



**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 April 11, 2023, beginning at 6:00 p.m. Chairman Elliot calls the Study Session to order at 6:00 p.m.

1. Resolution 11-2023 CCACC adopting classifications of Zoning.  
Chairman Elliot stated attorneys had reviewed resolution, but they would like additional time to verify ambiguous terms. They should have final decision by April 25<sup>th</sup> meeting.
2. Discussion about Election  
Manager Eccher informed group that there will be a CCMD Candidate Debate on Thursday, April 13<sup>th</sup> @ 6:00 p.m. at VFC Susan Kalman Peaks to Prairie Building, 4705 Santa Fe, Colo City. Pueblo Election will allow us to use equipment and the CCMD Drop Box. Board wants Pueblo to maintain key for said box and responsibility. Ballot information is on the website.
3. Discussion of CCAAC  
Nancy Schurer presented a CCACC spreadsheet of Action Items has been created for tracking. Board recommended Ms. Schurer create a SOP for the process for CCAAC Committee Members.
4. CCAAC Review  
Board Member Sarah Hunter commented that sometimes incoming complaint forms are very vague Discussion on how to keep anonymous complaints, but obtain enough information to review issue. Sarah also suggested CCMD supply camera for CCAAC to add in review process. Suggested to have a Special Meeting to get review prior to Board Meeting. Special Meeting is scheduled for April 21, 2023 at 1 p.m.

Chairman Elliot suggested that a "Welcome to Colorado City a Community Covenants Community City" sign to be installed on 165 be submitted for community input.

COLORADO CITY METROPOLITAN DISTRICT

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

ATTEST:  
  
\_\_\_\_\_  
Harry Hochstetler, Treasurer  
Approved this 25th day of April 2023

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 April 11, 2023, beginning at 6:15 p.m. Chairman Elliot calls the Regular Board meeting to order at 6:30 p.m.

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

Chairperson Neil Elliot  
Treasurer Harry Hochstetler  
Director Sarah Hunter  
Director Terry Kraus  
Director Greg Collins Absent but excused.

Also in Attendance:  
Jim Eccher, District Manager  
Yvonne Barron, Finance Director  
Sandi Oglesby, Reception/AR  
Greg Bailey/Gary Golladay Water & Sewer

5. APPROVAL OF AGENDA  
Mr. Hochstetler motions to approve with adds of Pay Draw from GMS and CTF Grant money from Pueblo County. Mr. Kraus seconds the motion. Chairman Elliot calls the vote. All Board Members are in favor. The Agenda is approved with additions.
6. APPROVAL OF MINUTES.  

Regular Meeting March 28, 2023  
CCAAC Minutes March 30 April 6, 2023

Mr. Kraus motions to approve the Meeting Minutes form March 28, 2023, and the CCAAC Minutes from March 30, 2023. Mrs. Hunter seconds the motion. Chairman Elliot calls for the vote. All Board Members are in favor. Both meeting minutes approved.
7. BILLS PAYABLE.  
Confirmation that the bills payable where for the Hollydot Golf course gas bills discussed during last meeting. Mr. Hochstetler motions to approve. Mr. Kraus seconds the motion. Chairman Elliot calls for the vote. All Board Members are in favor.
8. FINANCIAL REPORT.  
None
9. OPERATIONAL REPORT.  
Mr. Eccher read report regarding Hollydot Golf Course and winter kill of grass on many of the greens and course. Seeding and watering has already begun.

Budget of 1M still currently on track for repair of two tanks, tank 3 needs extensive repairs which funding may not fully cover.

Sewer Plant inspected on March 29, 2023.

Red Cloud Patching has been completed.

Mr. Eccher expressed good news that a grant of 58K approved by Pueblo County for Campground upgrades. After receiving estimates regarding upgrading bathhouse or additional electrical sites the Manager & Director will decide what is best course of action for funds.

A grant for 53K for Hollydot Golf Course to upgrade the sprinkler system to digital metering boxes was approved. Also, a Valley 1<sup>st</sup> grant for 150K approved for artificial turf for the running track at the Greenhorn Valley park.

This gives us 270K total approved for Colorado City Recreational Areas.

a. Beckwith Dam report

Mr. Eccher read report of water levels, usage, etc., please refer to the video or audio recording of the meeting for full report. Discussion of amount of large amount of water processed and low water billed with large discrepancy, and what is CCMD doing to correct the issue. Mr. Eccher stated that the Sewer Plant usage versus billable needs to be reviewed. Plans to replace lines, but this all requires additional funding. Mr. Eccher also stated errors found in some billing as data didn't transfer correctly with meter changes. Audits are planned to see how wide spread incorrect data was posted.

b. Committee Reports Newsletter / Post Office /Library Sign

Mr. Kraus to prepare next newsletter by April 26th. Gary Golladay stated a notice should be added to inform public of upcoming summer water restrictions, probably even/old street address number on specific day, with early morning and evening watering only.

Mr. Eccher reiterated that the Post Office has moved to new location as of April 10, 2023.

Chairman Elliot stated the Board should compose letter of support to the Library for new sign to be installed in 2024. Board members discussed and an offer of \$5000.00 was agreed upon. Chairman Elliot motioned for approval of said amount. Mr. Kraus second the motion. All board members approved. Mr. Eccher is to draft letter for approval for next board meeting.

10. READING BY CHAIRPERSON OF THE STATEMENT OF CONDUCT AND Demeanor.

11. CITIZENS INPUT. N/A

12. ATTORNEYS REPORT: N/A

13. AGENDA ITEMS:

Mr. Kraus motioned to approve Pay Draws. Mrs. Hunter second the motion. Chairman Elliot called for vote. All board members approved.

Mr. Kraus motioned to approve contracts and have completed to accept all three grant funds. Chairman Elliot second the motion. Chairman Elliot called for vote. All board members approved.

14. OLD BUSINESS. Applewood Park / Eminent Domain

Applewood Park swing set and fall protection is on track per Josh Briggs.

Chairman Elliot brought forward discussion if removal of lots lines on two lots adjacent to Applewood Park for public use would set a president regarding Eminent Domain for future sites and homeowners. After much discussion Board will do some research on the issue.

15. NEW BUSINESS: Discussion of classifications of employees' response time  
Due to staffing shortages, Mr. Eccher stated that CCMD will be posting current job opening to the Indeed website to get applicants from a broader area. The intent is to have applicants available within a 30 minute arrival time for on call, or schedule for other staff to cover until available.
16. CCACC:  
A. New Construction  
a. 4283 Cuervo Verde Blvd Close in Porch

Review of new construction not ready. Mr. Kraus motioned to removed from agenda. Chairman Elliot second. Chairman Elliot calls for vote. All board members approved. Move to April 26<sup>th</sup> agenda.

B. Actions

- a. First Letters
- b. Second letters
- c. Third letters
- d. Small claims cases to file

17. CORRESPONDENCE: The road to Kathy Lessars' property was talked about due to the fact is has not been completed in 2 years, explained water tap and sewer taps not completed, and Ayden has been in contract with the Lessar's.

18. EXECUTIVE SESSION: Motion to go into Executive session 24-6-402(4)9 C.R.S .Personnel Matters  
*for Annual Review of district manager James Eccher as requested by district manager*

Mr. Hochstetler motioned to adjourn the regular meeting and go into the Executive Session meeting. Mr. Kraus seconded the motion. Chairman Elliot adjourned the regular meeting at 7:30 p.m.

Executive Session convened at 7:32 p.m.

Adjourn the Executive Section at 8:08 p.m.

Chairman Elliot called the meeting back to order 8:10 p.m.

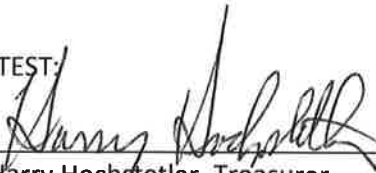
19. ADJOURNMENT.

Mr. Hochstetler motioned to adjourn the meeting. Mr. Kraus seconded the motion. Chairman Elliot adjourned the meeting at 8:11 p.m.

COLORADO CITY METROPOLITAN DISTRICT

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

ATTEST:

  
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Harry Hochstetler, Treasurer  
Approved this 25th day of April 2023

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