



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 February 11, 2025, beginning at 6:00 p.m.

1. Sam Denardo Audit for 2023

Draft copy of audit provided to Board members for review. It is ready for submittal to the State Audit office tomorrow. The County can release any funds being held at that time. Audit is late due to past issues and changes in staff. The new Finance Manager had to pick up the pieces, learn the system, find all required documentation in order to supply the auditors with records for reporting. CCMD is currently on track for completion of the 2024 audit on time, by July 2025, a 60 extension to September 30, can be requested if needed.

Some changes in review and the 2022 & 2023 audit only single audit reviews due to grants of 750K require additional auditing. 2024 will not require this additional audit. Also, the threshold is increasing to 1M in 2025, so we may not need to complete the additional audit then either.

2. Resolution 4-2025 CTF Fund Transfer

Resolution is a basic housekeeping item. Movement of funds from one account to another for use. Parks & Recreation Center spent all 90K received from grant. Valley 1st will also be spending all funds received on their grant.

3. ARPA Pay Request 25 and Change Order 2

GMS change order for funds: Bladder for Tanks and PRV. This should be the final fix. Also includes funds to Swedish for ladders.

Chairman Elliott emphasize that GMS is 254% over original budget and that this is unacceptable. Mr. Eccher to schedule Jason from GMS to come down and explain, on the record, why they are so far over budget.

4. Water/Sewer Connection Agreement

Changes/corrections made – reads better.

Review of changes need in the Rules and Regulations will be completed in March 2025. Mr. Bob Smith will also complete a review to assist in ensuring that CCACC items are updated.

5. SL - Rat Review

Map copy on file: green-done, orange-still working, red-not found yet. This copy is from SL website, it will be overlayed into Diamond Maps fully when completed. Approx. 1/3 done currently, except to have most of the south side of 165 done by this June. Mr. Bailey is assisting with location of manhole covers, as some were made of aluminum, and we cannot use a metal detector to find. Also, some are in the middle of roads and hard to locate. We should conduct inspections in time, as required to have 1/3 done yearly.

6. Water Lease

Mahren reviewed before and with changes, if Board ok with lease as written and the fee amount, we can send forward for signature. Lease is for approximately ½ year. Lease required to show no loss to abandonment for no usage. CCMD does have other water rights, including Dam height.

7. CCAAC Reviews

3208 Barry Place: Addition to garage

24-1267: Mr. Bob Smith has compiled a list of outstanding complaints, input into Pueblo County portal for action. Are we observing the Pueblo County position on chickens? (We won't approve/disapprove, but if receive complaints that fall in the category of offensive or obnoxious then CCACC (CCMD) would move forward on the complaint.

E. Jefferson – was brought up at last meeting. Should we move forward on 1st curtesy letter? This is property that Mr. Smith has pictures of trash piling up around the property, and numerous broken-down vehicles. Have prior complaints from 2022.

Additional calls have been received for violations over off of Cherry Creek Dr. The Zoning and Health Department have been notified, and 3 others.

Mr. Smith will send a list of complaints in Portal to Commissioner Paula McPheeters & bring up during the Pueblo Town Hall.

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

9. CITIZENS INPUT – N/A

Board Member brought up that he believes 2 if not all 3 of the Commissioner are willing to make changes to ensure that citizens start seeing results, as opposed to inaction by the various departments and hold services accountable. All three counties to be there, along with Zoning and Health & Human Services

The Board encourages anyone who can attend the Pueblo Town Hall to please do so on Thursday, February 13, 2025, at 5:30 p.m.

COLORADO CITY METROPOLITAN DISTRICT



Neil Elliot, Chairman

ATTEST:

Sarah Hunter, 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 February 11, 2025, beginning at 7:05p.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 - Excused

Also in Attendance:

Jim Eccher, District Manager
Cristy Adams, Finance Manager
Sandi Oglesby, Reception/AR
Gary Golladay – Water/Sewer
Greg Bailey – Water

5. APPROVAL OF THE AGENDA

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

6. APPROVAL OF MINUTES.

Study Session January 28, 2024,
CCACC Minutes January 28,2024

Mr. Gross motioned to approve the minutes listed. Mrs. Hunter seconded the motion.
Vote called. All board members present approved.

7. BILLS PAYABLE.

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

Discussion:

A Squared – Board again asked if we couldn't hire 1-2 people on staff, to do same work, for less than we are paying out yearly for these services. Would need a very experienced IT person, who understands

water & sewer regulations/number and our computer process. Mr. Golladay states that another firm we know of would charge 4x's the amount we are currently paying, A Squared.

NOCO – yes, they are moving forward with plant plans.

Finance plans should have by the end of February.

RJH – What are all additional funds for? One item Mr. Eccher brought us, was they were required to ensure no wetlands compromised, so had to have a Wetland Survey completed.

Vote called. Board voted three “Yes” – Chairman Elliot voted “No” Motion passed.

8. FINANCIAL REPORT. – N/A – Report is always during the second meeting of the month.

9. OPERATIONAL REPORT. – See Department reports -on file

Parks and Rec: Basketball is going well. Baseball registration is coming up at the end of February.

Golf Course – January Revenue is up compared to last year, mainly due to purchased memberships. Minimal

Golf Course Maintenance: Shop repairing and sharpening equipment for Spring.

a. Beckwith Dam report

Lake level: 1/28/2025 – 13.8 feet

Lake level: 2/05/2025 – 13.5 feet.

What is going on with Violations? CCMD sent the required report, but it was not uploaded in portal. Need to get info regarding out of compliance (due to a computer crash, we have not been able to extract the data needed, as files are too large to move.

Mr. Eccher to speak with Carolyn regarding a letter to EPA saying that we will never meet the criteria listed, as we do not have enough houses in the area in the data range listed. How do we remove this violation, is the criteria unobtainable?

Mr. Golladay is in contact with Ben regarding our reading and the average range of .063.

b. Committee Reports Newsletter - Ray

10. ATTORNEY Report: None

11. AGENDA ITEMS:

Audit for 2023

Discussion/Action

Mr. Gross motioned to approve the draft audit as presented. Mr. Collins seconded the motion. Vote called. All board members present approved.

Resolution 4-2025 CTF Funds

Discussion/Action

Mr. Collins motioned to accept Resolution 4-2025. Mrs. Hunter seconded the motion.

Discussion: Fund balance will be paid out next month.

Vote called. All board members present approved.

ARPA Change order #2 and Pay Request

Discussion/Action

Mr. Collins motioned to approve. Mr. Gross seconded the motion. Vote called. Three board members present voted "Yes". Chairman Elliott voted "no" Motion passed.

Water and Sewer Agreement

Discussion/Action

Mr. Gross motioned to approve the Water and Sewer Agreement as written. Mr. Collins seconded the motion.

Discussion: Does this need to be reviewed by the Attorney? No. When changes/update to the Rules and Regulations then they will have to be reviewed by the Attorney.

Vote called. All board members present approved.

CCACC:

Discussion/Action

A. New Construction:

1. 3208 Barry Place Garage extension

Mr. Collins motioned to approve. Chairman Elliott seconded the motion.

Discussion: Do we (CCACC) have a follow up process for after project completed – i.e. 1 year out? No, not at this time.

Vote called. All board members present approved.

B. Actions

- a. 0 First Letters
- b. 0 Second letters
- c. 0 Third letters
- d. 4 Reported to Zoning and Health Dept

Letter for E Jefferson – spoke of last meeting, to be addressed in New Business.

The board mentioned that citizens and CCMD staff, board members, should try to attend Pueblo County Town Meeting on February 13. Meet County Commissioners and bring out the County issues we are dealing with i.e. no police presence in the area, unresponsive to input of covenant violations input in portal, etc. The more the Commissioners are made aware of, the more they can assist with moving items forward for citizens.

12. OLD BUSINESS.

Goals and Achievement Plan – N/A

Strategic plan – N/A

Wells Repair –

Tom Dea still working on how to get “baler” out.

Sleeved for Duell Well needs to be replaced due to rust.

Ranch Water –

Mr. Eccher, to speak with the Attorney, request access to property to take water samples, so we can confirm if water is shut off. Mr. Eccher is also going to review the Easement Agreement to see if we can follow our water lines in these areas without any issues.

Meter Changeout –

Ayden had a meeting scheduled for last week. Had to reschedule. CCMD staff proceed with plans to keep changing out meters, at this time.

The board wants CCMD to proceed with water audit. Mr. Eccher to speak with Josh (NOCO) about cost.

Water loss -

We’ve had a few leaks recently: Cuerno Verde & Andrew watching, will fix when weather warmer.

White Antelope: Had low water pressure, had to replace cork stop. Customers only down for a few hours.

Wages – N/A

Camelot and Rosemont survey –

Mr. Eccher hasn’t had time for this item, but in the past few weeks, other items have been higher priorities.

Chairman Elliott brought up that we need to get hand pump at property on Cibola shut off. This will need to be coordinated with the Sheriff's office, to gain access to property. CCMD has sent three letters to the owner, which he has not accepted at the post office. There is a meter on the property.

13. NEW BUSINESS:

Mr. Collins motions to authorize CCACC to send 1st courtesy letter to 4672 E Jefferson (Mr. S. Moss) regarding violations. Chairman Elliott seconds the motion. Vote called. All board members present approved.

14. CORRESPONDENCE: Town Hall Meeting Feb 13 5:30-7:00 pm @ Sangre De Cristo Arts Theatre
210 N. Sante Fe Avenue Pueblo CO

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

16. ADJOURNMENT.

Mr. Collins motioned to adjourn. Mr. Gross seconded the motion. Meeting adjourned at 7:57 p.m.

COLORADO CITY METROPOLITAN DISTRICT



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ATTEST:

Sarah Hunter, Board Member

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