



**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 29, 2025, beginning at 6:00 p.m.

1. GMS Tanks Change orders
2. Audit Extension
3. RFP for Dam
4. RJH Contract
5. Letter of Intent to Purchase Land
6. Action on Rosemont and Camelot
7. CCAAC Review
8. READING BY CHAIRPERSON OF THE STATEMENT OF CONDUCT AND DEMEANOR.
9. CITIZENS INPUT

BOARD OF DIRECTORS REGULAR MEETING

A regular meeting of the Board of Directors of the Colorado City Metropolitan District will be held Tuesday July 29, 2025, beginning at 6:15 p.m.

1. **CALL TO ORDER.**
2. **PLEDGE OF ALLEGIANCE.**
3. **MOMENT OF SILENT REFLECTION**
4. **QUORUM CHECK**
5. **APPROVAL OF AGENDA.**
6. **APPROVAL OF MINUTES.**

7. **BILLS PAYABLE.**
8. **FINANCIAL REPORT.**
9. **OPERATIONAL REPORT.**
 - a. Beckwith Dam report
 - b. Committee Reports Newsletter Ray
10. **ATTORNEYS REPORT:**
11. **AGENDA ITEMS:**

Study Session /Regular Meeting July 8, 2025,
CCACC Minutes July 8, 2025

Change order
Audit Extension signature
RJH Contract signature
Letter of intent to purchase property

Discussion/Action
Discussion/Action
Discussion/Action
Discussion/Action



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BOARD OF DIRECTORS STUDY SESSION**

A study session for the Board of Directors of the Colorado City Metropolitan District will be held Tuesday July 8, 2025, beginning at 6:00 p.m.

1. **GMS Tanks Change orders.**

\$33,908 Invoice – part of the contact.

Questions on the submitted schedule i.e. dates for coordination.

Handrail on tank #3 is 100% completed, Alex plans to do a drone fly over to review tomorrow for the inspection.

Tank 1 & 2 status: Issues with the bladder received, hole on bottom side, received patch but no glue. Haven't been able to reach contractor, Dale Yocum regarding the for the bladder issues. No response from him last week. Staff need to inundate him with calls, to get a response. Don't want to fill and have burst open flooding house below. We will have to drain, flip over to see how big a patch will hold, can it be heat fused if along a seam?

Alex states it is not holding up tank production, yet.

Change Order copies to all board members. A few items need to be resolved before completing. Price changes are at 2025 pricing not the original contact price of 2022.

Check on PRV's to confirm.

Tank #1 is under the compliance order, need inside completed 1st.

Base of Tank #3 needs to be a priority!

Discussion of order – schedule – what area's first?

Mr. Ayoub has requested three times for the schedule.

Mr. Ayoub to coordinate a meeting, in person & via Zoom for all parties involved with scheduling of the tank process (Gary, Greg, Jim, GMS, Alex, Andrew) to build a working timeline for all stages of the tank painting process. Contract should be the one responsible for making this happen.

Suggested that parties should be for maybe ½ hour every few days to adjust plan/timing as needed, as always adjustments in construction work.

Jim Eccher got a contractor to come in and complete road work so that Alex could get equipment & supplies to the upper tank.

Is there any way to get the taggers to stop painting the tank? Alex did state that the new paint/epoxy will be easier to clean off any graffiti without damaging the finish.

2. Enforcement letter for Sewer

Responses in Board Members Packages. July 14th to come together with all of us. July 15, meeting with Ms. Brink.

Responses: CCMD informally – they back peddling. SOP changed from July 27 to August 16.

Re-lining of the lagoon requirement is by August 12 – No way to have contractor bid and get completed in that timeframe. Mr. Golladay, Mr. Bailey, Mr. Eccher, Mr. Dave Lewis, along with the Attorney's get together to submit a response. Submit request for date to be February 2026 for completion of the re-lining.

3. RFP for Dam

RJH met with Mr. Ayoub and Mr. Eccher. Engineering would be an additional 2M over and above the original price of contract, if they did. RJH: Design & Engineering plans already are 90 % completed already, full disclosure, confirmed.

Moving forward should be contract for the Best Value, not the Best Price. We would have more control. We would select contractor & contract management which would include the scope of work with grant writer included. We would require the Project Manager (rep) to have timelines for the project.

Public announcement, then we evaluate the most qualified, to then select best qualified with price. Post announcement on State websites & in newspaper, we should get approximately 5-8 interested parties per Mr. Ayoub.

RFP – in the package

We should be done with this phase by January 1, 2026, then the state makes its changes. Post announcement for contractors' bids, project could be started by late summer 2026. Need to clean up a few items before it can be posted.

Engineering portion, due to changes, is now three years behind schedule.

Propose a vote to move forward with RFP, as not binding, after clarifications and with a real schedule.

4. CCAAC Review

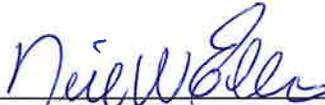
4011 West Colorado Blvd Shed

Is 5 ft rule between building our rule or Pueblo County? Ours, Pueblo has already signed off on the plot plan.

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

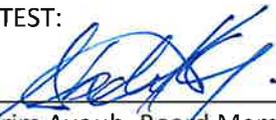
6. CITIZENS INPUT – N/A

COLORADO CITY METROPOLITAN DISTRICT



Neil Elliot, Chairman

ATTEST:



Karim Ayoub, Board Member

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 July 8, 2025, beginning at 7:04 p.m.

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

Chairperson Neil Elliot
Secretary/Co-Chair, Clint Gross - Excused
Board Member: Ray Davis
Board Member: Bob Sievert
Board Member: Karim Ayoub

Also in Attendance:

Jim Eccher, District Manager
Cristy Adams, Finance Manager - Excused
Sandi Oglesby, A/R - Reception
Gary Golladay – Water/Sewer
Greg Bailey – Water

5. **APPROVAL OF AGENDA.**

Mr. Davis motioned to approve the motion with modifications to Beckwith Owners Representative Request for Bid. Mr. Sievert second the motion. Vote called. All board members approved.

6. **APPROVAL OF MINUTES.**

Study Session /Regular Meeting June 24, 2025,
CCACC Minutes June 24, 2025

Mr. Davis motioned to approve of the minutes. Mr. Ayoub seconded the motion. Vote called. All board members approved.

7. **BILLS PAYABLE.**

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

Discussion:

ACE Hardware: 25' flange beam – what for – to check on with Josh.

ACE Hardware: Trim for windows at Golf Course, they also donated some trim.

Sewer Action: Are we requesting reimbursement of Attorney's fees – Yes.

Training with Mark: Good Training for the Utility Department, required for testing up to the next level.

OneSync: Contractor for our IT items, additional work this past month to migrate to location for new email addresses. On a yearly contract, Jim thinks it expires in January 2026.

San Isabell Electric: Bill all are average for this time of year.

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

8. FINANCIAL REPORT. – N/A

9. OPERATIONAL REPORT. – Full Reports on file (Golf Course, Utility Dept. & Water/wastewater report)

Stephanie Raines is moving forward on the grants that she has been working on already.

Mr. Ayoub & Mr. Sievert are still reviewing Dam plans/engineering but making progress.

Standpipe – Water out & what charged report, does not come out until later in month for reporting.

Mr. Eccher to pull water report for the next meeting of water billed vs. water produced.

a. Beckwith Dam report

i. Lake level: 6/25/2025 – 14.0 feet.

ii. Lake level: 7/03/2025 – 13.9 feet.

Mr. Sievert asked if an Index of what good or bad levels is be added to the columns on the water report, unsure if the numbers Mr. Eccher states monthly fall in either category.

Mr. Sievert congratulated HollyDot on how good the windows and doors look on the clubhouse.

A call out to Marc for saving dollars on getting the used sprinkler heads from another course that had been upgraded, as those heads can cost \$1000 a piece. CCMD cost was his time and drive to pick them up.

b. Committee Reports Newsletter for August will be Ray Davis

10. ATTORNEYS REPORT: -N/A

Small Claims Court – extension to gather additional information. Also considering moving to another court. Mr. Eccher to run additional required paperwork to the courts tomorrow. Looking into requesting reimbursement of attorney fees be included.

11. AGENDA ITEMS:

Change order

Discussion/Action

Mr. Ayoub motioned to pay application for \$33K, and requested it be separated from the change order. Then table the change order until the next meeting. Mr. Davis second the motion. Vote called. All board members approved to pay application and table the change order.

Mr. Seivert motion for Mr. Eccher to moved forward with the Request for Proposals. Mr. Ayoub seconded the motion. Voted called. All board members approved the motion.

12. OLD BUSINESS.

Goals and achievement Plan- N/A

Strategic plan – N/A

Wells Repair – Jim has scheduled Tim for the end of July to work on Rodeo Well. Summit & 18 Hole are being tested now to ensure they are running well, prior to Tim coming, in case repairs needed to either of them.

Ranch Water – N/A

Meter Changeout – N/A

Filer changed out.

Bladder issue – working on to fix.

Water loss – water department still looking in different areas and directions.

Wages – Gary Golladay and Jim Eccher have not had a lot of time to review with other items taking precedence and this time.

Water Survey and Leak Detection – N/A: Waiting for all meter change-outs to be completed before next step.

13. NEW BUSINESS:

Proud that all Board Members attended the last County Meeting, it was a good show that all for CCMD attended and that we are a very interested party to these proceedings.

Mr. Ayoub and Mr. Elliott attending last Friday meeting with Wally Wallace on Pueblo Business and the changes to include us on the Open Routing for new builds.

CCACC:

A. New Construction

1. 4011 West Colorado Blvd Shed

Mr. Seivert motions for approval. Mr. Ayoub seconded the motion. No Discussion. Vote called. All board members approved.

B. Actions

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

14. **CORRESPONDENCE. – N/A**

15. **EXECUTIVE SESSION: - N/A**

16. **ADJOURNMENT.**

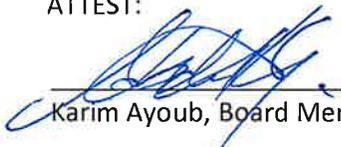
Mr. Davis mentioned adjourning the meeting. Mr. Ayoub seconded the motion. Meeting adjourned at 7:40 p.m.

COLORADO CITY METROPOLITAN DISTRICT



Neil Elliot, Chairman

ATTEST:



Karim Ayoub, Board Member

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