



**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 July 28, 2026, beginning at 6:00 p.m.

1. Fire Hydrants: Few hydrants (5) do need replacing/repair, at a cost of 10K each approximately 335 hydrants in CCMD. We have a few hydrants in storage, and we will start replacing them with work permits and approval received from Pueblo County.

Fire Hydrants have Pueblo thread and Standard threads on each, must have correct thread to connect.

2. Open range of cattle? In past, open/free range cattle in CCMD areas can they if they fence in the areas: Vacant lots, green belt areas let cattle graze? Would CCMD be open to this endeavor. Check with County Commissioner if allowed (even if zone regulations normally do not allow it – fire mitigation). If can get approval legally with the fence out definition, this would be a possibility.

3. Water Restriction: Need to discuss going to Level 4 Watering Restrictions with the drought, heat & fire, our water levels are low.

How to regulate: picture, time stamp of watering: volunteers, utility staff & board members.
1st time: notify them. Subsequent times- yes: fines.

Ball Parks & Golf Course use unpotable water (not drinkable). They have already reduced watering at these locations. We do need to keep these multi-million-dollar assets operational, as they bring in funds to help the community, via usage, vendors, restaurants, etc.

Should have a Public/Special Meeting for public input: schedule to have next Tuesday August 4, 2026. Add to agenda for vote.

4. Extension of Audit by Auditors: Auditors are asking for extension from the state, as they could not get it down here due to fire, and have not been able to reschedule after evacuation lifted. It is now in the States hands for approval.
5. Lagoon testing: Starting next couple weeks, used for emergencies if allowed to store water back to the head gates, if needed. Testing approved at prior board meeting.

Smoke testing is put on hold for now. It is not good idea for everyone to see smoke with what everyone has just been through.

6. Painting of Tank: Starting August 11. Trailer has been delivered that will hold 20 thousand gallons of water for use during painting inside of tank 1, instead of the bladder used last year. Insurance did pay for the bladder last year. Suggested that we hire an inspector to confirm painting of tank done correctly, not just take GMS (Alex) word, as must be done correctly, one estimate of 25k per tank for tanks 1 & 2. Need to get a second estimate. Check if contract allows them to pay for 3rd party inspector.

Any damage to tank 3 – due to fire right next to tank? Did burn Hightide communication equipment being replaced.

7. CCAAC Review: Red food truck, county has 28-day limit, they have surpassed that timeframe. Three regulation violations were violated with county and four regulation violations per our covenants for unit 39. They did not submit applications for review through CCAAC nor paid the application fee, which would now be doubled.

C-022 Owner to have trailer towed at his expense, give him until Aug 4 to move.

Have 10 complaints going through process. Changing process of letters to include statements after first letter to show they have incurred a fine to be paid, to ensure no legal issues.

In October Mr. Smith will input a Resolution for AOS and any additional fines to the county that have been accumulated by the CCAAC.

Tires: Accumulated/collected around CCMD, know of a company that will pick up/dispose of tires for \$3 each. In past disposed of via Pueblo County during clean-up days.

Property with abandoned vehicles & RV, have not been able to reach owner. Two of them are on CCMD property. Do we want to pay to have them removed?

- | | |
|---------------------|-----------|
| 1. 4790 Pagosa Way | Pole Barn |
| 2. 4000 Lincoln Ct. | Shed |
| 3. 2956 Knoll Ct. | Shed |

8. READING BY CHAIRPERSON OF THE STATEMENT OF CONDUCT AND DEMEANOR:

9. CITIZENS INPUT: Dana McAllister: Owner of Bolts, speak re Aldolf's food truck. She has made attempts to talk with owners and other owners building, re bathroom, parking space usage & trash that her staff has to deal with disposing of, she occurs the cost. Are they following code per Pueblo County. She has filed a complaint with Pueblo County already also.

Rocky with Three Sisters: He went to the state prior to adding addition that state has no bearing on that road. Then went to county, county states not their road, but has been maintained as a favor, Per Mr. Bailey and his prior dealings the road is State owned. We have no jurisdiction. Hazardous road conditions with where the truck is parked for drivers and pedestrians. Send the letter.

Need to establish ownership of that driveway. Check with Attorney to check if other Metro Districts have Food Trucks and put a resolution in place for this item.

Tyson: Did the BBQ in Ace parking lot during fire. Wants to help with maybe backpacks for kids' effect by fire for school or help in any other way. He is Construction Manager and have insurance background to assist with fire victims if citizens need help. Bring policy to chat with them for help. Post on Greenhorn Valley page with services available. Thank you for your assistance and help with the victims.

Karam: Events in Valley during evacuation: Thank residents and staff members that kept our Valley as it is today. Also want to thank District Manager, James Eccher, although he was on vacation he took all phones calls. Andrew Hayes, Pueblo County assisted with finding and getting five generators to the water/sewer plants in order to keep them running during the fire. We all owe big thanks also to Gary, Hayden and Ayden who stayed here during the entire fire, sleeping at the water & sewer plants to keep them running, at risk to their own health & lives. No boil noticed due to this action. Kudos to Cristy Adams for going above and beyond during the fire/evacuations. Additional people jumped into helping CCMD to prevent additional damage to our little piece of heaven. Karim had also Janssen Arend for him being and assisting the whole time of the fire to assist Gary,

BOARD OF DIRECTORS REGULAR MEETING

A regular meeting of the Board of Directors of the Colorado City Metropolitan District will be held on Tuesday July 28, 2026, beginning at 6:15 p.m.

1. **CALL TO ORDER:**
2. **PLEDGE OF ALLEGIANCE:**
3. **MOMENT OF SILENT REFLECTION:**
4. **QUORUM CHECK:** Chairperson: Neill 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
Roberta Anderson, A/R Reception
Gary Golladay, Water/Sewer
Bob Smith, Architectural Committee

5. **APPROVAL OF AGENDA:** Mr. Sievert motions to approve the agenda, with a special meeting to discuss Level 4 Watering Restrictions on August 4, 2026, at 6pm. Mr. Davis 2nd the motion. Chairman Elliot Calls the vote, all Board Members are in favor.
6. **APPROVAL OF MINUTES:** Mr. Davis motions to approve the minutes, Mr. Sievert 2nd the motion. Chairman Elliot Calls the vote, all Board Members are in favor.

7. **BILLS PAYABLE:** Mr. Davis motions to pay the bills, Mr. Ayoub 2nd the motion.

FWCA bill not broken down for change order. Survey down from 25K to 12K the change order was bid to be \$2500 + \$500 is only final \$750 do it or loss 1.4M.

Pueblo County College interns' part of the Fame Program, annual membership fee to be part of the program.

CTIO problem was a driving ticket, personnel issue, someone taking samples received ticket, didn't bring in until now.

High Country Fence clarification, last Oct-yes, still operational after fire.

Chairman Elliot calls the vote, Mr. Bailey-Yes, Mr. Ayoub-Yes, Mr. Sievert-Yes, Mr. Davis-Yes. Chairman Elliot-No. Vote passes.

8. **FINANCIAL REPORT:** Standpipe report out late, report includes 2023, 24, 25 & 26 over, going up from prior years.

Financial report missing payroll items due to Paychecks/ADP not meshing with Caselle showing. Finance Department is having to calculate/confirm and enter all manually.

9. **OPERATIONAL REPORTS:** 14 Million gallons processed, 12M billed, 2M difference some will have been used for the Applewood Fire. Recently had water gushing out of manhole covers determined blockage in line that caused water to backup in lines and come out of manhole covers. Staff able to clear lines prior to meeting.

Waiting for quote on Standpipe from Aquafer that calculates water gallons. Looking for 2nd quote.

Josh's crew cleaned up ditch from head gate to lake will need to replace some sections. We already have 25K to find grants to replace this ditch.

See reports from all services.

- a. Beckwith Dam report: 9.5 ft last week, all dry.
- b. Committee Reports: Newsletter July Neil

10. **ATTORNEYS REPORT:** Daniel & Carolyn met with the assessor who argued their point of why all under one umbrella (i.e.: empty lots at \$450 and the agreement with the commissioners. All should be assessed for the property they are, not under blanket. Attorney writing letter along with Fire Attorney to state this is not right. Have until August 15th to give us a dollar amount.

11. **AGENDA ITEMS:** Add Special Meetings for Level 4 Water Restrictions on August 4th at 6pm. Motion to add: Mr. Sievert, 2nd Mr. Ayoub, approved. Will be on website, Facebook, & Greenhorn Valley View to notify citizens of meeting.

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

Remove Water Survey from Old Business.

Add Road Access back on list.

13. **NEW BUSINESS:**

Consider at next meeting in new business a moratorium on taps, unless significantly different (wet) fall. To discuss in following meeting. Would need to inform county if we vote to place a moratorium next year.

Mr. Ayoub – summoned by county commissioners to be part of United Way of the long-term recovery group, for the 10M to help people in the valley area. We need to take action to create an emergency operations volunteer group. I would like to partition to have a fund raiser at Hollydot to raise funds. Fire mitigation: working to get woodchipper here with county & our employees to mulch the wood. Don't want people to do mitigation and then have piles everywhere that then can catch fire, need to figure out disposal of it.

I would like the Board to send letter to Pueblo County for all the assistance during the fire. District Manager composing letters for the various departments to have all Boards members to sign & include Applewood Fire. D.M. to follow up for dumpsters in Applewood, due to possible asbestos, information needs to get to homeowners too.

Looking to having all Department heads take emergency training courses.

Petition legally mitigation by cattle grazing or mowing in empty lots, in a nondestructive way. Is trespassing?

14. CCACC:

A. CCACC:

- | | |
|----------------------------|------------------|
| 1. 4790 Pagosa Way | Pole Barn |
| 2. 4000 Lincoln Ct. | Shed |
| 3. 2956 Knoll Ct. | Shed |

Mr. Sievert motions to approve the sheds, Mr. Bailey 2nd the motion. Chairman Elliot calls the vote; all Board Members are in favor.

B. Actions

- a. 1 First Letters: Mr. Davis motions to send 1st letter to Adolfo's Food Truck-owner. 2nd Mr. Ayoub. Calls the vote, all Board Members are in favor.
- b. 0 Second letters
- c. 0 Third letters
- d. 0 Unauthorized Structure

Bob Smith asked to change resolution, give it to Mr. Eccher, for track changes, then to board for approval.

- 15. CORRESPONDENCE. Letter From Miss. Roque to Andrew Hayes,** Mr. Eccher will write a letter from him and the Board. Send the mayor to make it a proclamation.

16. EXECUTIVE SESSION: N/A

- 17. ADJOURNMENT:** Mr. Davis makes a motion to adjourn the meeting, Mr. Bailey 2nd the motion, Chairman Elliot adjourns the meeting at 8:31pm.



Neil Elliot, Chairman

ATTEST:



Karim Ayoub, Secretary

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.