



**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 12, 2025, beginning at 6:00 p.m.

1. Pueblo County Planning and Development Pueblo means business update.

Carmen Howard & Jennifer Waggnar from the new Pueblo County Planning and Development office visited to update the CCMD. Building Development separate from Pueblo County. Will be using the same OPENGOV platform. Start date: January 1, 2026. Have three candidates for the Building Official position. Ambassadors will be assigned to each permit to assist citizens with the process. As they move forward with system/process they will come again to update the Metro.

2. Satellite Office for Pueblo County

Commission Lucero via Zoom discussed a possible Satellite Office in Colorado City for Pueblo County Service. It would be manned Tuesdays & Thursday at the VFC weekly, and it would provide various services here locally for citizens, possible different services weekly (i.e.: Dept of Health & Human Services, Food Stamps, Medicare & Medicaid, Parks & Rec, DMV & Licenses, Victim Advocate).

Plans are to start services October 1, 2025. Pueblo County would pay \$1500 most of the rental fee monthly. They would like CCMD to commit to \$500 monthly. Rental would be for the whole VFC on these dates.

3. GMS Tanks Change orders.

Had two payouts: June & July for Engineering and painting of rails.

Change order price is considered reasonable.

Andrew – has not moved on to Tank #2 yet, as 8 days of bad weather put him behind finishing the coating.

Update schedule – the pump is “in”, can move forward with filling the bladder (have to 1st sterilize, which take 1 day, then 3-4 days for tests.

Chairman Elliot again expressed his displeasure that the amount of 100K overbudget with GMS but understands why we need to complete this contract to move forward.

4. RJH Contract

Mr. Sievert, Mr. Ayoub & Mr. Eccher met to review the RJH Contract.

Questions on 135K – requested more elaboration on what the actual costs are being spent on. Waiting for a response from Tracy, request was sent last Thursday.

Board members started moving the agenda item to the next meeting.

Text/Description is minimal for the level of pay requested. Some items seem very “Open Ended” to detail.

Confirmed the original contract was January 19, 2023, question is: When did engineering request some of the data, as we need to know those dates.

5. CCAAC Review – N/A

Bob Smith is now working on three additional complaints.

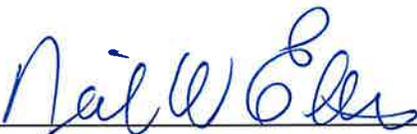
Question regarding the dam up at Little Graneros (in Unit 41, also structure up there also) – Waiting from letter from Steve Stratman State Water Commission.

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

7. CITIZENS INPUT – N/A

Introduction and welcome to the new staff employee for the AR/Reception position: Roberta Anderson. Sandi Oglesby is moving to the AP/Payroll position.

Suggestion to invite Rye community to join us with the Pueblo County Satellite Office and pay a portion of the \$500 monthly and use the services also.



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 12, 2025, beginning at 6:40 p.m.

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

Chairperson Neil Elliot
Secretary/Co-Chair, Clint Gross
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
Sandi Oglesby, A/P - Payroll
Gary Golladay – Water/Sewer
Greg Bailey – Water
Josh Bridges – Parks & Rec

5. **APPROVAL OF AGENDA.**

Mr. Davis motioned to approve the motion with #11 on Agenda to include Participation in the Pueblo County Satellite Office. Mr. Sievert second the motion. Vote called. All board members approved.

6. **APPROVAL OF MINUTES.**

Study Session /Regular Meeting July 29, 2025,
CCACC Minutes July 29, 2025

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

7. **BILLS PAYABLE.**

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

Discussion:

Compumeric. Engineering 14K – Valley First Funds - will be reimbursed.
IBeams – for Score Board – ACE funded over have the price as donation.
Highline – Sponsoring the Score Board at 10K for rest of 2025 and until end of 2026.
Burnco – Cement

Little Diggers – have donated time/labor.

New Pump – to move water from tank 1 to 4

A Squared – a lot of work on the Dog Tank & other items (mostly programming). Still questioning why not higher is an in-house person. Mr. Ayoub explained that type of position very hard for even large companies to fill.

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

8. FINANCIAL REPORT. – N/A

9. OPERATIONAL REPORT. – All Reports on file.

Of note:

Parks and Rec have been installing Bear Resistant Trash Cans

New fields at Greenhorn Valley Park will be operational approximately: Oct. 1, 2025, giving the new sod time to establish well before regular use begins.

Mr. Ayoub gave Josh Bridges “Kudos” for tour through Pool & Rec. Center, he stated that CCMD’s pool is the nicest in the Pueblo area.

a. Beckwith Dam report - On file

b. Beckwith Dam report

i. Lake level: 7/29/2025 – 14.8 feet.

ii. Lake level: 8/08/2025 – 14.5 feet.

c. Committee Reports Newsletter Karim

There is a Golf Course “Zoom” meeting on Wednesday, August 13 @ 1 p.m. Mr. Eccher has sent out email invitations.

10. ATTORNEYS REPORT:

Daniel Rubin sent out letter in response to the AOS fee waiver decision. The customer sent another email back requesting we work with him on a reduced amount.

Board members state that the ruling was in our favor and see no need to waiver from that decision.

11. AGENDA ITEMS:

Change order

Discussion/Action

Mr. Davis motioned to approve. Mr. Gross seconded the motion.

Discussion: Scheduling of tanks 1, 2 & 3 increase 254K. Do we have the funds to approve payment of change order – yes.

Vote called. All board members approved.

Satellite Office for Pueblo County

Mr. Ayoub motioned to approve Pueblo County Satellite office at VFC with a \$500 monthly payment, starting in October 2025 for services/rental space, along with inquiring if city of Rye would like to join CCMD with Satellite service for their citizens and pay a portion of the fee. Mr. Seivert seconded the motion.

Mentioned that a Resolution/IGA/MOU would be needed with Pueblo County and Rye, as needed.

Chairman Elliott removed himself from vote as on both boards and did not want a perception of conflict in interest.

Vote called. The four board members approved.

ARPA Pay Request

Discussion/Action

Mr. Gross motioned to approve. Mr. Ayoub seconded the motion. Vote called. All board members approved.

RJH Contract

Mr. Sievert motioned to table until next meeting, awaiting RJH response for additional information request. Mr. Davis seconded the motion. Vote called. All board members approved.

12. OLD BUSINESS.

Goals and achievement Plan- N/A

Strategic plan – N/A

Ranch Water – Staff busy with other items: Tanks, bladder, sewer & water line issues, etc...

Rosemont And Camelot - Getting close to 90 days deadline on Aug. 20th. We can tear down and charge owner. We should get assistance from Sheriff's department.

Meter Changeout – only replacement of meters. Errors found during meter reads, all changed out the next day.

Water loss – Still looking into this item.

Water Survey and Leak Detection – Nate: USDA funding for DAF project. Colorado funds have all been used for this year. Checking with other states to see if any funds are available from them. We are high on the priority list- infrastructure help for rural communities. The WSRF is still reviewing, they are waiting on USDA response as they could loan possible up to 2M.

Little Graneros – Was water lease complete. Mr. Eccher believes it was completed months.

13. NEW BUSINESS: RFP committee

Mr. Ayoub explained the RFP process for audience. How CCMD will be setting up a representative to be contract manager with our interest and oversee the project with schedule, deadlines to keep items moving, foresee problems, make adjustments, etc. Best practice plan instead of best price offered.

CCMD has already received requests from six engineering firms to submit plans.

Board requested Mr. Ayoub head up “Interns” to work with city, he accepted. Will look at Pueblo University as Pueblo County working to keep graduates in local jobs.

Board requested Mr. Seivert to check in to possible IT help from high school for CCMD website to update, making it better.

Mr. Eccher also stated that software Windows 10 will not be supported soon, we do have computers with this this software which we will need to upgrade or replace as needed.

CCACC:

A. New Construction

1. – N/A

B. Actions

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

N/A

14. CORRESPONDENCE. – N/A

15. EXECUTIVE SESSION: - N/A

16. ADJOURNMENT.

Mr. Gross mentioned adjourning the meeting. Mr. Seivert seconded the motion. Meeting adjourned at 7:17 p.m. on July 29, 2025.

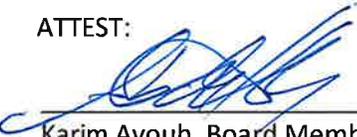
BOARD OF DIRECTORS REGULAR MEETING

August 12, 2025



Neil Elliot, Chairman

ATTEST:



Karim Ayoub, Board Member

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