



**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 25, 2026, beginning at 6:00 p.m.

1. Board Members for Budget Committee

Requested volunteers for Budget Committee, Mr. Bailey & Mr. Sievert both volunteered. Mr. Davis will sit in as needed.

2. Encroachment Easement

They bought house, built deck, and a survey was done later. Homeowners would pay for perpetual encroachment easement, which follows the property from sale to sale it allows the deck to stay in place/replacement if necessary. No other structure could be put in that easement. Would like a 20' easement off the pins. From house it is 20', deck is 16', allows for the 5'-10' easement for utility access. Pueblo county has reported a certificate for non-compliance as this was already there, they do not have the authority to approve the deck as it is on Metro District property. Owner is to get survey and variance paper work for chairman to sign if approved by the board.

3. Letter of Support for Fire Declaration

Letters of Support Governor Polis to support and request Aspen Acres get Federal Funds to assist with fire and subsequent flooding clean-up. Letter will be going to President Trump. If approved this could also assist homeowners without insurance assistance to rebuild. This does not include the Applewood fire.

Letter from Mr. Hammock will add the Colorado City items regarding the flooding. We have received the USDA review of the areas.

Little Diggers working on clearing ditch and headgate with a "V" shaped bucket, instead of just pulling debris off to one side.

State & Federal Agencies used CCMD property to stage vehicles during the Aspen Acres fire. They paid \$14 per 1,000 gal for raw water, we received 1.2M for raw water for July, still need numbers for August.

We would request funds for manpower, plant and lost revenue from Governor Polis, if approved by President Trump, not prior. We have to "show" damage to be awarded any funding.

4. Donation to PCC fame program

We replaced electrical panels from Wet Well, sent to PCC Fame program as donation (boxes can be welded back together, it had different components). They were very

appreciative. It was suggested that we entice more students by offering tours of plants/facilities for hands-on experience.

5. CCAAC Review: One first letter regarding property near Crow Cutoff. CCAAC has sent letters to stated owner, who has since sold property, now gets to start process again with letters to new owner.

Jeannie and Kevin Mills are doing a lot of work on the letters to get them sent out.

Food Truck meeting on August 20th went well. Mr. Smith provided the information that the metro would not be involved as the complaint, and future complaints regarding food trucks will need to be addressed with Pueblo County, Pueblo County Health Department and at the state level.

Large RV on Graneros Creek has not been moved, they were notified prior to the fire and evacuations. Mr. Smith has gotten a bid for \$1,500 to tow it; recommends we get it towed.

Signs: We need to move forward on signs, with all the trash, shooting, cutting of trees. Need posted at Graneros exit and on 165 on both sides of highway. He attached samples of signs, thinks we should add all items on one sign, instead of several. Same material as previous signs, but we will need to buy two or four large fence posts to mount them on. As they would be 3'x4' signs. Board does agree we need to put up signs.

We have deer licenses in Colorado City, you can shoot on own property, if bullet does not leave your property. Will have to address in future.

6. READING BY CHAIRPERSON OF THE STATEMENT OF CONDUCT AND DEMEANOR:
7. CITIZENS INPUT: None

BOARD OF DIRECTORS REGULAR MEETING

A regular meeting of the Board of Directors of the Colorado City Metropolitan District will be held on Tuesday August 25, 2026, beginning at 6:30 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
Board Member: Bob Sievert
Board Member: Karim Ayoub (late)
Board Member: Ray Davis

Also in Attendance:
Jim Eccher: District Manager
Cristy Adams: Finance Manager
Gary Golladay: Water/Sewer

5. APPROVAL OF AGENDA: Mr. Davis motions to approve the Agenda, Mr. Bailey 2nd the motion. Chairman Elliot calls for vote; all Board Members are in favor.

6. APPROVAL OF MINUTES:

Study Meeting Minutes August 11, 2026
Special Meeting Minutes August 4, 2026
CCACC Meeting Minutes August 11, 2026

Mr. Sievert motions to approve the Minutes, Mr. Bailey 2nd the motion. Chairman Elliott calls for the vote, all Board Members are in favor.

7. BILLS PAYABLE:

Mr. Ayoub motions to pay the bills, Mr. Davis 2nd the motion.

Discussion: Mr. Sievert – Brigs & Stratton engine, contract out, bought a new engine rather than replace mower.

Chairman Elliot calls for vote; Mr. Ayoub – Yes, Mr. Bailey – Yes, Mr. Sievert -Yes, – Mr. Davis – Yes, Chairman Elliot – Yes.

8. FINANCIAL REPORT:

Mr. Davis had a question: Are all our enterprises standing on their own without infusion of general funds?
Yes

Extension on the audit? Mr. Eccher called Sam to get extension, last date for extension would be end of September.

September 8th will address the possibility of Moratoriums of water taps for end of 2026 or into 2027.

9. OPERATIONAL REPORTS: See Reports

15 M gal water processed, 13M billed with 1M backwash. See billing summary for breakdown.

- a. Beckwith Dam report: 8/21.2026: 7.5 ft
- b. Committee Reports: Newsletter August Bob – updates made, to what the USDA check is targeted for and other grants/loans from WSRF. Still looking for other funds, and money from the Fire via grants.

Standpipe: Has been recalibrated. Next cycle to charge correct amount. We will recalibrate again next month if needed.

Lease Income: Heartland 10 yr contract, only using 25% of what can be used. Billing 75%, at year 7 now. Booking error on them re: billing of 117K, vs 35k loss last year, new staff in bookkeeping.

FAME: Give them a project to come up with ideas for Stand Pile to build better billing/calculation system (gallons instead of time). Mr. Eccher to contact them re this project.

Employee appreciation pool party at South Park Pool, friends and family invited, 10a to 2p. Metro supplies burgers, hot dogs, buns, chips & water. Bring a side and your own drinks.

Harlen sent out message today, In reference to our quarterly meeting in the commissioners' chambers on September 2 at 11am with planning and development, building and health department.

Public Hearing on September 8th @ 6 pm regarding if a moratorium is needed for future new builds of houses in the district.

We need SCWA final report before we can start the actual Dam Project. Need paperwork completion for USDA approval before going out for bid.

Need to add in future newsletters, we will have elections in May 2027.

10. ATTORNEYS REPORT: N/A

11. AGENDA ITEMS:

Appointing budget committee

Discussion/Action

Mr. Davis motions to approve the agenda items; appointing budget committee of Mr. Bailey and Mr. Seivert, Mr. Ayoub 2nd the motion. Chairman Elliott calls for the vote; all Board Members are in favor.

Encroachment Easement

Discussion/Action

Mr. Davis motions to approve the Encroachment Easement as present in Study Session, Mr. Bailey 2nd the motion.

Signing of letter of support

Discussion/Action

Mr. Sievert motions to approve the Letter of Support as present in Study Session, Mr. Davis 2nd the motion. Chairman Elliott calls for the vote, Mr. Ayoub – Yes, Mr. Bailey – Yes, Mr. Sievert -Yes, – Mr. Davis – Yes, Chairman Elliot – Yes.

Donation of Equipment to PCC Fame

Discussion/Action

Mr. Sievert motions to approve the donation to FAME in records, picture to be added in records, Mr. Davis 2nd the motion. Chairman Elliott calls for the vote, Mr. Ayoub – Yes, Mr. Bailey – Yes, Mr. Sievert -Yes, – Mr. Davis – Yes, Chairman Elliot – Yes.

12. OLD BUSINESS:

Portable Water Tank: Got up and adjusted to paint tanks

Goals and achievement Plan: N/A

Strategic plan: N/A

Ranch Water: N/A

Rosemont And Camelo: N/A

Meter Changeout – None. Had a meter blow out on Beverly tonight. Field staff completed that about 5 pm tonight.

Water loss: N/A

Water Survey and Leak Detection: N/A

Meter Towers: N/A

EOC training: N/A

13. NEW BUSINESS:

Where is the site to dump slash? Currently at Recreation Center and off Palumar. Maybe up in the industrial area for County in future if we could get permission from Baxter Kirkland. Fire Department; Ross thinking of buying chipper if they can get a grant. County would be only for 6" branches and smaller, no lumber or trash, schedule a month ahead, Mon-Thu only.

14. CCACC:

A. CCACC:

1. 4050 Graneros Road

Carport

2. 4637 Fort Crocket

Fence

Mr. Sievert motions to approve the new builds 2nd by Mr. Ayoub Chairman Elliot called for the vote; -Mr. Bailey Yes; -Mr. Ayoub Yes;- Mr. Davis Yes;- Mr. Sievert Yes;- Mr. Elliot Yes

B. Actions

- a. 1 First Letters
- b. 0 Second letters
- c. 4 Third letters
- d. 3 Unauthorized Structure

Courtesy letter went to the new owner of property off Crow Cut off that had been listed as an Air B & B camp site. We must start the process again due to the sale.

Mr. Sievert motions to approve the CCAAC 1st letter, Mr. Bailey 2nd the motion. Chairman Elliot calls for vote; Mr. Ayoub – Yes, Mr. Bailey – Yes, Mr. Sievert -Yes, – Mr. Davis – Yes, Chairman Elliot – Yes.

15. CORRESPONDENCE: N/A

16. EXECUTIVE SESSION: N/A

17. ADJOURNMENT. Mr. Ayoub makes a motion to adjourn, Mr. Davis 2nd the motion, Chairman Elliot adjourns the meeting at 7:05 PM



Neil Elliot, Chairman

ATTEST:



Karim Ayoub, Treasurer

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.