMD is still below recommended rates suggested back in 2009. How can CCMD start/complete projects without increased prices? The current budget plan only covers grants through 2024 with no worst cases scenario slush fund included. What is the shelf life of our current water system?

Customers who attended agreed that a bigger 1 or 2 times is needed. Would rather pay large amount now instead of getting small increases every year that don't help the community & CCMD issues.

Could we look into a possible customer slush fund to assist customers in need. The board would have to set up very specific criteria to move forward on this, and how to determine need.

The Public Hearing Meeting closed at 7:46 p.m.

Re opened the Regular Meeting at 7:47 p.m.

7. APPROVAL OF MINUTES.

Special Meeting	November 6, 2023
Study Session	November 14, 2023
Regular Meeting	November 14, 2023
CCACC Minutes	November 14, 2023

Mr. Collins motioned to approve the minutes. Mr. Davis second the motion. Voted called. All Board Members present approved.

8. BILLS PAYABLE.

AWWA what was the cost? \$360 per year currently for CCMD to join.

Firewall protection for computers was approved at the last meeting, it is required.

Patch cement at Golf Course required due to damage.

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

9. FINANCIAL REPORT.

Mrs. Barron has been completed though the end of September.

\$768 thousand in the hole with project ARPA in the green.

10. OPERATIONAL REPORT.

Mr. Davis completed letter and PowerPoint. Mr. Collins to do the budget as Mr. Davis will be out.

- a. Beckwith Dam report – see report for full details.

Lake at 13.6 for the past two weeks.

Will we be able to raise the level of water next year in the lake? As the cost is 18K not 15K, staff do not think we have the funds needed yet to complete this next year. To get the base down another 10 feet will cost 7M, it is planned already in the expansion. Still loss of 8M gallon water unaccounted for, very likely the Horse Ranch.

Possible continued water restrictions next year due to lack of storage due to ongoing water tank repairs.

- b. Committee Reports Ray Newsletter - received / Budget Committee – Mr. Eccher to set-up meetings with water engineers & board members, dates unknown.

11. ATTORNEYS REPORT:

CCMD did get letter from State for approval of payment plan for violation. Payments start in March 2024 for 12 months.

SPE – funds for environmental aspects would not be beneficial for our community.

11. AGENDA ITEMS:

Property Buy/Sell Counter offer #4724404008 & 4724404009

Discussion/Action

Mr. Collins motions to approve the proposal of \$7500k for each property, a total of 15K for both. Mr. Gross seconds the motion.

Discussion: How long on the CCMD books? Since 2005, as such CCMD has not received any taxes or AOS on these properties at that time.

Voted called. All Board Members present approved sale.

Rate Increases for Water, Sewer, and Campground

Discussion/Action

Mr. Briggs proposed an increase of \$5 only to tent sites & 50-amp sites.

Mr. Collins motioned to approve an increase of \$5 across the board for all camping sites. Mr. Gross seconded the motion. Voted called. All Board Members present approved increase.

Training Coordinator Position

Mrs. Baron reminded all that due to the Equal Pay Act – we must advertise for any new positions. Even as a subcontractor position would have to be advertised.

She also asked if we are going to outsource payroll and if so, the administrative office would not need additional staff. Mr. Collins stated that outsourcing payroll had been approved previously.

Mr. Collins motion to post/advertise to hire for the training coordinator position, which would be reviewed quarterly. Mr. Gross seconded the motion. Voted called. All Board Members present approved.

CCACC:	Discussion/Action
A. New Construction:	
1. 4564 W Colorado Blvd	Covered Patio
2. 5984 Waco Mish Rd	House
3. 3187 Stanley Ave	House

Mr. Gross motion to approve all three CCAAC actions as single item. Mr. Collins seconded the motion. Voted called. All Board Members present approved.

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

12. OLD BUSINESS. road resolution working with Attorney / Payment plan was accepted by CDPHE.

Road Resolution staff has not had time due to review of budget items.
Payment plan is in place for CDPHE.

13. NEW BUSINESS: Grant Application completed for CWCB with help from Misty

Mr. Eccher has issues with the grant writing site. Grant for 25K is now in review.

Is Misty interested in grant writing for CCMD. We probably could not pay her the required salary she would need.

Mr. Sprague is already on the proposal.

Mr. Collins questioned the budget and are we planning the budget in the worst-case scenario? What is the cost for CCMD to get water to the customer? In the budget we are including funding for additional staff that is needed for the various departments to function efficiently. What about funding for additional operational costs for unseen expenditures? Have we padded the budget for these things?

Mr. Eccher to coordinate a Special Meeting ASAP after working with Scott Thomas to calculate water expenditure numbers. We must post the Special Meeting on Public Notice.

14. CORRESPONDENCE. Letter from Mr. Houghton

Letter for Board members from Mr. Houghton regarding sale of listed property to Harlie LLC
Mr. Houghton is uninterested in the party and believes the sales would be in the best interest of CCMD.

15. EXECUTIVE SESSION:

16. ADJOURNMENT.

Mr. Collins motion to adjourn the meeting. Mr. Gross seconded the motion. Vote called. All Board Members present approved. Meeting adjourned at 8:10 p.m.

COLORADO CITY METROPOLITAN DISTRICT



Niel Elliott, Chairman

ATTEST:



Clint Gross, Co-Chairman Member
Approved this 28 day of November 2023

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