



## **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 March 11, 2025, beginning at 6:00 p.m.

#### **1. Jason Meyer GMS**

Chairman Elliott asked: Why are we so over budget. Jason Meyer reply: 1) Additional Design added more, two are segments to be added –Boise Court & Douglas Way was \$16,300 dollars 2) Tanks 1 & 2 how do we isolate, then new designs bladder tank – that can be taken offline \$25,000. Lots of setbacks.

Construction observation – since 2021 time & effort. 2 schedules – saved in the original bid – but still trying to save district money. So different contractors can bid on each project done to save us money.

Chairman Elliott had multiple questions regarding the Dec. 2021 original bid.

Tank #3 not enough funds – lead paint. A new tank will probably be required.

Copies to 2 board members when sent to District Manager.

When do we put stop on Tank #3 – has structural issues. Do we have enough money to address inside. May be cheaper to replace, will be expensive to clear lead, and repair structural issues. Get cost from Swedish prior to starting on Tank #3.

Lots of additional discussion and explanation – must listen to recorded meeting.

#### **2. Report to Board on BOCC Meeting**

Mr. Davis & Mr. Gross gave their “Take” on the meeting. Lots of concern about who is responsible. Can’t we do something with the new bill 24-1267. Not a meeting to solve problems. More a meet, greet and get all involved or “Kick off” meeting. There will need to be a point person to attend meetings (maybe a CCACC person) in the future, planned for quarterly meetings & Pueblo West wants to be involved and include the Sheriff Office for enforcement. Sheriff is also Fire Marshall, can push fire hazard issues – push this to Commissioner.

Next meeting in June with County Dept possible?

3. Bid on Property Unit 1 Lot 941

No Water or Sewer on property. He is looking at vacating lot lines to building. He has to extend water & sewer units, or if large enough for septic and cistern. The price offered seems a bit low at \$1400, but \$3500 is high. Counter at \$3000 from Board.

4. Grant Writer proposal

\$3,300 good for 90 days for her Contract. 2 dates for CWP Grants: July 1<sup>st</sup> & Dec 1<sup>st</sup>. She would look for other grants too, and research how we are losing water and how we can conserve more water (save funds). Cost if minimal to what we could gain. We do nothing we get nothing. Need to look at all the infrastructure in Colorado City, not just the Golf Course.

5. Greg Colter Presentation

Presentation: AWWA free water audit software & CDPHE will be doing training on this item. Gives information on the tiers and pressures, PRV & valves – they do all this, about our district and water losses. Could help with putting in zones and valves to shut off areas., what the tanks hold. The report can give options on how to proceed with projects.

Put in application after reviewing the Webinar for request for them to come and perform audit. They can give graphs of different water losses. Then we can track water loss over time, once uploaded.

What skill sets and how many staff dedicated to this software/audit?

After completion at other locations Greg was able to reduce water loss. NOCO will have everything in place in the next few weeks, so he can audit out meters also.

Mr. Golladay has the meters certified yearly in the plants to have the best readings we can have from them.

6. Underwriter Engagement Agreement

Copy in package, Mr. Eccher working with Stifel on the DAF – with or without grants, and the difference if we get them or not. This engagement would be at no cost to us. We then use them to get loan or grant – they then get their money when we get loan. Sign engagement letter to get process going – have them set- up prospects. Would be municipal bonds.

Part of finance for the DAF needs to contract with to give us different scenarios. If don't put in place now – not having could set us back 6 months once plans approved, as we would still be looking for funding.

Chairman Elliott notice lots of fees – yes, we could be charged if it goes via Municipal Bonds instead of loans or grants, these are revenue bonds (revenue comes from savings of water usage/cost once plant is built. Lawyer has looked over this Agreement already. Mr. Collins says we need to do due diligence to make sure this happens the way it is stated. Mr. Eccher has had a bond attorney’s review.

7. CCAAC Reviews – all information in package for board review – no questions.

1. 3160 Stanley AVE Fence

2. 7760 Charles Street Garage/Shed

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

9. CITIZENS INPUT – N/A

COLORADO CITY METROPOLITAN DISTRICT

  
Neil Elliot, Chairman

ATTEST:

  
Clint Gross, 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 March 11, 2025, beginning at 7:35 p.m.

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

Chairperson Neil Elliot  
Treasurer Sarah Hunter  
Secretary/Co-Chair, Clint Gross  
Director Greg Collins  
Director Ray Davis

Also in Attendance:

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

5. APPROVAL OF THE AGENDA

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

6. APPROVAL OF MINUTES.

Study Session February 25, 2025,  
CCACC Minutes February 25,2025

Mr. Collins motioned to approve the agenda with noted corrections. Mr. Gross 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 – back to up 20K per month. Hire a new position, combine this work with the in-house water Audit. 240k per year. Create a position or two for this work and in-house water lines with training. The bill also includes parts and not all computer work.

Mr. Davis was appreciative of the breakdown in the billing from Starlink.

Cristy Gookin payment – someone coming in for estimate tomorrow per Mr. Eccher.

Vote called. All board members present approved.

8. FINANCIAL REPORT. – N/A

9. OPERATIONAL REPORT. - See full reports on file

Golf Pro Shop February Revenue has increased from 18K in 2023 to 64K in 2025.

Shop Up Grade done- installed new energy efficient lighting, upgraded electrical outlets and breakers for safety and fire prevention.

Course Maintenance on schedule. Trimming trees, fixing sprinkler heads, etc.

Waste Water Plant – has shipped 1<sup>st</sup> PFAS samples. Must be pulled every other month. Costly and was not known when 2025 budget was planned. Additional 8k for this requirement for the year.

Beckwith Dam report

Lake level: 2/27/2025 – 13.8 feet.

Lake level: 3/03/2025 – 13.9 feet

b. Committee Reports      Newsletter - Clint

10. **ATTORNEY Report: None**

11. AGENDA ITEMS:

**Buy and Sell Agreement Unit 1 Lot 941**

**Discussion/Action**

Mr. Davis motioned countering the offer of \$1400 with a \$3000 offer. Mr. Collins seconded the motion. Vote called. All board members present approved.

**Proposal for Grant Writer**

**Discussion/Action**

Mr. Gross motioned to accept the grant writer proposal for 3K. Mr. Collins seconded the motion. Approval of NTE \$3,300 for board approval. Vote called. All board members present approved.

Mr. Gross to contact her, including Mr. Davis, in all emails. Mr. Eccher to assist.

**Underwriter Engagement Agreement**

**Discussion/Action**

Mr. Davis motioned to approve the Underwriter Engagement Agreement. Mr. Collins seconded the motion.

Discussion: Mr. Davis doesn't believe they have all the information regarding going forward for bonds for this project. Need CCMD has that no financial responsibility to until move forward with said funding/project. Need more information. Which way better funding wise for us to proceed.

Motion to table the Underwriter Engagement Agreement until the next meeting by Mr. Collins and 2<sup>nd</sup> by Mr. Davis. Vote called. All board members present approved.

**CCACC:**

**Discussion/Action**

A. New Construction:

- |                        |             |
|------------------------|-------------|
| 1. 3160 Stanley AVE    | Fence       |
| 2. 7760 Charles Street | Garage/Shed |

Mr. Davis motioned to group both items for approval. Mr. Collins seconded the motion. Vote called. All board members present approved.

B. Actions – N/A

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

12. OLD BUSINESS. Goals and achievement Plan

Strategic plan – N/A

Wells Repair – Still working on Rodeo – trying to figure out what to do there.

Ranch Water – Do have letter from our attorney to their attorney requesting access to test, etc. Still waiting to hear back from their attorney.

Meter Changeout – Haven't had time. We hired a new guy: Kyle this past week.

Water loss – talked to NOCO on the audits and surveys, they are working on proposal.

Wages – Still waiting on the board as to testing and increase per level for the field staff. It was in the November packet, still waiting for board. The board requested written up copies to be presented again at next meeting.

Camelot and Rosemont survey - Mr. Eccher did talk to Bill, he forgot- he is putting in his schedule again. Waiting on him to complete.

13. NEW BUSINESS: - N/A

14. CORRESPONDENCE: 5309 Cibola letter

Is there any point to this letter? He states it is A-4 but he has no animals. Regional states building is uninhabitable. Do we have legal authority to turn off water, yes per attorney. He has until April 6<sup>th</sup>, to come before the board and present his case. The letter was addressed to Mr. Eccher not to the board.

Don't we have legal authority to enter any property due to water or sewer issues? Yes, due to easements.

Check regulations for confirmation. Chairman Elliott will review regulations.

Mr. Eccher notified the board that Mr. Greg Bailey has put in his retirement letter of 37 years, which will be effective on September 19, 2025. Mr. Eccher stated he needs to learn what Greg does and what we need someone else to do.

15. EXECUTIVE SESSION:

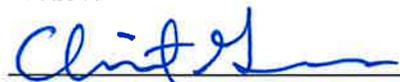
16. ADJOURNMENT.

Mr. Collins motioned to adjourn the meeting. Mr. Gross seconded the motion. Meeting adjourned at 8:05 p.m.

COLORADO CITY METROPOLITAN DISTRICT

  
\_\_\_\_\_  
Neil Elliot, Chairman

ATTEST:

  
\_\_\_\_\_  
Clint Gross, 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.