

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 November 10, 2026, beginning at 6:00 p.m.

1. Public hearings set for Nov 24 Budget, Rules and Regs, and AOS increases for loans

   Reminder there will be multiple Public Hearings during the November 24th meeting, regarding:

   Budget, changes to Rules & Regulations relating to water & sewer increases along with availability of water & sewer services and that District's Code of Ethics & Conflict of Interest Policy also apply to District agents, and AOS fee increase for loans.

2. Budget

   Final draft. Mr. Elliot had a question that Mr. Eccher will check into and have answer at next meeting.

3. Road Access Review

   Mr. Elliot believes the attached Road Access is too complicated for CCMD area. Thinks we need to just address the control run off issue.

   Sec 7.8.1 - Remove access and expense of violator

   Mr. Ayoub (see video for his comments) code is to protect lives and property both, it addresses run off problems and safety of residents.

   Move to next meeting for additional review. Mr. Ayoub to review for editing/comments for consolidation, then board will review, discuss more then.

4. Engagement letter for Butler Snow

   Upgrade new with WSRA & SRF loans. 75K committing to next 3 years with us.

5. Engagement letter for Dietze and Davis

   Review all contracts & loans, DAF project at 75K.
   Wilson project engineer on grounds full project. Approval of both DAF & Dam project by state complete. Going to look at other areas for grants for us.

6. Resolution 8-2026 for Loan with CWRPDA

   Copy for review by board before next meeting. Both Dietz & Davis and Butler Snow will be available at next meeting for questions.

7. President Leadership Program Donation

   CCMD would like to donate $500 for First Aid kits and emergency blankets for this project.
   Event to be at Pueblo Comm
   Unity College on December 5th from 1-5 pm with vendors, classes and vendors with information for assistance with to be prepared for natural disasters.

8. CCAAC Review:

   Four new letters plus two others, one C-264 that had to start over as new owner of property that needs to be re approved.

   Conex draft policy – need to address Conex boxes that have already been placed – give them one year to comply. Definition of Conex container to be made clearer, have for November 24th meeting & Public Hearing.

   C-264 – Mr. Byrd. Three lots, trespassing on CCMD property, he is not accepting any mail, all returned. We have sent notifications, nothing done. Push for trespassing on Metro land and proceed

   Chickens ok – Business judgment rule- unless nauseous (smell/noise). No Rosters

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

10. CITIZENS INPUT:

    Greg Colter: Public Strategic Plan: Enforcement orders that we can gauge and measure it.
    Goal Set & Time Plan for the DAF, dam, collection system.
    We can not time management it all. Can board create this?

    Question: Greg are you help with pointing to where we can get grants. Jim can't do it all – need grants.

    Contract for Dam will have a project manager to implement a Strategic plan and hold contractor to timeline with approved amendments if required for unforeseen obstacles.

    Kevin Manire: Update. James from Health department approved engineered septic system, site test done. He is working on plans, probably Late Jan/Feb. Has a court date, will know more after that. He has worked on cleaning up lot.

BOARD OF DIRECTORS REGULAR MEETING

regular meeting of the Board of Directors of the Colorado City Metropolitan District will be held on Tuesday November10, 2026, beginning at 6:45 p.m.

1. **CALL TO ORDER:**

2. **PLEDGE OF ALLEGIANCE:**

3. **MOMENT OF SILENT REFLECTION:**

4. **QUORUM CHECK: :** Chairperson: Bob Sievert
Board Member: Greg Bailey
Board Member: Neil Elliot
Board Member: Karim Ayoub
Board Member: Ray Davis

Also in Attendance:
Jim Eccher: District Manager
Sandi Oglesby: Reception/AR
Gary Golladay: Water/Sewer

5. **APPROVAL OF AGENDA:** Mr. Davis motioned to approve the agenda with removal of 8. 2026 CWRPDA. Mr. Elliot 2nd the motion. Chairman calls for vote; all Board Members are in favor.

6. **APPROVAL OF MINUTES:**

Study & Meeting Minutes September 29,2026
October 13, 2026
CCACC Meeting Minutes September 29, 2026
October 13, 2026

Mr. Davis motioned to approve the Minutes listed above. Mr. Bailey 2nd the motion. Chairman calls for the vote; all Board Members are in favor.

7. **BILLS PAYABLE:** Mr. Davis motioned to approve the bills, Mr. Ayoub 2nd the motion.

Mr. Elliot asked about GMS. Need Executive Session. Will schedule for December 8th meeting, as have the Public Hearings at the November 24th meeting already.

Chairman calls for the vote; Mr. Bailey - Yes, Mr. Eliott – Yes, – Mr. Davis – Yes, Mr. Ayoub – Yes, Chairman - Yes. Vote Approved.

8. **FINANCIAL REPORT:** ---- This report is given at the last board meeting of each month.

9. **OPERATIONAL REPORTS:** See full reports in agenda.

Hollydot report does recommend a rate increase in rates for 2027 of 10%, add this to the Budget.

a. Beckwith Dam report: At last meeting lake had gone from 8 ft to 9 ft, with last storm it is now 9.5 ft Mr. Eccher suggested removing water restrictions. Board will need to vote agreement in New Business.

b. Committee Reports: Newsletter Nov Karim /PACOG Karim – No vote on the Regional Transportation District Road access until further reviewed. Mr. Ayoub is Chairman of the PACOG Board and Mr. Bailey will represent the CCMD at these meetings monthly.

10. ATTORNEYS REPORT N/A

11. AGENDA ITEMS:

Engagement letter Bulter Snow **Discussion/Action**

Mr. Davis motioned to approve. Mr. Elliot 2nd the motion.

This is just a housekeeping item, required yearly for the DAF & dam. They do operations all over the state.

Chairman calls for vote; Mr. Bailey - Yes, Mr. Ayoub – Yes, Mr. Eliott -Yes, – Mr. Davis – Yes, Chairman Sievert– Yes. Motion approved.

Engagement letter Dietze and Davis **Discussion/Action**

Mr. Elliot motioned to approve. Mr. Davis 2nd the motion.

This is another housekeeping item, required yearly for the Attorney's that review our numerous contracts, not anything new to them. They submitted a pay scale for additional items, if needed. This pertains more towards the DAF system that USDA funding can come out of them, as Dietze and Davis are our representatives. That we can request funding from USDA for them.

Chairman calls for vote; Mr. Bailey – Yes, Mr. Eliott -Yes, – Mr. Davis – Yes, Mr. Ayoub – Yes, Chairman Sievert– Yes. Motion approved.

Item Removed: Resolution for loan with CWRPDA **Discussion/Action**

Election of Officer Co Chairman and Assistant Secretary **Discussion/Action**

Co-Chair: Mr. Davis and Mr. Elliott as Assistant Secretary

Mr. Ayoub motioned to approve. Mr. Sievert 2nd the motion. Chairman calls for vote; Mr. Bailey - Yes, Mr. Eliott -Yes, – Mr. Davis – Yes, Mr. Ayoub – Yes, Chairman Sievert– Yes. Motion approved.

President Leadership Program Donation **Discussion/Action**

Mr. Davis motioned to approve donation for $500 for the "Go Bags". Mr. Bailey 2nd the motion. Chairman calls for vote; Mr. Bailey - Yes, Mr. Ayoub – Yes, Mr. Eliott -Yes, – Mr. Davis – Yes, Chairman Sievert– Yes. Motion approved.

12. OLD BUSINESS:

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

Rosemont & Camelot – we have paid for the surveying which has been completed, we need to get moving on this item.

Kudos to Kelley for working on the roads in the Metro District!

13. NEW BUSINESS:

District Manager Jim Eccher suggested dismissing all watering restrictions at this time. Citizens will be able to fertilize and prepare yards for winter.

Mr. Davis motioned to approve. Mr. Elliot 2nd the motion. Chairman calls for vote; All in favor. Motion approved

Question if Lake Beckwith is low right now wouldn't it be feasible to start construction. They could possibly start on the far side of lake for repairs. The contracts are not in place, but the plan is new construction September of 2027 in conjunction of DAF.

Bradley with FEMA has looked at ditch, Head Gate & Tank #3. Ditch has been cleaned up, should be getting funds to enclose (pipe) ditch for future this should save 232 thousand for filters yearly and 35 thousand. They are going to check Tank #3 for and damage from fire on the interior, is so, this would be covered with FEMA funds. The head gate did sustain damage from the subsequent flooding after the fires, and funds coming to replace/repair as needed.

CCACC:

A. **CCACC:**

1. 6331 Geronimo **House**

Mr. Elliot motioned to approve house listed above, Mr. Bailey 2nd the motion. Chairman calls for vote; all in favor.

B. Actions

a. 7 First Letters
b 0 Second letters
c. 0 Third letters
d. 0 Unauthorized Structure

Mr. Ayoub motioned to approve all seven new letters, Mr. Davis 2nd the motion. Chairman calls for vote; all in favor.

14. CORRESPONDENCE.

15. EXECUTIVE SESSION: N/A

16. ADJOURNMENT. Mr. Davis makes a motion to adjourn, Mr. Ayoub 2nd the motion, Chairman adjourned the meeting at 7:10 p.m.

Robert Sievert, Chairman

ATTEST:

Greg Bailey, 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.