



**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 September 8, 2026, beginning at 6:00 p.m.

1. Tanks Painting/ GMS Pay Request

This is a draw for the second to last payment. Final payment will come with punch list.

Yokum did cement on Tank #3 cement base, will add a seal to flex with the hot & cold temperatures. to be completed prior to payout.

Andrew: Tank #1 is 65% complete with interior ceiling & walls. They will be epoxying the surfaces next week. They found small holes in floor, and they will install patch plates, which will last the service life. moving smoothly, but they also found small holes in walls on this tank, will over seems to reinforce also.

2. Review of Meeting with Planning and Development

Meeting last Wednesday was excellent. Progress has been made regarding past complaints that have stalled out. They have assigned an Assistant to help keep items moving forward. Next quarterly meeting should be January 2027. We will see if all processes are falling into place. Assigned Special County Attorney to review CCMD items with Planning & Development. The new bill that has passed by the state should add more "teeth" to address complaint issues.

3. Wilson Information

Email goes over items they are working on, with items for discussion. Also, possible grants that that can be applied for. They will be our grant go to people as they have staff that are grant writers that investigate several types of grants and for what we may qualify. They will investigate grants that we have been turned down on previously to see if we qualify now, due to Fire and President Trumps declaration of Disaster Area. They will be looking for grants for ditch improvement, due to fire/hazardous residue.

4. Truck repair or buy used \$20,000.

Two trucks down this past week. Hayden worked on the Diesel Service Truck. Ayden's truck has no compression (new engine 12K). Found a 2017 Ford F350 in decent shape 160K miles with service bed. They wanted 22k, got them down to 20K. Can transfer from Ayden's truck the blades, etc. – directly over, then use old truck for spare parts. Three departments would split the cost, as used for all three.

New trucks run 50-60K.

Board would like an independent mechanic to check truck prior to purchase.

5. Signs

Board Members reviewed sample of sign, with suggestions: tree cutting with permit only, take off the listed regulations, add "no shooting" without permission, add CCMD is entirely private property. Maybe add a QR Code that can be scanned for additional information. Mr. Eccher & Mr. Smith to rewrite per discussion.

6. Towing of RV

Board needs to authorize the funds to tow the RV. Mr. Smith has already found a company that will tow it away.

7. New House bill on weeds

Mr. Smith has created a cheat sheet for the Board, which includes information regarding noxious weeds. The Fire district has been included.

8. CCAAC Review:

Two new letters sent out.

- 1.) Towing of RV: Owner has been ill, requested permission to tow vehicle and pay himself on September 18, 2026, RV is still there.
- 2.) A couple of items have had 6 months to do, has not moved forward recently. Can Mr. Smith move forward with fines.
- 3.) C253 Kevin Marine: progress not moving forward, need to give him a drop-dead date for completion.
- 4.) New Bill 26-29: Can move forward, now with additional help from the county.

Old Items: C251 – Condemned home, need to take to court? One person owns the land; another owns the house. Does CCMD need to do removal of houses, or can we have county take care of removal?

Posted a sign on a stick for Mr. Morris, no answer when he went to door.

Do we want to move forward with a sign at the park pavilion i.e. If paid reservation, then the space is guaranteed? Check with Josh for input. Revisit next month.

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

10. CITIZENS INPUT:

Julie Gunkel: Notifying CCAAC of RV on Apache Rd, about 500 ft on south side in the trees, might be on green belt area, unsure. Sending email to Mr. Eccher and Mr. Smtih.

Erin: water taps questions, hold off until we open the Public Hearing.

BOARD OF DIRECTORS REGULAR MEETING

A regular meeting of the Board of Directors of the Colorado City Metropolitan District will be held on Tuesday September 8, 2026, beginning at 7 p.m.

1. **CALL TO ORDER:**
2. **PLEDGE OF ALLEGIANCE:**
3. **MOMENT OF SILENT REFLECTION:**
4. **QUORUM CHECK:** Chairperson: Neil Elliot
Board Member: Greg Bailey - Excused
Board Member: Bob Sievert
Board Member: Karim Ayoub
Board Member: Ray Davis

Also in Attendance:
Jim Eccher: District Manager
Cristy Adams: Finance Manager
Sandi Oglesby: Reception/AR
Gary Golladay: Water/Sewer
5. **APPROVAL OF AGENDA:** Mr. Davis motioned to approve the Agenda, Mr. Sievert 2nd the motion. Chairman Elliot calls for vote; all Board Members are in favor.

Chairman Elliot Closed the Regular Board Meeting at 7:03 p.m., then opened Public Hearing.

4. **PUBLIC HEARING: Hearing on putting in a Moratorium for Water Taps**

Mr. Eccher received a letter from Marsha Henning; she questioned if this would be a permanent moratorium?

Erin: benefit vs cost

Virginia Dickerson: how many taps have been sold in the past 2-3 years? Average is 10-13 yearly.

Rose Mary: is for a moratorium to be set for this year?

How much water are the Wells producing? 500 gpm total approx., Rec Well 70 gpm, 165 gpm Summit & 265 gpm Rodeo Well. The lake will still evaporate, which is normal, but yes loss of water daily.

Limit Taps to what is already budgeted for in 2026, then revisit in new year, if need to set a moratorium for 2027.

Raise Tap fees to assist with funding the drilling of another well in the future for CCMD. What would be the increase and cost of new well?

Chairman Elliot closed the Public Hearing at 7:40 p.m., then reopened Regular Board Meeting.

5. **APPROVAL OF MINUTES:**

Study Meeting Minutes August 25, 2026
CCACC Meeting Minutes August 25, 2026

Mr. Ayoub motioned to approve the Minutes, Mr. Davis 2nd the motion. Chairman Elliott calls for the vote, all Board Members are in favor.

6. **BILLS PAYABLE:**

Mr. Seivert motioned to pay the bills, Mr. Davis 2nd the motion.

Blue Rock SEO: for the Golf Course main computer: Website (search engine)

ACE: Jet Nozzle, price includes other items purchased

Chairman Elliot calls for vote; Mr. Ayoub – Yes, Mr. Sievert -Yes, – Mr. Davis – Yes, Chairman Elliot – No.

7. **FINANCIAL REPORT: Report** at last meeting of month. August bill is out; preliminary reviews appear most are abiding to the Level 4 Watering Restrictions

8. **OPERATIONAL REPORTS: Full** reports on file.

Golf Course revenue down for August, but still up by 60K over last year. Golf course maintenance crew was able to fertilize prior to all the rain in August which is why it is so green now.

Last two weeks field staff have had to deal with numerous line breaks with reduced staff. Contractor: Little Diggers has been instrumental in assisting with getting these repairs completed timely. Ayden to attend the SDA Conference the week of September 14th.

AOS 2nd scheduled to be mailed out September 15th, certification resolution to be considered at board meeting. on October 13, 2026. Cross training of administrative staff is going well, Sandi will be trained on Billing and Roberta will be trained on Payroll. Finance is preparing for the next audit. Sam has had personal items that he has been off, he is checking what dates will work to come into our office to review items.

Pueblo county was going to move their graders to another location, if unable to use water to complete road grading/repair of local county roads in Colorado City.

Lagoon test shows it is not leaking. Waiting for state to confirm, but we should be good.

a. Beckwith Dam report: Lake Beckwith was at 6.7 ft on 9.4.2026.

b. Committee Reports: Newsletter Sept Ray

9. **ATTORNEYS REPORT: N/A**

10. **AGENDA ITEMS:**

Resolution for Moratorium on water taps

Discussion/Action

Mr. Davis motioned to approve a maximum of four additional taps for 2026. Mr. Sievert 2nd the motion. Chairman Elliot calls for vote; Mr. Ayoub – Yes, Mr. Sievert -Yes, – Mr. Davis – Yes, Chairman Elliot – Yes.

Truck to buy one for 20K or fix for 11k**Discussion/Action Section 3**

Mr. Sievert motioned to buy the truck pending review by mechanic 20K, Mr. Davis 2nd the motion. Chairman Elliot calls for vote; Mr. Ayoub – Yes, Mr. Sievert -Yes, – Mr. Davis – Yes, Chairman Elliot – Yes.

Signs purchase**Discussion/Action Section 5**

Mr. Karim motioned to approve as present by CCAAC, after final review revisions, Mr. Sievert 2nd the motion. Chairman Elliot calls for vote; Mr. Ayoub – Yes, Mr. Sievert -Yes, – Mr. Davis – Yes, Chairman Elliot – Yes.

Towing of RV**Discussion/Action Section 5**

Mr. Karin motioned to approve the authorized funds to tow the RV after the September 18th date, if not moved, Mr. Sievert 2nd the motion. Chairman Elliot calls for vote; Mr. Ayoub – Yes, Mr. Sievert -Yes, – Mr. Davis – Yes, Chairman Elliot – Yes.

GMS pay request**Discussion/Action Section 1**

Mr. Davis motioned to approve the GMS pay request, Mr. Ayoub 2nd the motion. Chairman Elliot calls for vote; Mr. Ayoub – Yes, Mr. Sievert -Yes, – Mr. Davis – Yes, Chairman Elliot – No.

11. OLD BUSINESS: N/A

Goals and achievement Plan / Strategic plan/ Ranch Water / Rosemont and Camelot / Meter Changeout / Water loss / Water Survey and Leak Detection / Meter Towers / EOC training

12. NEW BUSINESS:

Mr. Ayoub stated he is planning to go to Lake Beckwith and do some clean-up on Saturday, September 12 @ 10 a.m. He is inviting others to come to help clean up our lake, as with the low water, trash is surfacing i.e.: numerous tires-to will be taken to Golf Course Maintenance shop for disposal.

Kelly hired part-time to grade metro roads, some roads will need gravel put down. We have also hired Thomas Blackhurt to work with field staff, he starts next week.

13. CCACC:**A. CCACC:**

1. 4045 Andrew Drive House
2. 4743 Mosca Place Shed
3. 2309 Giselle Place Garage/Shed

Mr. Davis motioned to combine CCAAC items 1, 2 & 3 for approval, Mr. Sievert 2nd the motion. Chairman Elliot calls for vote; Mr. Ayoub – Yes, Mr. Sievert -Yes, – Mr. Davis – Yes, Chairman Elliot – Yes.

B. Actions

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

Mr. Sievert motioned to approve the two first letters, Mr. Ayoub 2nd the motion. Chairman Elliot calls for vote; Mr. Ayoub – Yes, Mr. Sievert -Yes, – Mr. Davis – Yes, Chairman Elliot – Yes.

Also Mr. Ayoub motioned on C240 & C253 to move forward to send out Fine letters for non-compliance, Mr. Sievert 2nd the motion. Chairman Elliot calls for vote; Mr. Ayoub – Yes, Mr. Sievert -Yes, – Mr. Davis – Yes, Chairman Elliot – Yes.

16. CORRESPONDENCE.

Flyer regarding a Community celebration on Saturday, September 19 from 12-3 pm at Rye Elementary – free event for all residents' effect by the Aspen Acres fire. See flyer to RSVP.

17. EXECUTIVE SESSION:

12. ADJOURNMENT. Mr. Ayoub makes a motion to adjourn, Mr. Sievert 2nd the motion, Chairman Elliot adjourns the meeting at 8:12 p.m.



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.