



**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 August 8, 2023, beginning at 6:00 p.m.

1. Contract to buy and sell land.

Unit 1 Lot 589 that is .21 of an acre of land, residential zoning with water and sewer on a dirt road. They are offering 7K. Due to a previous property sale, where CCMD end up paying past tax fees. It is to be stipulated that the new buyer will be responsible for all fees to Pueblo and/or Realtor that are currently due on the property for the purchase of said property.

2. Training Coordinator Discussion

Mr. Kraus was asked for possible options as he listened in to the last meeting and asked to speak on this issue regarding training in different areas: Caselle, AOS, Utility Admin Items, field personnel also need large equipment and ditch training. He also noticed a high turn over in staff in past few years while on the Board. We might need to come up with measures for success.

1. Contract with talented trainer/experienced to learn all our systems and train CCMD staff.
2. Hire a consultant to review each staff for determination of what training is required, find courses and coordinate training for each.
3. Suggested closing office/field operations (when possible) a few times a month until staff are properly trained. The trainings could be scheduled after hours, Friday afternoons, or classes on-line at home (paid time for training).

3. CCAAC Review (3 complaints)

Mr. Roger Lowe took Shavono Ct paperwork to small claims court today. A board member will need to appear when case called.

Abandon vehicle on Alondra move forward to 3<sup>rd</sup> letter.

C180 – Squatter, David Jagger on Colorado Blvd states he bought property. Property owner listed as Bigly & Leburt. Unlicensed vehicle(s) on property.

C181 – Fence encroaching on neighbors' property-that is between the two owners to come to resolution. Fence height is 4 ft – which is too high per unit covenants. Move forward with letter regarding height violation.

C119 – Public Health has sent two letters. They are ready to send 3<sup>rd</sup> letter. If they can't serve anyone, they can't move forward. Owner has active realtor service in Denver, can we have him served there?

Suggested that we go to the county attorney on all these items to move forward.

COLORADO CITY METROPOLITAN DISTRICT

  
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Neil Elliot, Chairman

ATTEST:

  
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Sarah Hunter, Treasurer

Approved this 8th day of August 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 August 8, 2023, beginning at 6:50 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  
Director Ray Davis

Also in Attendance:

Jim Eccher, District Manager  
Yvonne Barron, Finance Director - Zoom  
Sandi Oglesby, Reception/AR  
Nancy Schurr & Bob Smith for CCAAC

### 5. APPROVAL OF AGENDA.

Mr. Collins motioned to approve the agenda, not including the items on the spreadsheet that were not part of the posted agenda. Mrs. Hunter second the motion. Voted called. All Board Members approved.

### 6. APPROVAL OF MINUTES.

Study Session July 25, 2023  
Regular Meeting July 25, 2023  
CCACC Minutes July 31 & Aug 3, 2023

Mr. Collins motioned to approve the minutes. Mrs. Hunter second the motion. Voted called. Mr. Davis abstained from vote, as he was not here. All other Board Members approved.

7. BILLS PAYABLE.

Colo. Pond – Was for last year spraying, have 3 years of payments. If we need them back then we have leverage to get them back.

Tires - Purchased in Pueblo were for the service truck. Received better price and was combined with another trip.

Water Treatment Plant – Totes & the Sodium Chloride purchased.

Neptune – 5K is for maintenance contract in case goes down (\$2,500 each for meters & software) Still working on issues for problem meters.

New Compressors – 4K Keeps warranty in place, regular servicing. Less expensive than repair costs.

Donated Property – Found out after donation that property had back taxes due, which we had to pay. We will check prior to any further accepted donations.

Mr. Collins motioned to approve pay bills. Mrs. Hunter second the motion. Vote called. All Board Members approved.

8. FINANCIAL REPORT. N/A

9. OPERATIONAL REPORT.

Mr. Eccher explained it's been a rough week with various water line breaks: On Tuesday one skid went down at water plant. The tanks were ok, but we took the standpipe down until late Tuesday. Then Saturday a second skid went down, water line break to tank one. Brought in Little Diggers to assist in dig. Sunday turbidity meters went down in main plant & main electric located, to be fixed on Monday. Monday put motor went out. Wednesday bringing in three power supplies to get running. Joe from Duport to be in to assist.

Mr. Davis stated he is impressed with all the work the field staff is having to do at this time, with the issues at water plant and the various water line breaks.

Golf course 2023 membership is up from last year. Rain earlier this year has helped with lawn and maintenance at HollyDot. Grant to replace motherboards for automatic watering in process, as current digital system not supported for the towers.

Suggested going to an Annual Membership at golf course instead of January to December. Mr. Eccher stated that by having the yearly membership gets the funds early in year for purchasing of supplies to get course ready by April.

a. Beckwith Dam report

See full report on file.

Lake is at 14.4, which is down from last month.

Last week lost Rodeo well. Quote requested on Duell, Rodeo & Summit wells.  
Wednesday had to bring in the power supplies to get running. Joe from Duport to reset. Monday plans to put in new pump. Water is questionable on quality, waiting for testing reports.

b. Committee Reports Library Sign/ Clint Newsletter /Uniform Development Code/Post Office

Library Sign – On hold  
Newsletter- Clint has sent.

Uniform Development Code – Mr. Terry Kraus to help with this item, when Mr. Eccher gets him information.

Post Office – See Notes from prior Board Meeting.

PACOG – Mr. Hochstetler to have a zoom meeting.

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

11. CITIZENS INPUT.

Kathy Lesser inquired when is road to be completed has been told in budget since 202. She came was at May 9<sup>th</sup> meeting she was told June, then July, its now August. What is her next step if not completed by set time, this time?

Board we are to get it done in next 2 weeks or hire someone to complete this project for her.

Possible solutions:

- 1) We will have grader operator from ARCO to train Ayden to grade her road, along with provide training to our staff (Ayden & Russ) at same time.
- 2) We could contract with Pueblo for trade of gravel for services.
- 3) Greg Collins has cousin that he will call to help train, that works for county.

12. ATTORNEYS REPORT: N/A

13. AGENDA ITEMS:

**Contract to buy and sell land Unit 1 Lot 589**

**Discussion/Action**

Mr. Collins motioned to sell above parcel at price QCD, the must pay all costs associated with purchase. Mrs. Davis second the motion. Vote called. All Board Members approved.

**CCACC:**

**Discussion/Action**

A. New Construction:

1.

B. Actions

- a. 2 First Letters
- b. 0 Second letters
- c. 1 Third letters
- d. 0 Unauthorized Structure

David Jagger item – TBS owns the lot and need to contact them to inform that there is no camping on lots.

Mr. Davis motioned to move forward on these three issues. Mrs. Collins second the motion. Vote called. All Board Members approved.

14. OLD BUSINESS. Applewood Park/ Duell well / road resolution

Applewood Park - Josh received quote. Company wants money up front, CCMD does not work that way. They are trying to work out a resolution.

Duell Well – Tom Dea to come next week and give us a quote for repair. If casing leaking CCMD has no funds paid.

Road Resolution – Chairman Elliot & Mr. Eccher spoke on issue, maybe by next meeting will have answer. They are looking to the future for where to have in the Rules and Regulations. In addition, we need to work on maintaining our roads, but water truck, compactor for grader need to be budgeted.

15. NEW BUSINESS:

Security Camera – Mr. Collins sources didn't pan out. We may need to just purchase from Best Buy approx. \$500, and Chairman Elliott, Mr. Collins & Mr. Eccher agreed to help install in water plant, sewer, office and stand pipe.

16. CORRESPONDENCE.

Mr. Eccher received correspondence from unhappy citizen that CCMD do not mark the water lines in-side the owners property area, we only mark lines along the road. Mr. Bailey stated that as a Tier 1 area, we just locate main lines.

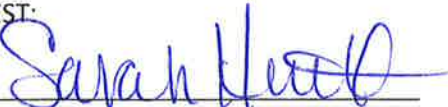
17. EXECUTIVE SESSION:

18. ADJOURNMENT.

Mr. Elliot called for adjournment. Mr. Collins motioned to adjourn. Mr. Davis seconded the motion. All Board Members approve. Meeting adjourned at 7:45 p.m.

  
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Neil Elliot, Chairman

ATTEST:

  
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Sarah Hunter, Treasurer  
Approved this 8th day of August 2023

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