



**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 9, 2025, beginning at 6:00 p.m.

1. Letter of Resignation of Board Member
2. RJH Contract
3. Streamline ADA compliance for web site
4. CCAAC Review
5. READING BY CHAIRPERSON OF THE STATEMENT OF CONDUCT AND DEMEANOR.
6. 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 September 9, 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.**

Study Session /Regular Meeting August 26, 2025,
CCACC Minutes August 26, 2025

7. **BILLS PAYABLE.**
8. **FINANCIAL REPORT.**
9. **OPERATIONAL REPORT.**
 - a. Beckwith Dam report
 - b. Committee Reports golf grant writer / Newsletter Neil Oct

10. **ATTORNEYS REPORT:**

11. **AGENDA ITEMS:**

RJH Contract

Discussion/Action

Acceptance of Resignation Clint Gross

Discussion/Action

12. **OLD BUSINESS.** Goals and achievement Plan/ Strategic plan/ Ranch Water/ Rosemont And Camelot Meter Changeout/Water loss / Water Survey and Leak Detection/

13. **NEW BUSINESS:** PDF converter for website ADA compliant

CCACC:

A. New Construction

1. 4936 Jefferson Court House
2. 6934 Saratoga Road Paint (beige)

B. Actions

- a. 2 First Letters 3 mailings Letter send to the property owner and resident
- b. 0 Second letters
- c. 0 Third letters
- d. 0 Unauthorized Structure

14. **CORRESPONDENCE. Jason Meyer (GMS) Letter to the board**

15. **EXECUTIVE SESSION:**

16. **ADJOURNMENT.**

The meeting will be held at the Administration Building located at 4497 Bent Brothers Blvd., Colorado City, CO. 81019. Alternate location if so needed will be at the Recreation Center located at 5000 Cuerno Verde, Colorado City, CO. 81019.

**Colorado City Metropolitan District
4497 Bent brothers Blvd
PO Box 20229
Colorado City, Colorado 81019**

Posted September 5, 2025

James Eccher is inviting you to a scheduled Zoom meeting.

Topic: Colorado City Metropolitan District Study/Meeting September 9,2025

Time: Sep 9, 2025 06:00 PM Mountain Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/88972661098?pwd=g2HmaMu4dI3Ff9gFfYyaQtIUW3VnNe.1>

View meeting insights with Zoom AI Companion

<https://us02web.zoom.us/launch/edl?muid=497806b3-131e-4a08-9380-fcad1a4efb43>

Meeting ID: 889 7266 1098

Passcode: 199500

One tap mobile

+17193594580,,88972661098#,,,,*199500# US

+13462487799,,88972661098#,,,,*199500# US (Houston)

Join instructions

https://us02web.zoom.us/join/88972661098/invitations?signature=xuu0nh_lxhHYEDwKIQyYUciahSj3MNOFurFBpErXWpA

colocitymanager

From: Neil Elliot <nwelliot@gmail.com>
Sent: Thursday, August 28, 2025 7:22 AM
To: Jim Echer; colocitymanager
Subject: Fwd: Fw: Resignation from CCMD Board

ALERT Our analysis shows that phishing attacks frequently exploit this domain. Be careful with this email. Powered by TitanHQ.

----- Forwarded message -----

From: **Clint Gross** <clintgross@rocketmail.com>
Date: Thu, Aug 28, 2025 at 7:01 AM
Subject: Fw: Resignation from CCMD Board
To: Neil Elliot <nwelliot@gmail.com>

----- Forwarded Message -----

From: Clint Gross <clintgross@rocketmail.com>
To: Neil Elliot <colocitynelliot@ghvalley.net>
Sent: Wednesday, August 27, 2025 at 05:26:11 PM MDT
Subject: Resignation from CCMD Board

Mr. Neil Elliot, Chairman of the Colorado City Metropolitan Board of Directors.

Dear Mr. Elliot,

Please accept this letter as my formal resignation from the Colorado City Metropolitan Board of Directors effective 8/27/2025.

Regards,

Clint Gross



Revised August 28, 2025

July 9, 2025
Project 22106

Mr. James Eccher, District Manager
Colorado City Metropolitan District
P.O. Box 19390
Colorado City, CO 81019

**Re: Lake Beckwith Dam Rehabilitation Phase 1 Final Design
Contract Modification No. 1**

Dear Mr. Eccher:

RJH Consultants, Inc. (RJH) requests a contract modification to the Contract dated August 29, 2023 from Colorado City Metropolitan District (District) for the Lake Beckwith Dam Rehabilitation Phase 1 Final Design Project (Project). This change is needed to address additional work that was performed beyond the original scope of work (SOW), including:

- Three additional borings, two of which were required by the Colorado Office of the State Engineer (SEO), in the abutments of the Main Dam. The completed drilling program resulted in about 200 feet of total boring length instead of the originally scoped 120 feet, and rock coring totaled 95 feet instead of the originally scoped 20 feet.
- Optical and acoustic televuewing in two borings, which was not included in the original SOW.
- Assistance with loan and grant applications.
- Developing scopes of work and requests for quotes for wetlands and subsurface utility engineering (SUE) surveys.
- Hydraulic analyses for the existing and proposed outlet works were more complicated to account for the change in the intake configuration (attaching to the existing tower instead of a traditional low-level outlet works intake structure) and considering deliveries to a new and existing water treatment plants, which were not considered when the SOW was developed.
- Embankment stability analyses for “during construction” conditions and for “rapid drawdown” conditions resulted in a change in the embankment configuration and additional stability modeling to complete the design.
- Road layout was more extensive due to additional camber (i.e., extra embankment height) required for anticipated embankment settlement, which required additional road layout and tie-in with St. Vrain Drive.

Fee Estimate

Our estimated cost required to perform the work described above is \$135,000, as described in Table 1 below. The total Project Fee would increase from \$386,600 to \$521,600. A detailed cost breakdown and explanation of additional work performed is provided in Attachments 1 and 2, respectively.

9800 Mt. Pyramid Court, Suite 330
Englewood, CO 80112
www.rjh-consultants.com

303-225-4611 – phone
303-225-4615 – fax
866-900-1930 – toll free

**TABLE 1
SUMMARY OF ESTIMATED COSTS**

Task No.	Description	Estimated Cost (\$)
3	Geotechnical Investigations	45,000
4	Final Design	90,000
TOTAL		135,000

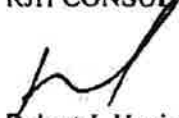
Schedule

Based on receipt of authorization of this modification by September 12, 2025, RJH will submit the Issued for SEO Review Drawings, Technical Specifications, and Design Summary Report on or before February 3, 2026.

We appreciate your consideration of this request to accommodate these changed conditions. If you agree to the change in scope and fees, please sign this request and return one copy. Please let me know if you have any questions.

Sincerely,

RJH CONSULTANTS, INC.



Robert J. Huzjak, P.E.
President

TEO/tjp

Attachments: Cost Breakdown by Subtask

JAMES P. ECCHER
Name (Please Print)

District Manager
Title

[Handwritten Signature]
Signature

8/29/2025
Date

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No part of this document may be reproduced or transmitted in any form or by any means, electronic or mechanical, including photocopying or facsimile, without permission in writing from RJH Consultants, Inc.

RJM CONSULTANTS, INC.

PROJECT NAME: Lake Buckwith Rehabilitation Design
 PHASE: Phase 1
 DATE: Contract Modification 1
 NOTES:

- 1 Accessory Driveway
- 2 Gravel and Access Paving
- 3 Assistance with Land and Utility Applications
- 4 Development SOWS and Details for Wetlands and BLUE Survey
- 5 Hydraulic Analysis, Layout, and Drawings for O-W Station
- 6 Embankment Stability Analysis and Layout
- 7 Additional Road Layout

TASK	COST ITEMS	RATE	TASK 1		TASK 2		TASK 3		TASK 4		TASK 5		TASK 6		TASK 7		TOTAL # OF HOURS FOR THIS PHASE	TOTAL BUDGET FOR THIS PHASE	
			#	\$	#	\$	#	\$	#	\$	#	\$	#	\$	#	\$			
LABOR COSTS																			
	Technical E/perm	\$ 255.00	HR	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	
	Senior Professional Grade 8	\$ 252.00	HR	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	
	Senior Professional Grade 7	\$ 233.00	HR	12.1	2,796	10.1	2,330.00	10.1	2,330.00	4.1	937.00	4.1	937.00	4.1	937.00	2.1	504.00	10.1	2,330
	Senior Professional - Grades 6	\$ 208.00	HR	32.1	6,656	10.1	2,080.00	52.1	10,816.00	30.1	6,240.00	52.1	10,816.00	30.1	6,240.00	30.1	6,240.00	106.1	21,932
	Grade 5	\$ 165.00	HR	0.1	165	0.1	165.00	0.1	165.00	0.1	165.00	0.1	165.00	0.1	165.00	0.1	165.00	0.1	165
	Grade 4	\$ 145.00	HR	0.1	145	0.1	145.00	0.1	145.00	0.1	145.00	0.1	145.00	0.1	145.00	0.1	145.00	0.1	145
	Grade 3	\$ 135.00	HR	48.1	6,440	8.1	1,080.00	30.1	4,050.00	0.1	135.00	48.1	6,440.00	64.1	8,610.00	33.1	4,467.00	151.1	19,677
	Grade 2	\$ 125.00	HR	4.1	500	0.1	125.00	0.1	125.00	0.1	125.00	0.1	125.00	0.1	125.00	0.1	125.00	0.1	125
	Grade 1	\$ 125.00	HR	4.1	500	0.1	125.00	0.1	125.00	0.1	125.00	0.1	125.00	0.1	125.00	0.1	125.00	0.1	125
	CAO/D Designer	\$ 177.00	HR	0.1	177	0.1	177.00	0.1	177.00	0.1	177.00	0.1	177.00	0.1	177.00	0.1	177.00	0.1	177
	Senior Technician	\$ 97.00	HR	4.1	372	0.1	97.00	0.1	97.00	0.1	97.00	0.1	97.00	0.1	97.00	0.1	97.00	0.1	97
	Word Processing/Administration	\$ 97.00	HR	4.1	372	0.1	97.00	0.1	97.00	0.1	97.00	0.1	97.00	0.1	97.00	0.1	97.00	0.1	97
	TOTAL LABOR COSTS			194.1	17,560	26.1	6,024.00	60.1	6,300.00	24.1	4,772.00	192.1	30,786.00	160.1	25,254.00	108.1	16,104.00	644.1	107,800
SUBCONTRACT COSTS																			
	Borehole Geophysical - Cables	\$ -	LS	0.1	0.00	0.1	0.00	0.1	0.00	0.1	0.00	0.1	0.00	0.1	0.00	0.1	0.00	0.1	0.00
	Day	\$ -	Day	0.1	0.00	0.1	0.00	0.1	0.00	0.1	0.00	0.1	0.00	0.1	0.00	0.1	0.00	0.1	0.00
	Autogenic Drilling	\$ 6,375.00	LS	0.1	6,375.00	0.1	6,375.00	0.1	6,375.00	0.1	6,375.00	0.1	6,375.00	0.1	6,375.00	0.1	6,375.00	0.1	6,375.00
	Misc Subcontractor Costs	\$ 6,375.00	LS	0.1	6,375.00	0.1	6,375.00	0.1	6,375.00	0.1	6,375.00	0.1	6,375.00	0.1	6,375.00	0.1	6,375.00	0.1	6,375.00
	Light Markup	\$ 1,388.25	LS	0.1	1,388.25	0.1	1,388.25	0.1	1,388.25	0.1	1,388.25	0.1	1,388.25	0.1	1,388.25	0.1	1,388.25	0.1	1,388.25
	TOTAL SUBCONTRACT COSTS			0.1	10,321.25	0.1	9,850.00	0.1	8,600.00	0.1	8,600.00	0.1	15,447	0.1	15,447	0.1	15,447	0.1	15,447
OTHER DIRECT COSTS																			
	Other Expenses at Expense of Labor	\$ 1,054	LS	0.1	1,054	0.1	1,054	0.1	1,054	0.1	1,054	0.1	1,054	0.1	1,054	0.1	1,054	0.1	1,054
	TOTAL OTHER DIRECT COSTS			0.1	1,054	0.1	1,054	0.1	1,054	0.1	1,054	0.1	1,054	0.1	1,054	0.1	1,054	0.1	1,054
TRAVEL																			
	MEALS	\$ 150.00	day	1.1	150.00	1.1	150.00	1.1	150.00	1.1	150.00	1.1	150.00	1.1	150.00	1.1	150.00	1.1	150.00
	RENTAL CAR	\$ 50.00	day	1.1	50.00	1.1	50.00	1.1	50.00	1.1	50.00	1.1	50.00	1.1	50.00	1.1	50.00	1.1	50.00
	MILEAGE	\$ 0.560	mi	200.1	112.00	100.1	56.00	0.1	0.56	0.1	0.56	0.1	0.56	0.1	0.56	0.1	0.56	0.1	0.56
	PARKING	\$ -	HR	0.1	0.00	0.1	0.00	0.1	0.00	0.1	0.00	0.1	0.00	0.1	0.00	0.1	0.00	0.1	0.00
	TOTAL TRAVEL COSTS			0.1	510.00	0.1	256.00	0.1	256.00	0.1	256.00	0.1	256.00	0.1	256.00	0.1	256.00	0.1	256.00
	TOTAL PROJECT COSTS			0.1	29,445	0.1	15,471	0.1	8,798	0.1	5,058	0.1	32,633	0.1	26,789	0.1	17,070	0.1	135,245

From: Taylor Gordon <taylor@getstreamline.com>
Sent: Thursday, August 21, 2025 1:14 PM
To: colocitymanager
Subject: Streamline DocAccess Recap - Colorado City Metro District

Hi James,

It was great to meet you today! Here is a summary of our convo and a link to the proposal summary:

[Doc Access Proposal Summary - Colorado City Metro District](#)

Streamline Document Review - Colorado City Metro District - August 21

[View Recording](#)

Meeting Purpose

Discuss DocAccess for ADA-compliant, accessible documents.

Key Takeaways

- DocAccess instantly makes PDFs accessible with no manual tagging
- Current pricing (\$800/mo for 14,000 pages) is above budget; James aiming for \$50–\$100/mo
- District produces 100–200 new pages monthly (mainly minutes/notes)
- Follow-up scheduled for August 27 at 11:30 AM MT to review revised pricing

Next Steps

- Taylor to explore more affordable pricing with team
- Taylor to send meeting summary and executive summary to James
- James to consider archiving older documents to reduce volume/cost

Here is a link to the website: <https://docaccess.com/>

Thank you,

Taylor Gordon

Special District Manager

Direct Phone: (916) 313-7911

Email: taylor@getstreamline.com



STREAMLINE

--
Prefer fewer emails from me? Click [here](#)

Executive Summary

Colorado City Metro District faces a critical deadline for PDF accessibility compliance. After analyzing **343** links across its web properties, the DocAccess tool discovered **1,203** documents containing approximately **4,000** pages. With this agreement, DocAccess will ensure **all current and future documents on coloradocitymd.org** are served in an accessible format. Traditional remediation of all these documents would cost approximately **\$28,000** or could take **17 weeks** of dedicated staff time.

DocAccess offers an immediate, cost-effective solution at just \$168 per month – that's **93%** less than traditional remediation in the first year alone, with instant deployment and ongoing compliance.

Service Agreement

This Software as a Service Agreement ("Agreement") is entered into on **September 14, 2025**, between Streamline Software Incorporated ("Provider") and **Colorado City Metro District** ("Customer").

Services Provided

DocAccess is a subscription-based accessibility solution that includes:

- Automated document accessibility compliance
- Real-time translation to 150+ languages
- AI-powered search and Q&A functionality
- 24/7 live visual interpretation services
- Compliance monitoring and reporting

Terms

- **Subscription: Essentials Protect+ Plan - all current and future documents on coloradocitymd.org pages**
- **Fee: \$6,048.00 for 3 years (\$168.00 per month)**
- **Billing Cycle: Every year, beginning January 2026**
- **You'll receive an initial invoice for \$607.56 covering the period from September 14, 2025 to December 31, 2025.**
- **Payment Terms: Net 45**
- **Contract Term: 3-year prepaid term (30% discount) - enjoy our price lock guarantee for the duration of the contract term.**
- **Indemnification Coverage: \$10,000 - protecting you against accessibility-related claims**

This Agreement incorporates the DocAccess Terms of Service available at docaccess.com/terms-of-service

Streamline Software, Inc.



Name: Mac Clemmens

Colorado City Metro District



Name: Colorado City Metro District

CCAAC New Build Inspection Report

N 206 Date Inspected 9-9-25 Inspected by: Bob Smith
 Zoned R-1 Lot 662 Unit: 14 Parcel #: 4618214158
 Owner: FRED AND REBECCA BRANDON Phone: 719 393-3956
 Physical Address: 4936 JEFFERSON CT

Minimum Sq. Ft. Required 1250 Actual build sq. Ft. 1650

Lot size: NA sq. ft. Colorado City Covenants reviewed? Yes No

	Question	Approved	
Structure: _____	?	<input checked="" type="radio"/> Yes	<input type="radio"/> No
Form: _____	?	<input checked="" type="radio"/> Yes	<input type="radio"/> No
Texture: _____	?	<input checked="" type="radio"/> Yes	<input type="radio"/> No
Color: _____	?	<input checked="" type="radio"/> Yes	<input type="radio"/> No
Ext. Appurtenances: _____	?	<input checked="" type="radio"/> Yes	<input type="radio"/> No
Property lines Marked? _____	?	<input checked="" type="radio"/> Yes	<input type="radio"/> No
Structure lines Marked? _____	?	<input checked="" type="radio"/> Yes	<input type="radio"/> No

Property Set Backs

	Required	Actual		Required	Actual	
Front:	<u>25</u>	<u>21</u>	<input checked="" type="radio"/> Pass / <input type="radio"/> Fail	Rear:	<u>15</u>	<u>15</u> Pass / Fail
Side:	<u>5/15</u>	<u>10/10</u>	<input checked="" type="radio"/> Pass / <input type="radio"/> Fail			

Information / Corrections Required For Final Approval:

Approved / **Disapproved** - CCAAC Member Signature Bob J. Smith

Additional Notes: _____

Colorado City Declaration of Protective Covenants:

Said Conditions: ***What can be inspected.***

7, That any building erected upon any of said lots shall be approved prior to construction by an Architectural Committee appointed by Declarant, or successors appointed by them, in Pueblo, Colorado, or at such other place as may be designated by the Declarant. The Architectural Committee, in passing on any requests for approval, shall consider the ***Location (setbacks), Texture, Color, and Exterior Appurtenances***

Pueblo County Code - Title 17

Set Backs: General - based on zoning

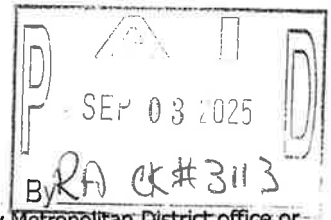
17.24.090. (Front yard) Except as provided in 17.120.020. Buildings shall be set back not less than **twenty-five (25) feet from the front property line**

17,24 1 00, (Side yard) A principal structure shall provide **total side yards of not less than fifteen (15) feet with not less than five (5) feet won one side**, and, except as provided in Section 17.120.020, an accessory building shall be set back from the side lot line **at least five (5) feet.**

17.24.110. (Rear yard), **A principal structure shall be set back at least fifteen (15) feet from a rear lot line**, and except as provided in Section 17.120.020, an **accessory building shall be set back from a rear lot line at least five (5) feet.**

Note: Section 17.120 covers 'Supplementary Regulations' and references **Agricultural One, Two, Three and Four Zone Districts,**.

Colorado City Architectural Advisory Committee
P.O. Box 20229
Colorado City, Colorado 81019
719 676-3396 colocityccaac@colocitymdco.gov



Application will be considered for review only if it has been fully completed and received at the Colorado City Metropolitan District office or mailed to and received at the above address by 3pm on the Wednesday prior to the next regular meeting. All applications must be accompanied by a check or money order made out to "CCAAC" in the amount appropriate to the fee schedule featured on the back of this application.

Property Owner: **Fred and Rebecca Brandom**

Mailing Address: **109 Nw North Shore Dr.**

Email **Fred.brandom@yahoo.com**

City: **Lake Waukomis** State: **MO** ZIP: **64151** Telephone: **(719) 393-3956**

Property Address: **4936 Jefferson Ct**

City: **Colorado City** State: **CO** ZIP: **81019** Lot **662** Unit **14** Parcel# **4618214158**

CONTRACTOR

Contractor: **Antrim and Associates LLC**

Mailing Address: **PO Box 2423**

Email: **Randy@antrimandassociates.com**

City: **Pueblo** State: **CO** Zip: **81004** Telephone: **719) 251-1186** License # **0014830**

Requested Approval for: Commercial Building Residence Garage Shed Fence Other _____

Type of Construction: Steel Wood Manufactured Other _____

Mobile Home: New Used Year Built: _____ **Pueblo County Zoning Code: R-1 CCMD Zoning Code: R-1**

Floor Area Square Footage: 1650 *Square Footage Required by Covenants: 1250*

REQUIRED ITEMS: Before CCAAC will proceed with process ALL required items must be completed!

- (All requests) Approved Plot Plan Drawn to Scale from Pueblo County Planning and Zoning (see back)
- City/County Approved Water and Sewage Access (New Construction) see back
- Approved Road Access to property. Pueblo County Road or CCMD Road – CCMD Maintained Road
- Property Line Staked Out Corners
- Foundation Plan and Building Staked Out **Before** Excavation
- One (1) copy of Blue Print and One (1) Electronic Copy sent to colocityreception@colocitymdco.gov
- Elevations – Front, Back and Sides
- Exterior Color Scheme, Type of *Siding* and *Roofing Materials* Must be indicated
- Location of Improvements (*Porches, Decks, Garages, Carports, Driveways, Accessory Buildings, Landscaping*)
- Re-Roofing / Exterior Remodel/Paint - Residence and/or Garage
- Garages and Accessory Buildings must have distance between buildings
- Fence – Type of Materials, Height and Locations

I have read and agree to abide by the unit's protective covenants for which this application is submitted:

Property Owner's or Contractor's Signature Randy Deneke Date 9-2-2025

This application will not be accepted until you read and sign on reverse.

CONDITIONS APPLYING TO THIS APPLICATION

- It is clearly understood that the granting of architectural approval does not relieve the owner or building of compliance with Pueblo County Zoning Resolutions and/or Building Codes and Subdivision Regulations; it is also understood that the construction shall commence within 90 days of Colorado City Metropolitan District (CCMD) approval. Actual construction period shall not exceed 180 days without committee approval. Failure to comply with these time limitations automatically terminates CCMD approval. Any changes made to the submitted plans, either before or during construction, must be approved by CCAAC and CCMD. Changes must comply with covenants. Copies of the covenants are available at the Colorado City Metropolitan District office or at www.coloadocitymd.org.
- New Construction must purchase water, sewer and/or cistern tap within 90 days of approval. If septic and/or a cistern is being used on the building site, the Pueblo County Health Department and CCMD must approve in writing that these sources qualify under Pueblo County Health Codes.
- Preliminary plans should be brought before CCAAC for approval. One (1) complete set of plans and specifications for construction, including all required items listed on the opposite side of this page, must be submitted for approval. Drawings must be professionally prepared and acceptable for the Pueblo Regional Planning Department.
- Pueblo County Planning & Zoning requires that all property changes and improvements must be recorded.
- CCAAC meets every Thursday. After reviewing plans and specifications, CCAAC may approve the submitted plans by the next regular meeting (providing all requirements have been met). The Committee will retain one {1} set of approved plans. Incomplete applications will not be placed on a meeting agenda but will be returned to property owners for completion of missing information.
- Construction must not commence until you have received a Letter of Approval from CCMD. As stated above, omissions of any information will delay the approval process. All construction must be confined to the lot listed or the reverse side of this document. Greenbelts and adjacent lots must not be used as access or storage during construction.
- **CCAAC is not responsible for any monetary losses you incur;** therefore, you are encouraged to obtain approval before proceeding with construction or purchases affected by this application.

CCACC Fee Schedule

Please note that a check or money order for the appropriate amount must be included with your application

<input type="checkbox"/> Commercial/Industrial	\$400.00
<input type="checkbox"/> Multifamily Residential	\$300.00
<input checked="" type="checkbox"/> New Single Family Residential	\$200.00
<input type="checkbox"/> Sheds/Fences/Garages/Carports/Decks	\$40.00
<input checked="" type="checkbox"/> CCMD Road Access Permit	\$100.00
<input type="checkbox"/> Cistern/Septic	\$100.00
<input type="checkbox"/> Re-Roofing / Exterior Remodel/Paint	\$25.00
<input type="checkbox"/> Sewer Tap	\$10,000.00
<input type="checkbox"/> Water Tap	\$15,000.00

Total Fee Amount Paid: \$300.00

NOTE: A Late Fee amounting to double the original filing fee will be charged if filing application AFTER construction has begun. For instance, if filing after construction of a shed, that amount would be \$80 {\$40 application fee + \$40 late fee} and must accompany application.

I have read and understand the provisions of this application and understand that incomplete applications will be returned to me for the required information before being considered by CCAAC.

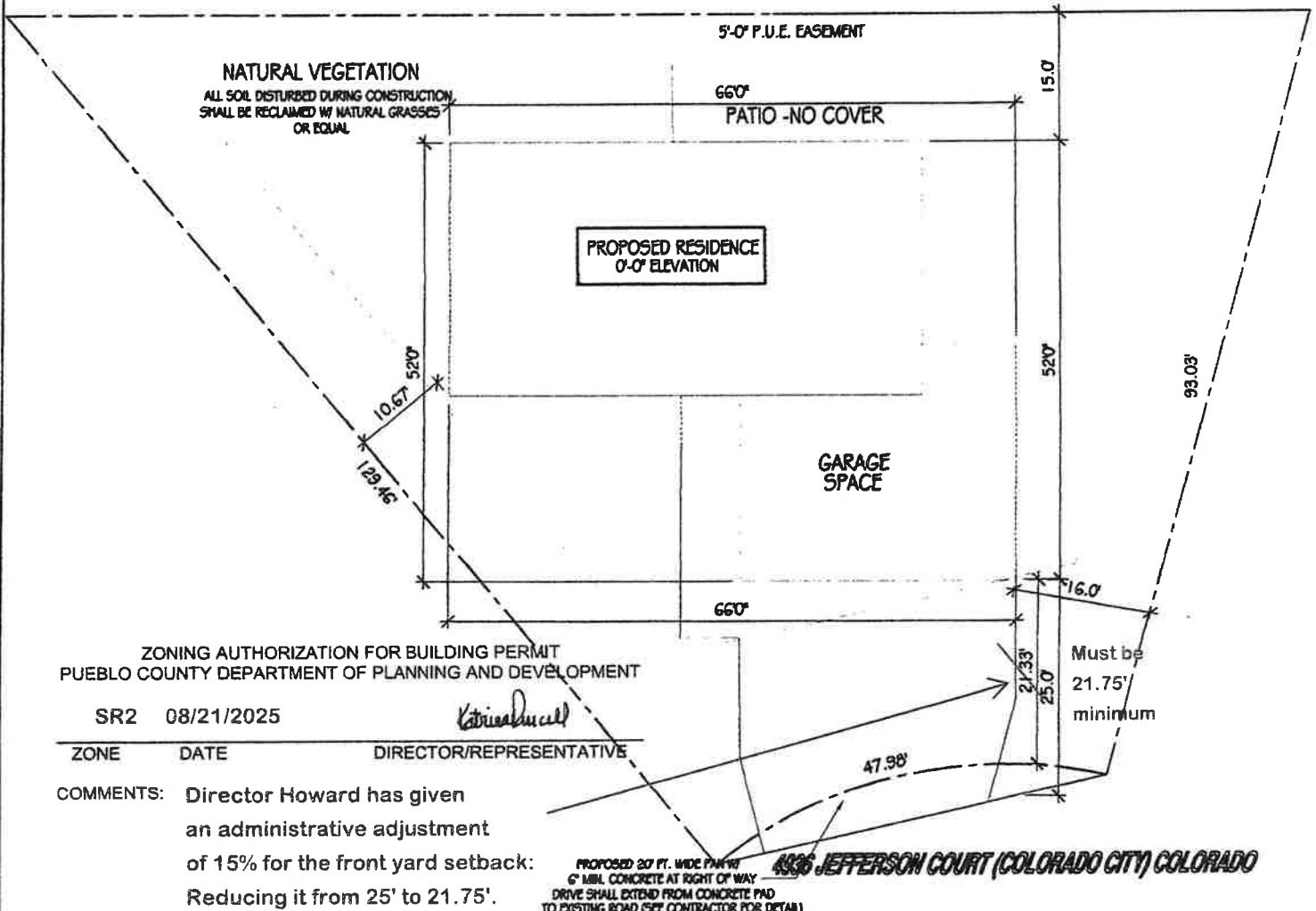
Property Owner/Contractor Signature: Randy Davenport **Date:** 9-2-2025

**PUEBLO COUNTY DEPARTMENT OF PLANNING
AND ZONING CHECKLIST**

INCLUDED	ASSASSOR'S PARCEL NUMBER	PARCEL SCHEDULE # 46-182-14-158
INCLUDED	SQUARE FOOTAGE OF PROPOSED STRUCTURE	MAIN FLOOR LIVING: 1630.0 TOTAL UNDER ROOF: 2462.0
N/A	SQUARE FOOTAGE OF EXISTING STRUCTURE	N/A
INCLUDED	STRUCTURE HEIGHT	19'-0" OFF FINISHED GRADE
N/A	LOCATION & SIZE OF EXISTING FENCES, WALLS	N/A
INCLUDED	DIMENSIONS OF THE PARCEL	SEE PLOT
INCLUDED	EASEMENTS/BUILDING SETBACK LINES	SEE PLOT
INCLUDED	LEGAL DESCRIPTION	LOT 662 UNIT 14 COLORADO CITY (COLORADO)
INCLUDED	ADDRESS OF PROPERTY	4936 JEFFERSON COURT (COLORADO CITY) COLORADO
N/A	STREET NAME AND ADJACENT STREET	N/A
INCLUDED	NORTH ARROW	SEE PLOT
INCLUDED	ALL LOCATIONS & DISTANCES TO PROP. STRUCTURES	SEE PLOT
N/A	LOCATION & DISTANCES TO EXISTING STRUCTURES IF APPL	N/A



152.32



ZONING AUTHORIZATION FOR BUILDING PERMIT
PUEBLO COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT

SR2 08/21/2025

Katherine Hull

ZONE DATE DIRECTOR/REPRESENTATIVE

COMMENTS: Director Howard has given an administrative adjustment of 15% for the front yard setback: Reducing it from 25' to 21.75'.

PROPOSED 20 FT. WIDE PAVEMENT
6" MIN. CONCRETE AT RIGHT OF WAY
DRIVE SHALL EXTEND FROM CONCRETE PAD
TO EXISTING ROAD (SEE CONTRACTOR FOR DETAIL)

PLOT PLAN

SCALE: 1" = 20'-0"

BUILDER/OWNER: **THE FRED & REBECCA BRANDON RESIDENCE**

DATE: 8-2025

ADDRESS: 4936 JEFFERSON COURT (COLORADO CITY) COLORADO

LEGAL DESCRIPTION: LOT 662 UNIT 14 COLORADO CITY (COLORADO)
PARCEL SCHEDULE # 46-182-14-158

ATT. DAVE WEHRICH
702 POLK STREET
PUEBLO, COLORADO 81004
(719) 299-4784 fax
(719) 240-9468 cell
(719) 744-0544 office

EMAIL: dave@advanceddb.com
EMAIL: david.wehrich@yahoo.com

C:\Work\ADVANCED\DESIGN\BUILD\PLANS\ADV logo.png

CCAAC Accessory Build Inspection Report

A 17 Date Inspected 9-4-25 Inspected by: Randy Dewey

Zoned R-2 Lot - Unit: - Parcel #: -

Owner: KEVIN & JEANNIE MILLS Phone: -

Physical Address: 6934 SARATOGA RD

Garage - Car Port - Shed - Driveway - Fence -

Re-Model - Porch/Deck - Re-Roof - Landscape - Paint X

Lot size: - sq. ft. Colorado City Covenants reviewed? Yes No

Question Approved

Structure/Size: - ? Yes No

Form: - ? Yes No

Texture: - ? Yes No

Color: - ? Yes No

Ext. Appurtenances: - ? Yes No

Property lines Marked? - ? Yes No

Structure lines Marked? - ? Yes No

Property Set Backs

Required Actual Front: N/A - Pass / Fail Rear: N/A - Pass / Fail

Side: N/A - Pass / Fail

Information / Corrections Required For Final Approval:

Approved / Disapproved - CCAAC Member Signature Randy Dewey

Additional Notes: -

Colorado City Declaration of Protective Covenants:

Said Conditions: *What can be inspected.*

7, That any building erected upon any of said lots shall be approved prior to construction by an Architectural Committee appointed by Declarant, or successors appointed by them, in Pueblo, Colorado, or at such other place as may be designated by the Declarant. The Architectural Committee, in passing on any requests for approval, shall consider the **Location (setbacks), Texture, Color, and Exterior Appurtenances**

Pueblo County Code - Title 17

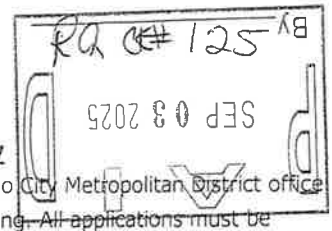
Set Backs: General - based on zoning

17.24.090. (Front yard) Except as provided in 17.120.020. Buildings shall be set back not less than **twenty-five (25) feet from the front property line**

17,24 1 00, (Side yard) A principal structure shall provide **total side yards of not less than fifteen (15) feet with not less than five (5) feet won one side**, and, except as provided in Section 17.120.020, an accessory building shall be set back from the side lot line **at least five (5) feet.**

17.24.110. (Rear yard), **A principal structure shall be set back at least fifteen (15) feet from a rear lot line**, and except as provided in Section 17.120.020, an **accessory building shall be set back from a rear lot line at least five (5) feet.**

Note: Section 17.120 covers 'Supplementary Regulations' and references **Agricultural One, Two, Three and Four Zone Districts.**



Application will be considered for review only if it has been fully completed and received at the Colorado City Metropolitan District office or mailed to and received at the above address by 3pm on the Wednesday prior to the next regular meeting. All applications must be accompanied by a check or money order made out to "CCMD" in the amount appropriate to the fee schedule featured on the back of this application.

Property Owner: Kevin & Jeannie Mills

Mailing Address: P.O. Box 20113 Email jandkbizz@gmail.com

City: Colorado City State: CO ZIP: 81019 Telephone: 719-676-2500

Property Address: 6934 Saratoga Rd

City: Colorado City State: CO ZIP: 81019 Lot ___ Unit ___ Parcel# _____

CONTRACTOR			
Contractor: _____			
Mailing Address _____		Email _____	
City _____	State _____	Zip _____	Telephone _____ License # _____

Requested Approval for: Commercial Building Residence Garage Shed Fence Other Paint

Type of Construction: Steel Wood Manufactured Other _____

Mobile Home: New Used Year Built: _____ Pueblo County Zoning Code: _____ CCMD Zoning Code: _____

Floor Area Square Footage: _____ Square Footage Required by Covenants: _____

REQUIRED ITEMS: Before CCAAC will proceed with process ALL required items must be completed!

- (All requests) Approved Plot Plan Drawn to Scale from Pueblo County Planning and Zoning (see back)
- City/County Approved Water and Sewage Access (New Construction) see back
- Approved Road Access to property. Pueblo County Road or CCMD Road _____
- Property Line Staked Out Corners
- Foundation Plan and Building Staked Out **Before** Excavation
- One (1) copy of Blue Print and One (1) Electronic Copy sent to colocityreception@colocitymdco.gov
- Elevations – Front, Back and Sides
- Exterior Color Scheme, Type of *Siding* and *Roofing Materials* Must be indicated Balanced Beige
- Location of Improvements (*Porches, Decks, Garages, Carports, Driveways, Accessory Buildings, Landscaping*)
- NA Re-Roofing / Exterior Remodel (Paint) Residence and/or Garage
- Garages and Accessory Buildings must have distance between buildings
- Fence – Type of Materials, Height and Locations

I have read and agree to abide by the unit's protective covenants for which this application is submitted:

Property Owner's or Contractor's Signature Jeannie Mills Date 9/2/25

This application will not be accepted until you read and sign on reverse.

CONDITIONS APPLYING TO THIS APPLICATION

- It is clearly understood that the granting of architectural approval does not relieve the owner or building of compliance with Pueblo County Zoning Resolutions and/or Building Codes and Subdivision Regulations; it is also understood that the construction shall commence within 90 days of Colorado City Metropolitan District (CCMD) approval. Actual construction period shall not exceed 180 days without committee approval. Failure to comply with these time limitations automatically terminates CCMD approval. Any changes made to the submitted plans, either before or during construction, must be approved by CCAAC and CCMD. Changes must comply with covenants. Copies of the covenants are available at the Colorado City Metropolitan District office or at www.coloradocitymd.org
- New Construction must purchase water, sewer and/or cistern tap within 90 days of approval. If septic and/or a cistern is being used on the building site, the Pueblo County Health Department and CCMD must approve in writing that these sources qualify under Pueblo County Health Codes.
- Preliminary plans should be brought before CCAAC for approval. One (1) complete set of plans and specifications for construction, including all required items listed on the opposite side of this page, must be submitted for approval. Drawings must be professionally prepared and acceptable for the Pueblo Regional Planning Department.
- Pueblo County Planning & Zoning requires that all property changes and improvements must be recorded.
- CCAAC meets every Thursday. After reviewing plans and specifications, CCAAC may approve the submitted plans by the next regular meeting (providing all requirements have been met). The Committee will retain one {1} set of approved plans. Incomplete applications will not be placed on a meeting agenda but will be returned to property owners for completion of missing information.
- Construction must not commence until you have received a Letter of Approval from CCMD. As stated above, omissions of any information will delay the approval process. All construction must be confined to the lot listed or the reverse side of this document. Greenbelts and adjacent lots must not be used as access or storage during construction.
- **CCAAC is not responsible for any monetary losses you incur;** therefore, you are encouraged to obtain approval before proceeding with construction or purchases affected by this application.

CCACC Fee Schedule

Please note that a check or money order for the appropriate amount must be included with your application

<input type="checkbox"/> Commercial/Industrial	\$400.00
<input type="checkbox"/> Multifamily Residential	\$300.00
<input type="checkbox"/> New Single Family Residential	\$200.00
<input type="checkbox"/> Sheds/Fences/Garages/Carports/Decks	\$40.00
<input type="checkbox"/> CCMD Road Access Permit	\$100.00
<input type="checkbox"/> Cistern/Septic	\$100.00
<input checked="" type="checkbox"/> Re-Roofing / Exterior Remodel/ Paint	\$25.00
<input type="checkbox"/> Sewer Tap	\$10,000.00
<input type="checkbox"/> Water Tap	\$15,000.00

Total Fee Amount Paid: \$ 25.00

NOTE: A Late Fee amounting to double the original filing fee will be charged if filing application AFTER construction has begun. For instance, if filing after construction of a shed, that amount would be \$80 {\$40 application fee + \$40 late fee} and must accompany application.

I have read and understand the provisions of this application and understand that incomplete applications will be returned to me for the required information before being considered by CCAAC.

Property Owner/Contractor Signature: _____

Date: 9/2/25



10 September 2025

Paul & Cathy Johnson
P.O. Box 20433
Colorado City, Colorado 81019

Dear Mr. & Mrs. Johnson,

The Colorado City Architectural Control Committee would like to take this opportunity to remind prospective and current property owners of responsibilities associated with property ownership covenants in our district. These responsibilities range from, but are not limited to, property use, upkeep and appearance, recreational use of the property, exterior colors, easements, and proper access roads to individual lots

Covenants and Rules and were created to make our neighborhoods safe, clean and respectable as well as to maintain higher property values for the investment in our homes. The few rules that we have are not meant to be intrusive but are meant to be inclusive. We believe that the rules have been kept simple and fair for all property owners, homeowners, and residents to follow in order to achieve these goals.

As required by Colorado state law (House Bill 24-1267), the Colorado City Metro District (CCMD) has adopted a written policy for the imposition of fines for Covenant and Rule violations. This policy is enclosed.

Pursuant to that requirement, you are hereby being notified of: the nature of the alleged violation(s); the action or actions required to resolve the violations(s); the schedule of fines; whether or not the violations are continuous or repetitive; the provision of an opportunity for you to be heard before the CCMD Board.

Please be advised you may also be in violation of Pueblo County regulations and the county may be notified.

It has been brought to our attention that you are in violation of one or more covenants at the following location. Do to the size of your recent installation of an accessory building larger than 200 sq. ft., a Pueblo County building permit and Metro District Application are required.

Property Address: 5293 W. Graneros Rd., Colorado City, CO 81019

Unit No. 6 **Lot No.** 47-252-06-074 + 142

Parcel No. 47-252-06-151

Control # C-227

The violation(s) "Continuous"

Covenant(s): SAID CONDITIONS for Unit 6 are as follows.

1. That all of the lots of said tract, unless otherwise designated, shall be single family residential lots and may be improved, used and occupied for single family residence purposes together with such accessory buildings **as approved by the Architectural Committee.**
7. That any building erected upon any of said **lots shall be approved prior to construction by an Architectural Committee appointed by Declarant,** or successors appointed by them in Colorado City, Colorado, or at such other place as may be designated by the Declarant.
8. **That no accessory buildings, trailers, barns or other structures not conforming to these covenants shall be maintained on any lot.**

Note: Pueblo County follows the 2021 International Residential Code (IRC) that requires a building permit be obtained from the Regional Building Department prior to placing an accessory structure over 200 sq. ft. The Colorado City Metro District requires a local application be completed for **any size** of accessory structure.

Pueblo County UDC Code 17.03.040(a) General Standards for Accessory Uses.

(b) General Standards for Accessory Structures Accessory structures incidental to a principal use or principal structure are permitted provided:

(1) Accessory structures shall be constructed either in conjunction with or after the principal structure. A building permit for an accessory structure may not be issued prior to the issuance of a building permit for the principal structure on that same parcel.

(2) Accessory structures may be built anywhere that a principal building may be built with the following exceptions. (i) The front wall of the accessory structure shall be constructed in line with or behind the front wall of the principal structure; (ii) The accessory structure may occupy up to 30 percent of a required rear yard and/or the back 50 percent of a required side yard; and (iii) Accessory structures in the required side or rear yard shall be at least five feet from the property line.

(3) Accessory structures are subject to the building spacing requirements of the building and fire code.

The following actions must be taken in accordance with the time lines described in the enclosed “Colorado Metro District Covenant Enforcement Resolution.

1. A permit from the Pueblo County Regional Building Department must be applied for and approved for your approx.. 23’ x 16’ accessory building.
2. After and if the permit is approved, a Colorado City Application must be completed with a fee of \$80.00 (do to being filed after the fact, the fee is doubled). The approved permit must be presented to the Metro District who will then insure the building is placed IAW county codes. An application form is enclosed. Set backs for the previously placed accessory building will also be checked at this time.

If you have questions or would like to discuss the issue, please contact the Colorado City Architectural Advisory Committee (CCAAC) at 719-676-3396 or via email at colocityccaac@colocitymdco.gov within 35 days of the first letter. Please leave a telephone number or a return email address for prompt communication. Response via email may take as long as one week.

Sincerely,

Colorado City Architectural Advisory Committee

Colorado City Metropolitan District Board of Directors

SAME
LETTER
2 ADDRESSES



September 10, 2025

Jessica Armand
PO Box 19751
Colorado City, CO 81019

Dear Ms. Armand,

The Colorado City Architectural Control Committee would like to take this opportunity to remind prospective and current property owners of responsibilities associated with property ownership covenants in our district. These responsibilities range from, but are not limited to, property use, upkeep and appearance, recreational use of the property, exterior colors, easements, and proper access roads to individual lots

Covenants and Rules were created to make our neighborhoods safe, clean and respectable as well as to maintain higher property values for the investment in our homes. The few rules that we have are not meant to be intrusive but are meant to be inclusive. We believe that the rules have been kept simple and fair for all property owners, homeowners, and residents to follow in order to achieve these goals.

As required by Colorado state law (House Bill 24-1267), the Colorado City Metro District (CCMD) has adopted a written policy for the imposition of fines for Covenant and Rule violations.

Pursuant to that requirement, you are hereby being notified of: the nature of the alleged violation(s); the action or actions required to resolve the violation(s); the schedule of fines; whether or not the violations are continuous or repetitive; the provision of an opportunity for you to be heard before the CCMD Board.

Please be advised you may also be in violation of Pueblo County regulations and the county may be notified.

It has been brought to our attention that you are in violation of one or more covenants at the following location.

Property Address: 2849 Applewood Drive, Colorado City, CO 81019

Unit No. 20

Lot No. 213

Parcel No. 46-173-20-049 Control No. C-226

The violation(s)

Covenant(s): Unit 20

7. No mobile home or structure accessory thereto as set forth in paragraph 1 above shall be placed on the said lots without prior approval of such placement, nor shall any construction, additions or alterations on mobile homes commence until approved by an Architectural Committee appointed by Declarant or successor appointed by Declarant. The Architectural Committee, in passing on any requests for approval, shall consider the location, exterior appearance and color and exterior appurtenances of any proposed accessory structure and its compatibility with its environment. Material to be submitted for approval shall include (1) a recent photograph of reasonable size and clarity of the mobile home proposed for placement, and (2) a site plan, indicating the placing of the mobile home, proposed grade changes, landscaping, accessory buildings or structures, automobile parking space, and fencing and/or screening.

Colorado City Architectural Advisory Committee (CCAAC) approval needed before a fence is built.

Pueblo County UDC Code 17.04.030(c) Fences, Walls, and Hedges

(c) Fences, Walls, and Hedges (1) Height The height of fences, walls, and hedges shall be measured from the natural grade of the property at the location of the fence, wall, or hedge to the top of the fence, wall, or hedge. The top of a wall or fence is the highest component (e. g., top of post or top of picket, whichever is highest). Figure 04.5: How to Measure Fence Height (2) Permitted Height (i) Located Within Required Front Setback Maximum height for fences, walls, and hedges when located within the required front setback: a. b. c. Solid, where no more than 20 percent of the surface area of the fence is open for views: three feet Open, where 20 percent or more of the surface area of the fence is open for views: four feet. The height of either type of fence may increase to the allowed maximum height behind the applicable building line.

The following actions must be taken:

Amend fence height to three feet. Solid fences to the house set back must not be taller than three feet. A chain link fence may be four feet.

Pay \$40 Colorado City Metro District permit fee plus \$40 late fee. \$80 now due.

If you have questions or would like to discuss the issue, please contact the Colorado City Architectural Advisory Committee (CCAAC) at 719-676-3396 or via email at colocityccaac@colocitymdco.gov within 35 days of the first letter. Please leave a telephone number or a return email address for prompt communication. Response via email may take as long as one week.

Sincerely,

Colorado City Architectural Advisory Committee;

Colorado City Metropolitan District Board of Directors



**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 26, 2025, beginning at 6:00 p.m.

1. Satellite Office for Pueblo County: Jim presented the idea at the Rye Board Meeting, and they sounded very interested they would like further information as to what would be offered and days, they would be available. Further discussion concluded that once Jim hears back from Rye, another vote would need to take place, and appropriate designations would be put in place.
2. RJH Contract: Mr. Sievert and Mr. Ayoub met with RJH yesterday and contracts and the time frame and scope of the project. Went over date specific times to put in for funding and grants.
3. RFP Addendum: There were a few things that needed to be improved on. It has been sent to six engineering groups have reviewed and one so far has backed out. Will need to select a contractor to finalize the design. Due to the contract being at almost 90% we will be looking at a contractor or construction manager or owner's representative to oversee the whole project.
4. WSRF Meeting: The Water State Revolving Fund, all required information has been submitted. The WSRF can only allow a \$5 million loan grant. We are waiting for information from USDA, we will be here back by October 1, 2025. WSRF recommended that they can assist us but not until January 1, 2026, we will need to reapply at that time. Further meetings have been set up with multiple teams to proceed with further financing.
5. ARPA pay Request: Pay Swedish \$42,062.61 bringing it up to date.
6. CCAAC Review: Larry Berg approved a 6' fence at 3143 Lunar Dr. Five complaint letters are going out. Mr. Smith is sending out two letters of record, one will be going to the owner.
7. READING BY CHAIRPERSON OF THE STATEMENT OF CONDUCT AND DEMEANOR. Read by Mr. Elliot
8. CITIZENS INPUT: Anthony Flores wanted to know who cleans clogged culverts by Saratoga and Lawrence. We will get vac truck up there to flush culverts. Jim and Ayden will have it done within a couple of weeks.

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 August 26, 2025, beginning at 6:15 p.m.

1. **CALL TO ORDER: President Chairman Mr. Elliot calls to order at 6:01pm**
2. **PLEDGE OF ALLEGIANCE.**
3. **MOMENT OF SILENT REFLECTION**
4. **QUORUM CHECK: Chairman Neil Elliot**

Secretary/Co-Chair, Clint Gross
Board Member Ray Davis
Board Member Bob Sievert
Board Member Karim Ayoub

Also in Attendance:

Jim Eccher, District Manager
Cristy Adams, Finance Manager
Roberta Anderson A/R Reception
Gary Golladay Water/Sewer
Greg Bailey Water

5. **APPROVAL OF AGENDA: Chairman Sievert motioned to approve the agenda. Mr. Davis seconded the motion. All approved.**
6. **APPROVAL OF MINUTES: Mr. Gross approved the minutes. Dr Davis seconded the motion. All approved.**
7. **BILLS PAYABLE: Lil Diggers completed the beaver dam removal, Replaced pipe from old sewer line collapse, Amazon for Dumbbell and Rowing machine for the Recreation Center for Employee Health regimen.**
8. **FINANCIAL REPORT: Decreased Revenue. Income per fund on schedule**
9. **OPERATIONAL REPORT.**
 - a. Beckwith Dam report: The hose keeps kinking on the sanitized bladder. It's only about 1 foot. Will have ready by next week. The tank is running about 12 days behind with all the rain. Six million gallons different and is getting better. From 2019 to now June, July, and August we normally don't lose anything. December and January are usually the worst for loss. All tanks are full, and production levels dropped to about 300K, the average is 380K/day.
 - b. Committee Reports golf grant writer / Newsletter Karim: State and Federal agencies are involved in getting a bigger picture The Holly dot Linx Bldg. to take into a trust. The CSCB engineering grant will give us \$50K. The GOCO money is not likely. Wait until finished before asking.
 - c. Spoke with the Board of Water Works and they took interest in our plan. We need a full-on student intern program.

ATTORNEYS REPORT: Setting up a meeting with Finance.

**10. AGENDA ITEMS:
Satellite office with County**

RJH Contract: Motion to approve with a clause to be completed by Feb 1 2025. Mr. Sievert motion, Mr. Ayoub 2nd Vote taken 4 approved Neil voted no

RFP Addendum: Sent to 6 engineers, 1 dropped out. Select contractor in finalizing design. RJH designs sit at 90%. Motion to approve RFP By Mr. Davis and Second By Mr. Ayoub Vote Passed unanimously

ARPA Pay Request: : Payout for Swedish. \$42,062.61. Vote to move forward. All in favor. Andrew from Swedish held back 5%, decided to pay. Brought it to UTD. Motion made to pay Mr. Gross and second by Mr. Ayoub Vote approved unanimously.

11. OLD BUSINESS. Goals and achievement Plan: No meter change out, tanks are full, and filters changed, soil samples Strategic plan/ Ranch Water/ Rosemont and Camelot Meter Changeout/Water loss / Water Survey and Leak Detection/

12. NEW BUSINESS:

CCACC:

A. New Construction

1. 3143 Lunar Drive, 6' Fence, Larry Berg approved.

Motion to approve build on 3142 lunar Drive By Mr. Gross and seconded by Mr. Ayoub Voted and passed unanimously.

B. Actions

- a. 5 First Letters**
- b. 0 Second letters**
- c. 0 Third letters**
- d. 0 Unauthorized Structure**

COMPLAINTS: 6 First letters going out. All legitimate complaints. Mr. Davis motion to send 6 letters Second by Mr. Gross, Voted and approved unanimously.

13. CORRESPONDENCE. N/A

14. EXECUTIVE SESSION: N/A

15. ADJOURNMENT: Motion to adjourn by Mr. Gross and second by Chairman Elliot adjourned meeting at 7:33pm

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.

Perometer Readings for 2025

	P 1/2	P/3	P/4	P/5	P/6	P/11	P/12	lake level	Inspector
1/10/2025	Dry 17.9	Void	20.8	18.5	Dry 26.1	Dry 8	21.4	14.4	GB
1/16/2025	Dry 17.9	void	20.8	18.6	dry 26.1	Dry 8	21.6	14.4	GB
1/28/2025	Dry 17.9	Void	20.8	18.5	Dry 26.1	Dry 8	21.5	13.8	GB
2/5/2025	Dry 17.9	Void	20.8	18.7	Dry 26.1	Dry 8	21.6	13.5	GB
2/14/2025	Dry 17.9	Void	20.8	18.6	Dry 26.1	Dry 8	21.6	13.5	GB
2/27/2025	Dry 17.9	Void	20.8	18.6	Dry 21.6	Dry 8	26.1	13.8	GB
3/3/2025	Dry 17.9	Void	20.7	18.6	Dry 26.1	Dry 8	21.7	13.9	GB
3/12/2025	Dry 17.9	Void	20.8	21.7	Dry 26.1	Dry 8.4	21.8	14	GB
3/20/2025	Dry 17.9	Void	20.8	21.6	Dry 26.1	Dry 8.2	21.8	14.4	GB
3/25/2025	Dry 17.9	Void	20.8	22	23.8	Dry 8	21.8	14.5	GB
4/2/2025	17.6	Void	20.9	22.1	23.9	Dry 8	21.8	14.6	GB
4/7/2025	17.5	Void	20.7	21.9	23.3	Dry 8	21.1	14.7	GB/AG
4/16/2025	17.3	Void	20.8	20.5	22.7	Void	20.7	14.8	AG
4/23/2025	17.4	Void	20.8	20.2	23	Void	21.3	14.5	AG/MP/JE AG/GB
5/2/2025	17.5	Void	20.8	21.1	23.1	Void	21.8	14	AG

<u>Date</u>	<u>P/1/2</u>	<u>P/3</u>	<u>P/4</u>	<u>P/5</u>	<u>P/6</u>	<u>P/11</u>	<u>P/12</u>	<u>Lake level</u>	<u>inspector</u>
5/8/2025	17.5	Void	19.7	20.2	23.2	Void	21.8	14	AG
5/16/2025	17.6	Void	19.7	20	23.2	Void	22	13.8	AG
5/22/2025	Dry	Void	15.4	20.3	23.3	Void	22.2	13.9	AG
5/27/2025	17.5	Void	15.5	20.7	23.3	Void	22.2	13.8	AG
6/4/2025	Dry	Void	15.7	21.1	23.3	Void	21.9	13.9	AG
6/12/2025	17.6	Void	15.9	21.3	23.6	Void	22.2	13.8	AG
6/19/2025	Dry	Void	15.9	21.9	23.4	Void	21.9	13.9	AG
6/25/2025	Dry	Void	16	21.8	23.4	Void	22	14	AG
7/3/2025	Dry	Void	16.1	21.6	23.5	Void	22	13.9	AG
7/9/2025	Dry	Void	16.2	21.7	23.5	Void	22.1	13.8	AG
7/17/2025	17.6	Void	16.2	21.9	23.4	Void	21.7	14.4	AG
7/23/2025	Dry	Void	16.3	21.9	23.3	Void	21.4	14.5	AG
7/29/2025	Dry	Void	16.3	21.8	23	Void	20.7	14.8	AG
8/8/2025	Dry	Void	16.4	20.9	23.1	Void	20.7	14.5	AG

September 2025 Parks and Rec Operational Report

Day to Day

We're still busy mowing and normal operations with a smaller crew. We have a few projects that we are trying to get to before the weather turns on us. We need to clean up the warning tracks on the baseball fields, get the fields aerated and get the new scoreboard installed. We hope to find time to get these things done in September.

Sports

Soccer registration will be ending early September with practices starting mid-September. We might be able to use the new football/soccer field for games but not sure the sod will be ready and track will be seal coated in time.

Pool

The pool is empty and we will work on winterizing the plumbing and building in the next month or two.

WATER / WASTE WATER REPORT 8/2025

BECKWITH PRODUCED 17.6 MILLION GALLONS OF WATER. COLD SPGS.
PRODUCED 2 MILLION GALLONS. TOTAL 19.7 MILLION GALLONS.
TANKS ARE FULL AT THIS POINT.WE CONTINUE TO MOVE FORWARD
ON THE TANK PAINTING. GREG SHORTENED THE HOSE (FEED LINE) TO
THE BLADDER AND NOW WE CAN FILL AND FEED FROM THE BLADDER.
IT IS DISSINFECTED AND READY TO USE. WE HAVE SOME FINE TUNING
TO DO WITH HIGHTIDE AND SCADA.
DAF NO UPDATES WAITING ON STATE.

THE WASTE WATER PLANT RECEIVED 7.6 MILLION GALLONS OF SEWAGE.
TREATED AND RETURNED 9 MILLION GALLONS. THE PRESS IS UP AND
RUNNING, AND WE ARE PRESSING DAILY.
NOCO HAS FILED A REMEDIATION PLAN TO THE STATE MISS BRINK
AND WE ARE WAITING TO HEAR BACK FROM HER.

AYDEN 'S CREW WORKED ON THE BLADDER , HELPED FILL AND DRAIN.
TESTED PRV STATIONS AND PUT THEM INTO SERVICE.
WORKED ON BEVERLY VALVE CLUSTER AND NOW HAVE CORRECT PATTERN
TO MOVE WATER FROM TANK FOUR TO TANK THREE.
PERFORMED ROAD MAINTENANCE DUE TO RAINS AND
SHOP MAINTENANCE
ATTENDED CLASS WITH M. FOXWORTHY



HOLYDOT
at Colorado City
2025 August - September

- Course
 - Rain August 1 – September 4th (1.7" precipitation) .
 - Greens broadcast and spot treatments have continues for moss and algae.
 - Greens treated with fungicide to protect greens from fairy ring 2nd application.
 - Course mowing has increased with cooler temps, shorter days and much needed rain fall.
 - Greens being sprayed with appropriate products for fertility, growth regulation.
 - Fairways and Tees have been fertilized with a slow release/synthetic nitrogen source and organic souses for uniform growth, color and feed microbial activity in the soil.
 - Irrigation work ongoing.

- Shop
 - Been battling equipment issues. As the season has gone on, the equipment has gotten tired and subject to more break downs. Appropriate repairs and adjustments have been made.

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August 29, 2025

Mr. Neil Elliot, Chairman
Mr. James P. Eccher, General Manager
Board of Directors
Colorado City Metropolitan District
PO Box 20229
Colorado City, CO 81019

**RE: Water System Improvements - 2022
Additional Engineering Costs**

Dear Neil, Jim and Board:

During the last District Board Meeting, I understand that a question was raised regarding engineering fees exceeding the budget for the Water System Improvements Project. To address your question, the following information is provided on the engineering fees for the project from its inception to date. This outlines the various categories along with explanations for the budget variances that have occurred since then.

The original budget was developed in November to early December 2021 and was finalized on December 8, 2021, nearly four years ago. This cost estimate was prepared based on discussions with District staff and the improvements the District aimed to pursue. At this stage of the project, the cost estimate assumed a construction period of 120 calendar days with full-time inspection, followed by 60 days of part-time inspection. Also note that this cost estimate came before the significant increases in construction costs seen in 2022.

To address the concerns expressed, we offer the following breakdown of each engineering item contained within the project. These values are based on total costs incurred as of July 31, 2025. Below is that breakdown.

1. Item No. 3 – County Permits

Original Budget: \$2,000 Actual: \$165

This budget line item is specific to discussions with Pueblo County and their excavation permit process, obtaining the Pueblo County Application for Right-of-Way Excavation Permit, reviewing for District's obligations for meeting the permit's requirements, and incorporating this information into the Contract Documents. The application and the Pueblo County Utility Excavation Permit Resolution No. 86-283 were incorporated into the Contract Documents for the Contractor to complete and submit to Pueblo County for their

construction purposes and adherence to the requirements therein. The budget for this category was initially set at \$2,000. The actual amount consumed to date is \$165. Thus, this category falls well below the original budgeted amount.

2. Item No. 4 – Rights-of-Way/Easement Evaluation

Original Budget: \$5,000 **Actual:** \$2,024

This item is for collecting the applicable plat and right-of-way information to create a defined layout of the County’s road rights-of-way. This incorporated the on-site field survey of property pins for verification, which was contained within the design budget line item. A review was undertaken to determine if any additional permanent and/or temporary easements were required for the new water main installation and during construction activities. This item falls below the original budgeted amount of \$5,000 for this category.

3. Item No. 5 – Geotechnical

Original Budget: \$10,000 **Actual:** \$11,697.63

This budget line item is for showing permit compliance with road compaction requirements set forth by Pueblo County’s permit requirements, along with ensuring proper compaction for the pipeline, its trench, and road compaction. This is an outside geotechnical engineering firm that performs the compaction and density testing. This is linked to both the number of areas to show compliance with Pueblo County requirements and to the Contractor’s performance on their compaction efforts. The total cost of this effort is over the originally budgeted amount to show compliance with Pueblo County’s permit and to ensure proper compaction around the pipeline.

4. Item No. 6 – Reproduction

Original Budget: \$2,000 **Actual:** \$766.61

This item covers the cost of printing the drawings and Contract Documents for the project. \$766.61 has been used for this effort and is below the original budgeted amount.

5. Item No. 7 – Funding Administration

Original Budget: \$30,000 **Actual:** \$38,613.38

This item is specific to undertaking the funding administration associated with the American Rescue Plan Act (ARPA) funds provided through Pueblo County and its associated requirements. This includes producing and providing quarterly reports to Pueblo County, submitting reimbursement requests, ensuring compliance with the Davis-Bacon wage requirements, reviewing Certified Payroll Reports (CPRs) from the three Contractors, and obtaining additional CPR information as needed to meet compliance requirements. This type of work is directly tied to the time it takes to complete a project.

This project has been extended for each Schedule of work, ranging from 240 calendar days for Schedule No. 1, 1,001 calendar days for Schedule No. 2, and 1,138 calendar days for Schedule No. 3. The time extensions include delays from weather, delays related to underground utilities that were not accurately located leading to unexpected challenges and time loss, extensive potholing required over several weeks to identify existing utilities that could not be accurately located, additional work involving unknown and unmarked manholes, address leaking service lines, having to address an existing corporate stop blowing out of the service saddle, installation of a Contractor-provided manhole,

installation of a District-provided pressure reducing valve, incorporating an additional pressure reducing valve vault, adding a temporary bladder tank and associated piping to provide water during tank painting activities, and significant time spent by the District trying to determine how to take the three individual tanks offline while continuing to supply water to customers.

These items have resulted in the project extending beyond its original projections. The requirements associated with administering the ARPA grant funds remain in effect until the funds are fully expended. Therefore, meeting the funding requirements over two years beyond the original project timeline has resulted in additional administrative hours and increased the cost of this line item. These delays were outside of GMS, Inc.'s control.

6. Item No. 8 – CDPHE Submissions

Original Budget: \$4,000 **Actual:** \$4,095.10

This item is specific to preparing and submitting a Basis of Design Report to the Colorado Department of Public Health and Environment (CDPHE), specific to the improvements associated with the three water storage tanks. The report covers a host of items and information required by the CDPHE. This item is in close alignment with the original budgeted amount.

7. Item No. 9 – Design/Contract Administration

Original Budget: \$120,000 **Actual:** \$118,951

This line item is associated with the design and contract administration of the project. This includes items like attending various meetings with the District, calling in locates for onsite survey, surveying the site, finding and surveying property pins, design of the facilities as outlined within the contract, meeting with staff to review the drawings and undertake modifications to the improvements accordingly, issuing the Contract Documents out for bid, coordinating and addressing questions from potential bidders and suppliers, issuing addendums as necessary, conducting the bid opening, completing the bid tab, providing recommendations to the Board for award, attending a District Board Meeting and providing recommendations for award, continue with Contract Administration throughout the project, preparing closeout notification through the District's publication of record, closing the project out with the three independent contractors. This line item is in alignment with the original cost.

8. Item No. 10 – Added Design

Original Budget: Not Applicable **Actual:** \$41,087.33

This line item pertains to additional engineering services that were outside of the original scope of services and were requested by the District to be undertaken during the course of the project. The first additional work item the District requested was to incorporate Bosse Court and Douglas Way into the design. This work included conducting an on-site survey of the two areas, designing the water main replacements for these segments, and incorporating them into the drawings. The additional services were conducted in June and July of 2022. The total cost associated with this effort was \$16,336.

The second District requested additional work focused on assisting District staff in isolating Tank Nos. 1 and 2 for Swedish Industrial Coatings to complete their contract. This request

was made after the District undertook months of effort to try to isolate these two tanks without success. This work included: researching the existing distribution system, tanks' yard piping layout, pump station configurations and how they operate; collect and review the distribution system's pressures at specific locations; generate one-line diagram along with written proposed distribution modifications/improvements to isolate tanks; creating two different ideas how to isolate the tanks and what additional water system modifications are required for those options; review plan modifying the existing booster stations with additional valving needed; collect information for two alternative option cost estimates (one for a temporary solution and one for a permanent solution); research options for portable tanks with collecting pricing quotes for the tanks; design of a pressure-reducing vault; design for the temporary connection of a bladder tank and communicating with bladder tank manufacturers.

As directed by District staff, this work enables Tank Nos. 1 and 2 to be taken offline, allowing the Schedule 3 Contractor, Swedish Industrial Coatings, to complete the interior work within these two tanks. The total cost associated with this effort was \$24,751.

These two work items were unknown at the beginning of the project and were added into the project as a result of the District requesting the additional services.

9. Item No. 11 – Construction Observation

Original Budget: \$135,000 **Actual:** \$209,885.59

This line item is specific to construction observation services combined with shop drawing reviews. This includes the preconstruction meeting, onsite construction observation, conducting Davis-Bacon interviews for compliance verification, shop drawing reviews, review and confirmation of pay application requests, change order review, discussions, and processing, attending Board Meetings to provide updates and present pay application requests, running and attending construction progress meetings, and working with contractors to incorporate additional work items. This line item is directly tied to construction activities and the Contractor's ability to complete the work within the allotted timeframe as outlined in the Contractor documents.

As presented within the Funding Administration item, the project has been extended for each Schedule of work. This ranges from 240 calendar days for Schedule No. 1, 1,001 calendar days for Schedule No. 2, and 1,138 calendar days for Schedule No. 3. The original construction completion date was March 31, 2023. The time extensions include delays from weather, delays related to underground utilities that were not accurately located leading to unexpected challenges and time loss, extensive potholing required over several weeks to identify existing utilities that could not be accurately located, additional work involving unknown and unmarked manholes, addressing leaking service lines, having to address an existing corporate stop blowing out of the service saddle, installation of a Contractor-provided manhole, installation of a District-provided pressure reducing valve, incorporating an additional pressure reducing valve vault outside of the original scope, adding a temporary bladder tank and associated piping to provide water during tank painting activities outside the original scope, and significant time spent by the District trying to determine how to remove the three individual tanks offline while continuing to supply water to customers.

Mr. Neil Elliot, Chairman
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These items have resulted in the project extending beyond its original projections, which has directly impacted this line item and its associated costs. The extended time, which was not foreseeable during the initiation of the project, required additional on-site construction observation and office support services from GMS, Inc. staff. This line item is currently over budget by \$74,886.

One measure the District should also note is how GMS, Inc. has saved money for the project. Specifically, GMS, Inc. structured the bid form to allow smaller construction companies to bid on the project, which was accomplished by breaking the pipeline work into two separate schedules of work. This resulted in Yocam Construction bidding only the Schedule 2 work and becoming the low bidder. The next bid for the Schedule 2 work was over \$188,334, thereby saving the District \$188,334 at the beginning of construction. This cost-saving approach enabled the District to award work to two separate contractors, capturing competitive pricing and delivering significant project value.

While certain components of the engineering budget, specifically Funding Administration and Construction Observation, have experienced overruns, they are justifiable and rooted in either project scope additions at the District's request or significant schedule extensions beyond GMS, Inc.'s control.

We remain committed to delivering the highest quality engineering support and working closely with the District to ensure the project's successful completion. Please do not hesitate to contact us with any questions in this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "J.D. Meyer", written in a cursive style.

Jason D. Meyer, P.E.

JDM/lme

