



**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 May 12, 2026, beginning at 6:00 p.m.

1. Information for Public meeting DAF: Placed in your books.
2. Information for Public Meeting Baseball and Football fields Fees: All fees are placed together.
3. Training day and Employee appreciation May 22, 2026: This is a BBQ and training. The BBQ is also for the Board Members and their spouses to attend. Lunch is usually around 11:30 with hamburgers, hotdogs, sides, and drinks.
4. Dam Inspection Report and letter for restriction: This is for Mark Perry. They gave us an extra foot. We need to sweep the river. We have lost about half foot of water a week. We are not using any pumps currently. We need to save as much water to save the wells. The reason for the issue with the dam state requires us to draw down 4' within 72 hours. We would need over 6.75 to draw water. We have daily inspections, with any changes being documented and sent to Mr. Perry. Jim will do a monthly report.
5. VFD for Wet Well Pumps: This will be like what we did on the sewer plant, dropping the electric cost in half. VFD pays itself in less than 1 year by direct savings and man hour. It is about \$20,000 to purchase. Running on demand to water usage. The wet well pumps will be upgraded to produce higher flow rates.  
VFD = Variable Frequency Drive  
We have quotes on different VFDs and are trying to keep equipment alike.  
The quote for furnishing and insulation is by A-Squared.  
We are keeping things as concise and tight as possible.  
A-Squared and Jensen are familiar with our plants.  
We feel now is a good time to do this since we are going to be going into Tank 1 again.
6. CCAAC Review: Application Corrections: C225, Jordan Bird plans on doing a survey with BH2. This may be next week before it gets scheduled.  
C-231, A to Z said the abandoned RV could possibly get towed tomorrow morning. Bob will be taking pictures. A to Z is trying to get this at zero charge but we could possibly be looking at \$650 for the tow.  
C-222, Nowroozi, the abandoned shack, RV coach and pickup have not been towed. Haven't found a tow company that will tow the RV coach. Nobody has been notified yet. Mr. Ayoub will give Bob some information on who to contact.

Covenant signs have not been mounted yet; Bob has been trying to get with the health Department.

Graneros Road entrance to Colorado City Metro property, Mr. Elliot has been talking to the owner.

Parking is becoming an issue at the baseball fields. Bob was thinking about a sign being posted "Must go around" but Mr. Elliot states this would be up to Josh.

The board stated that any signs do not need to be brought up to the board for approval.

Mr. Davis would like to see Josh make an online calendar for Parks and Rec so the public can see what is available and be able to go online to book. If Josh decides he wants to do this, Mr. Sievert said he would help with this.

- 1 New building at 4100 Lincoln Ct
- 2 New Fences on Olympus and Vigil
- 1 New Complaint letter.

The house on Palumar needs to go off the line on Palumar and asking for a rebate on the water tap.

7. **READING BY CHAIRPERSON OF THE STATEMENT OF CONDUCT AND DEMEANOR:**

8. **CITIZENS INPUT:** Julie Gunkel joined us this evening with concerns about the letter of water she received with her bill. Any further risks and how they are assured there are follow-ups. Jim informed her it was a sanitary survey. We replaced our computer/tower and after doing so, someone broke in and stole it. The sanitary survey wanted to go back 7 years, and we were only able to go back 5 years leading to a letter being sent every quarter.

She also wanted to know about covenant violations, the 4 letters that went out C247, C248, and C249, why we withheld C246 and what happens when they do not comply. Jim stated that C246 was handled by the County and after multiple letters go out a fine is involved. If they do not pay the fine, then it will get added to their taxes. The only other action to take would be to file a lawsuit and that means more money. She understood and appreciated the information.

**BOARD OF DIRECTORS REGULAR MEETING**

A regular meeting of the Board of Directors of the Colorado City Metropolitan District will be held on Tuesday May 12, 2026, beginning at 6:15 p.m.

1. **CALL TO ORDER:** Chairman Elliot called the meeting to order at 6:41pm.
2. **PLEDGE OF ALLEGIANCE:**
3. **MOMENT OF SILENT REFLECTION:**
4. **QUORUM CHECK:** Chairperson: Neill Elliot  
Board Member: Greg Bailey  
Board Member: Bob Sievert  
Board Member: Karim Ayoub  
Board Member: Ray Davis

Also in Attendance:  
 Jim Eccher: District Manager  
 Cristy Adams: Finance Manager  
 Roberta Anderson: A/R Reception  
 Gary Golladay: Water/Sewer  
 Bob Smith: CCAAC  
 Josh Briggs: Parks/Rec

5. **PUBLIC HEARINGS: DAF possible rate increase and finance plan:** Nocco – Mr. Jacobs, follow up on what we did last year. Looking at applying for state loans. Pretreatment and standalone. He is making progress on funding. USDA-RD is one of the lead choices and has received final documents. DWSRF, another lead choice is due on 6/5/26. We should hear back on the first week of August. The time frame to complete is 2 to 2 ½ years. The project Pricing is \$25,543,000. Joining us via zoom was Scott with Colorado Rural Water.

Worst-case scenario rate increase

2026 – Base Charge:	\$37.37
1-5,000 gallons:	\$7.63
5,001-15,000 gallons:	\$9.92
15,001-35,000 gallons:	\$11.90
35,001-above:	\$15.49

2027-Base Charge:	\$97.16
1-5,000 gallons:	\$22.89
15,001-35,000 gallons:	\$35.70
35,001-above:	\$46.47

2028 – Base Charge:	\$106.88
1-5,000 gallons:	\$25.18
5,001-15,000:	\$32.74
15,001-35,000:	\$39.27
35,001-above:	\$51.12

2029 with USDA taking over the loan to meet 110%  
 Depending on lenders and interest rates, cost savings after 2029  
 SUP will be amended.

Approximately 6 acres in total, with lights in new parking lot.  
 Substantial completion in December 2029.

Final drawings August 2026  
 Permits complete August 2026  
 Initial advertisement for bids December 2026  
 Award contracts January 2027  
 Construction contract February 2027  
 Final payment January 2030

**Setting of Fees for Baseball and Football Fields:** We are looking at these rates because we are trying to keep our own kids on the field. We need to keep in mind the upkeep, maintenance, and new turf. We have only 1 field that is locked, the other fields are public access. This is all nonprofit. These fields are proud in our community.

Chairman Elliot closes the Public Hearing and opens the Regular Meeting at 7:36pm

**APPROVAL OF AGENDA:** Mr. Sievert makes a motion to accept the agenda, Mr. Ayoub 2<sup>nd</sup> the motion.

Chairman Elliot calls the vote. All Board Members are in favor.

- 7. **APPROVAL OF MINUTES:** Mr. Ayoub makes a motion to accept the minutes, Mr. Bailey 2<sup>nd</sup> the motion. Chairman Elliot calls the vote. All Board Members are in favor.

**BILLS PAYABLE:** Mr. Sievert makes a motion to pay the bills, Mr. Ayoub 2<sup>nd</sup> the motion. Chairman Elliot calls the vote. All Board Members are in favor.

- 9. **FINANCIAL REPORT:** N/A

10 **OPERATIONAL REPORTS:**

- a. Beckwith Dam report: Readings are staying around the same at 12.5.
- b. Committee Reports: Newsletter April Greg

Hollydot: Gauged 2.2” of rainfall for the month of April, the greens have been fertilized, and the driving range is complete.

Golf Pro: April 2025...\$54,113...Year to date: \$227,810  
April 2026...\$72,289...Year to date: \$303,117

The golf Course needs to be on well only. The lake is going down slowly, and it’s time to start looking into restrictions with fines if needed.

Ayden had his first class. He and his team have been working on equipment maintenance, filter changes, and have had one meter replacement.

Swimming pool will open on June 2, 2026

- 11. **ATTORNEYS REPORT:** N/A

12. **AGENDA ITEMS:**

**Resolution 5-2026 Resolution setting fees and rates      Discussion/Action**

For Baseball/Soccer field Mr. Davis makes a motion to accept the agenda, Mr. Ayoub 2<sup>nd</sup> the motion. Mr. Sievert added the date change effective 5/13/26. Mr. Ayoub and Mr. Ayoub accepted the Amendment. Mr. Bailey-yes, Mr. Ayoub-yes, Mr. Sievert-yes, Mr. Davis-yes, Chairman Elliot-yes.

**DAF Approval of requesting WSRF Finance Plan      Discussion/Action**

To put in the application for grant and loan, no commitment, review process  
Mr. Sievert makes a motion to accept the DAF approval, Mr. Davis 2<sup>nd</sup> the motion, Mr. Davis-yes  
Mr. Sievert-yes, Mr. Bailey-yes, Mr. Ayoub-yes, Chairman Elliot-yes.

**VFD for Wet Well Pumps      Discussion/Action**

A-Squared proposal we can justify.  
Mr. Ayoub makes a motion to accept VFD, Mr. Bailey 2<sup>nd</sup> the motion, Mr. Ayoub-yes, Mr. Sievert-yes,  
Mr. Davis-yes, Mr. Bailey-yes, Chairman Elliot-yes.

13. **OLD BUSINESS:**

Goals and achievement Plan: N/A

Strategic plan: N/A

Ranch Water: Tye is back in town now. Jim will get with him about going through his property.

Rosemont And Camelot: N/A

Meter Changeout: N/A

Water loss: N/A

Water Survey and Leak Detection: Still working on.

Meter Towers: Chairman Elliot has not heard back from American Towers.

- 14. NEW BUSINESS:** Jim received a call from the contractor on Palumar. He thought he could tie it into the water line from Mcannich. He is asking for help or assistance with the tap fee.  
Mr. Ayoub makes a motion to not help and give no rebate, Mr. Bailey 2<sup>nd</sup> the motion, Mr. Bailey-yes, Mr. Ayoub-yes  
Mr. Sievert-yes, Mr. Davis-yes, Chairman Elliot-yes.

Mr. Ayoub created County code and will get with Jim to put up a work session. This should not affect our budget  
Should have ready for the first meeting in June to propose to the board.

No approval of RJH plans.

SWCA cultural survey on May 18. Cost is \$10,000-\$13,000 or more. If FEMA has funds, they will pay for it.

**15. CCACC :**

**A. CCACC:**

- |                        |       |
|------------------------|-------|
| 1. 5910 Olympus Drive  | Fence |
| 2. 4905 N. Vigil Drive | Fence |
| 3.4000 Lincoln Court   | House |

Group together and approve all at one time.

Mr. Davis makes a motion to approve all, Mr. Sievert 2<sup>nd</sup> the motion, Mr. Davis-yes, Mr. Sievert-yes,  
Mr. Bailey-yes, Mr. Ayoub-yes, Chairman Elliot-yes.

Palumar Home- Mr. Davis stated they all were told it would have a stem wall foundation in which  
Mr. Davis has noticed it does not. Right now, it is in mobile form sitting on a chase. Can we cease and  
assist?

Mr. Ayoub said the person to contact is Arnold Montoya.

Jim will contact the contractor and tell him he needs to follow through.

Chairman Elliot and Jim stated we would be able to put a cease and assist in order. The first step should be  
to put in a complaint with CCAAC. Pueblo Building also has that on file.

**B. Actions**

- a. 1 First Letters: Mr. Sievert makes a motion to send letter, Mr. Davis 2<sup>nd</sup> the motion, Chairman Elliot  
calls the vote, all Board Members are in favor.
- b. 0 Second letters:
- c. 0 Third letters:
- d. 0 Unauthorized Structure:

- 16. CORRESPONDENCE:** Reminder Community Clean Up is June 6 at the Rec Center.  
Cultural Survey is May 18.  
Round Table Meeting is June 17.  
Environmental is May 19.

**7. EXECUTIVE SESSION:**

- 18. ADJOURNMENT:** Mr. Ayoub makes a motion to adjourn the meeting, Mr. Bailey 2<sup>nd</sup> the motion, Chairman Elliot  
Chairman Elliot adjourns the meeting at 8:30pm



Neil Elliot, Chairman

ATTEST:



Robert Sievert, Treasure

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