



Colorado City Metropolitan District
PUBLIC NOTICE
BOARD OF DIRECTORS STUDY SESSION
AMENDED

A study session for the Board of Directors of the Colorado City Metropolitan District will be held Tuesday April 29, 2025, beginning at 6:03 p.m.

1. Water survey and leak detection Quote

Both phases total will be 152K – if split up then 80K for data collection & 70K for leak detection. Wait until financing & rates numbers available to see where are at financial, and if we can move forward with both simultaneously. We could start with the data collection first to see what meters not collecting data. They could start in May of 2025, and would have to wait until next year if they were waiting for all new meters to be installed (can't fix what they can't find). Mr. Davis suggests getting all meters installed prior to data collection. CCMD still has approximately 80 meters to replace.

2. Valley First Phase II Contract

820T for Phase II for football field, this is all covered by the NOCO grant. Grants also have funds for new playgrounds. No charge to us, just pass through of the funds.

Action item for Mr. Eccher – Advice to go ahead & sign contract.

3. Fine Structure for CCACC

On the informational sheet for customer notification, change the site location from ColoradoCityMD.gov to ColoradoCityMD.org

4. CCAAC Reviews

- | | |
|---------------------------|----------------|
| 1. 7191 Terlesa Drive | Shed and Fence |
| 2. 4820 Cuerno Verde Blvd | Fence |

All applications are complete and ready for approval.

Chairman Elliott informed the Board that Mr. Kraus via email agreed to be a liaison from CCMD for the Pueblo County Roundtable meetings.

5. READING BY CHAIRPERSON OF THE STATEMENT OF CONDUCT AND Demeanor.

6. CITIZENS INPUT – N/A

COLORADO CITY METROPOLITAN DISTRICT



Neil Elliot, Chairman

ATTEST:



Clint Gross, Board Member

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BOARD OF DIRECTORS REGULAR MEETING

A regular meeting of the Board of Directors of the Colorado City Metropolitan District will be held Tuesday April 29, 2025, beginning at 6:17 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 - Excused
Director Ray Davis

Also in Attendance:

Jim Eccher, District Manager
Cristy Adams, Finance Manager – via Zoom
Sandi Oglesby, A/R - Reception
Gary Golladay – Water/Sewer
Greg Bailey – Water
Ayden Gillund – Utilities
Bob Sievert – Upcoming Board Member
Karin Ayoub – Upcoming Board Member
Carolyn Steffle - Attorney

5. APPROVAL OF THE AGENDA

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

6. APPROVAL OF MINUTES.

Study Session April 8, 2025,
CCACC Minutes April 8, 2025

Mr. Davis motioned to approve of the minutes listed with Item #11 modified as discussed with correction that Assure LLC was not to be excused from AOS fees. Mr. Gross seconded the motion. Vote called. All board members present approved.

7. **BILLS PAYABLE.**

Mr. Gross motioned to pay the bills. Mr. Davis seconded the motion.

Discussion: ProShop – natural gas bill – still high – due to replacement of windows & doors. We lose all the warm air when an item is off and being replaced, so the furnace is running more often. Once all the windows and doors are installed, there should be a decrease in this bill.

Vote called. All board members present approved to pay the bills.

8. **FINANCIAL REPORT.**

Ty has been helpful in researching. Might have to turn off each meter down the line in South Park to figure which one affects that location.

9. **OPERATIONAL REPORT.**

Last Thursday Dam inspection completed with Mark Perry talked about re: FEMA. 45% of 3.5M adding to not just safety, just 510K difference same to just make safe.

a. Beckwith Dam report

Lake level: 4/2/2025 – 14.8 feet. Run off good.

Lake level: 4/2/2025 – 14.5 feet. But muddy, sending to pond. Have asked Mr. Perry if it is OK to take off the restriction until the end of August, he approved we can go to 15.5 ft level now.

Information on ballfield expenses and funds paid out in the package as requested.

b. Committee Reports Newsletter - June:

10. **ATTORNEY Report:** Carolyn Steffle here to answer questions.

Water Treatment project off the ground, 180 days by end of year. We should apply for all funds: private financing, loans and/or grants at this time. We have not heard yet from USDA on those grant approvals. We have three different options: If we use Fed (grant) funds it increases the project cost due to regulations with DOLA/LEBA, having an Engineer on site, amongst other things. If we finance, we pay interest, which increases project cost, this is the most feasible. We could possibly get approved for grants after the fact and pay portions of the loan early.

We have received a letter of approval of 2M, if the federal balanced budget is approved.

Project is "Good" in the eyes of the State; they understand our predicament on the funding.

11. **AGENDA ITEMS: Public Hearing opened at: 7:05 PM**

Public hearing for water shut off at 5309 Cibola Drive asked for by Mordecai Valdez

Attorney Carolyn Steffle explained the general process of this public hearing. District Manager to read the submittal. Mr. Valdez may explain his side. Open for public comments (3 min each). Board to make determination on finds, then a vote will be called. The vote decision will be final.

Colorado City Metropolitan District does not want to incorrectly paraphrase nor omit pertinent items when transcribing the general notes on this meeting. We believe it is the best interest of all for citizens to have access to all comments made.

Please go on line at: ColoradoCityMD.org (go to Governance drop down, then to Board Meetings then to April 29, 2025 Board meeting) to view full recorded video of this hearing.

Order of the Board of Directors for April 29, 2025 was read motion made by Clint Gross and 2nd By Ray Davis vote was taken Ray yes, Sarah Yes and Clint Yes Water will be shut off May 5, 2025.

Public Hearing closed at 8:37 pm

Water Survey and Leak detection Quote

Discussion/Action

Mr. Davis motioned to approve action. Mr. Gross seconded the motion.

Discussion: Mr. Davis likes the idea of splitting the work and having completed it in two phases (water survey and then leak detection). He believes CCMD needs to have all meters installed prior to starting work. Mr. Gross agrees with this thought process to get meters completed first. (Add this item to old business)

Vote called. All members present voted "NO". Motion denied.

Add this item to old business for future meetings.

CCACC:

Discussion/Action

Mr. Gross motioned to group all items for approval. Mr. Davis seconded the motion.

A. New Construction:

- | | |
|---------------------------|----------------|
| 1. 7191 Terlesa Drive | Shed and Fence |
| 2. 4820 Cuerno Verde Blvd | Fence |

Vote called. All board members present approved.

B. Actions – N/A

- a. 0 First Letters
- b. 0 Second letters
- c. 0 Third letters

d. 0 Reported to Zoning and Health Dept

12. OLD BUSINESS.

Goals and achievement Plan – N/A

Strategic plan– N/A

Wells Repair – Rodeo- nothing new to report. All other wells are working well and are being tested quarterly.

Ranch Water – Two tests completed: 1 each from North and South Park areas. We may have to go from valve to valve to see where it comes from in South Park. Unsure if will have to shut down all of SouthPark, or if can do a section at a time.

Meter Changeout - No additional meters have been changed out since the last meeting, have two new staff (Zack & Kyle) in utilities department, getting them up and running on procedures & processes. Also shut offs and meter reads had to be completed.

There have been two training sessions with Foxworthy for staff to advance and get next level certifications.

We have someone who is going to start shadowing Greg Bailey for a possible backfill of his position in September.

One other possible applicant, and we have one staff member still out on Workman's Comp.

Water loss – N/A

Wages – N/A

Camelot and Rosemont completed - Still working on this item.

13. NEW BUSINESS:

Migration of Email to @colocitymdco.gov – Started last Thursday for all staff, some issues, still working bugs out. All Board members have new email addresses also. Old email addresses will be for one month point to the new email address. Please notify your contracts of new email.

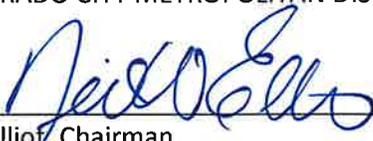
Question about what is happening at the Applewood site that is becoming a dumping area on CCMD greenbelt land. Seems it is one resident that we are having the issues with, there is an open case with Pueblo County. The RV is parked partially on their property and partially on CCMD land. Mr. Eccher will have Josh work on clean up with assistance from the County deputy.

14. CORRESPONDENCE: Letter from Hoff – Three different payment arrangements have been signed, and all have been broken.

Mr. Gross motioned to deny the request. Mr. Davis seconded the motion. Vote called. All board members present approved the motion to deny the request.

15. **EXECUTIVE SESSION:**
16. ADJOURNMENT. Mr. Gross motioned to adjourn the meeting. Mr. Davis seconded the motion. Meeting adjourned at 8:53 p.m.

COLORADO CITY METROPOLITAN DISTRICT



Neil Elliot, Chairman

ATTEST:



Clint Gross, Board Member

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