



## IGNACIO TOWN BOARD WORK SESSION & MEETING AGENDA

Monday, March 11, 2024 – 5:15 & 6:00 PM

Abel F. Atencio Community Room, 570 Goddard Avenue

or via Remote Public Meeting

*The remote meeting is hosted by Zoom and requires Attendees to login to the Zoom meeting website at the following address: <https://us06web.zoom.us/j/88940264665>; or Attendees wishing to participate by phone shall call: 346-248-7799 and key in Webinar ID Number: 889 4026 4665. There is a Zoom Etiquette file on the Town website that details how Zoom meetings work and what is expected of Attendees. All Attendees will be able to hear and/or see the Town Board meeting. Attendees will be muted until the Mayor takes Attendee comments. Attendees wanting to comment must click on the "Raised Hand" tab at the bottom of the screen, or callers will have to enter \*9. The Mayor will acknowledge which Attendee is to speak (by name or phone number) and the meeting host will allow them to speak. The meeting host will unmute the Attendee (or notify the Attendee if they need to unmute themselves by entering \*6). The Attendee shall first provide their name and address before they begin their comments. Failure to follow directions or maintain meeting decorum will result in the muting of your connection.*

### WORK SESSION AGENDA

*This Work Session will be called to order at 5:15 for discussion on Bob's Rules of Order and Public Comment procedures. There will be no opportunity for public comment during this Work Session.*

### TOWN BOARD MEETING AGENDA

- I. **CALL REGULAR MEETING TO ORDER:** Pledge of Allegiance
- II. **ROLL CALL**
- III. **APPROVAL OF AGENDA – Action Item**
- IV. **PUBLIC COMMENTS:** *The Town Board values public comment and allows this time for citizens to voice their thoughts regarding Town issues and/or ideas for improvement in the community. Meeting decorum will be maintained and failure to maintain composure and respect will result in the closure of your comment period. Prior to addressing the Board, state your name and address, and limit your comments to five (5) minutes. The Town Board and/or staff may respond to your comments or take your comments under advisement. Please do not comment on items listed on the Agenda, as opportunity will be given to comment on each action item. Thank you.*
- V. **CONSENT AGENDA – Action Item**
  - A. Regular Town Board Meeting Minutes from February 12, 2024
  - B. February 2024 Accounting Reports
- VI. **UNFINISHED BUSINESS:**
  - A. Rock Creek Update
  - B. National Flood Insurance Program Participation Discussion
- VII. **NEW BUSINESS**
  - A. Ordinance 362 – Annexation of 515 Burns Avenue – Public Hearing and Action Item
  - B. Planning Commission Appointment – Kasey Correia
  - C. Resolution 07-2024 – Opposing HB 24-1152 – Action Item
- VIII. **STAFF REPORTS**
  - A. Police Department
  - B. Public Works
  - C. Clerk / Treasurer
  - D. Town Manager
  - E. Attorney
- IX. **TRUSTEE REPORTS**
- X. **MISCELLANEOUS**
- XI. **ADJOURNMENT**

03/08/24  
14:49:44

TOWN OF IGNACIO  
Check Register for Checking  
For the Accounting Period: 2/24

Page: 1 of 5  
Report ID: AP300

Claim Checks

Check #	Type	Vendor #/Name	Check Amount	Date Issued	Period Redeemed	Claim #	Claim Amount
-97667	E	845 HOME DEPOT CREDIT SERVICES	178.91	02/01/24	2/24	CL 17276	178.91
-97666	E	893 AT&T	394.38	02/01/24	2/24	CL 17281	394.38
-97665	E	974 LA PLATA ELECTRIC ASSN INC	2173.83	02/04/24	2/24	CL 17282	2173.83
-97663 *	E	143 STATE OF COLORADO-SALES TAX	2099.83	02/15/24	2/24	CL 17310	2099.83
-97662	E	1187 Cardmember Service (TBK Bank)	155.77	02/15/24	2/24	CL 17312	155.77
-97661	E	1187 Cardmember Service (TBK Bank)	141.41	02/15/24	2/24	CL 17313	141.41
-97660	E	1187 Cardmember Service (TBK Bank)	966.55	02/15/24	2/24	CL 17314	966.55
-97659	E	1187 Cardmember Service (TBK Bank)	64.33	02/15/24	2/24	CL 17315	64.33
-97658	E	1187 Cardmember Service (TBK Bank)	35.00	02/15/24	2/24	CL 17316	35.00
-97657	E	1187 Cardmember Service (TBK Bank)	597.48	02/15/24	2/24	CL 17318	597.48
-97656	E	737 PITNEY BOWES INC	806.14	02/15/24	2/24	CL 17322	806.14
-97655	E	1187 Cardmember Service (TBK Bank)	598.19	02/15/24	2/24	CL 17326	598.19
-97654	E	1187 Cardmember Service (TBK Bank)	5178.50	02/15/24	2/24	CL 17328	5178.50
-97653	E	1187 Cardmember Service (TBK Bank)	88.00	02/15/24	2/24	CL 17329	88.00
-97652	E	1187 Cardmember Service (TBK Bank)	209.46	02/15/24	2/24	CL 17330	209.46
-97651	E	1187 Cardmember Service (TBK Bank)	435.24	02/15/24	2/24	CL 17331	435.24
-97650	E	1187 Cardmember Service (TBK Bank)	5876.38	02/15/24	2/24	CL 17332	5876.38
-97649	E	1187 Cardmember Service (TBK Bank)	386.83	02/15/24	2/24	CL 17333	386.83
-97648	E	1187 Cardmember Service (TBK Bank)	374.17	02/15/24	2/24	CL 17334	374.17
-97647	E	1187 Cardmember Service (TBK Bank)	432.18	02/15/24	2/24	CL 17335	432.18
-97646	E	1187 Cardmember Service (TBK Bank)	161.15	02/15/24	2/24	CL 17336	161.15
7148 *	S	1283 4 Rivers Equipment	1067.50	02/01/24	2/24	CL 17272	1067.50
7149	S	220 BALLANTINE COMMUNICATIONS INC	35.89	02/01/24	2/24	CL 17297	35.89
7150	S	1201 Digitcom Electronics	406.98	02/01/24	2/24	CL 17279	406.98

03/08/24  
14:49:44

TOWN OF IGNACIO  
Check Register for Checking  
For the Accounting Period: 2/24

Page: 2 of 5  
Report ID: AP300

Claim Checks

Check #	Type	Vendor #/Name	Check Amount	Date Issued	Period Redeemed	Claim #	Claim Amount
7151	S	1284 Graphic Assassin, Inc.	2500.00	02/01/24	2/24	CL 17293	2500.00
7152	S	279 GREEN ANALYTICAL LABORATORIES	289.00	02/01/24	2/24	CL 17295	289.00
7153	S	873 IGNACIO CHAMBER OF COMMERCE	60.00	02/01/24	2/24	CL 17288	60.00
7154	S	1195 Ignacio Creative District	5000.00	02/01/24	2/24	CL 17274	5000.00
7155	S	999999 JEREMEY MICKEY	92.52	02/01/24	2/24	CL 17275	92.52
7156	S	1239 Just Click Printing, Inc.	345.53	02/01/24	2/24	CL 17294	345.53
7157	S	1019 La Plata Economic Development Alliance	1400.00	02/01/24	2/24	CL 17280	1400.00
7158	S	1046 LAW OFFICE OF DAVID LIBERMAN	444.00	02/01/24	2/24	CL 17285	444.00
7159	S	394 LEWIS TRUE VALUE MERCANTILE	90.43	02/01/24	2/24	CL 17291	90.43
7160	S	999999 LIONEL FLORES	34.92	02/01/24	2/24	CL 17283	34.92
7161	S	1247 Michala Riley	50.92	02/01/24	2/24	CL 17284	50.92
7162	S	778 REGION 9 ECONOMIC DEVELOPMENT	2006.00	02/01/24	2/24	CL 17278	2006.00
7163	S	590 SAN JUAN BASIN HEALTH DEPARTMENT	35.00	02/01/24	2/24	CL 17290	35.00
7164	S	970 SECOR	11299.74	02/01/24	2/24	CL 17273	11299.74
7165	S	1172 Short Elliott Hendrickson, Inc.	7176.97	02/01/24	2/24	CL 17286	7176.97
7166	S	1068 STATEWIDE INTERNET PORTAL AUTHORITY	1617.00	02/01/24	2/24	CL 17296	1617.00
7167	S	1196 The Durango Herald	107.00	02/01/24	2/24	CL 17277	107.00
7168	S	1174 United Rentals (North America), Inc.	1106.00	02/01/24	2/24	CL 17289	1106.00
7169	S	705 WES CRUME	26.06	02/01/24	2/24	CL 17287	26.06
7175 *	S	1012 ACE INDUSTRIAL SUPPLY INC	614.00	02/15/24	2/24	CL 17339	614.00
7176	S	21 ALERT TRAFFIC CONTROL INC.	700.93	02/15/24	2/24	CL 17337	700.93
7177	S	53 AUTO PARTS INC	949.13	02/15/24	2/24	CL 17298	949.13
7178	S	1185 Axon Enterprise, Inc.	4829.04	02/15/24	2/24	CL 17302	4829.04
7179	S	91 BRENNAN OIL COMPANY	144.54	02/15/24	2/24	CL 17303	144.54

03/08/24  
14:49:44

TOWN OF IGNACIO  
Check Register for Checking  
For the Accounting Period: 2/24

Page: 3 of 5  
Report ID: AP300

Claim Checks

Check #	Type	Vendor #/Name	Check Amount	Date Issued	Period Redeemed	Claim #	Claim Amount
7180	S	99 C & J GRAVEL PRODUCTS INC	620.67	02/15/24	2/24	CL 17299	620.67
7181	S	1285 Dancing Spirit	20399.52	02/15/24	2/24	CL 17338	20399.52
7182	S	1059 DURANGO TRUCK ACCESSORIES	4359.90	02/15/24	2/24	CL 17317	4359.90
7183	S	1275 ELHI Community Center	550.00	02/15/24	2/24	CL 17323	550.00
7184	S	971 FASTTRACK COMMUNICATIONS INC	402.22	02/15/24	2/24	CL 17309	402.22
7185	S	257 FOUR CORNERS WELDING & GAS SUPPLY	7.00	02/15/24	2/24	CL 17325	7.00
7186	S	263 GALLS, LLC.	117.42	02/15/24	2/24	CL 17324	117.42
7187	S	1130 IMAGENET CONSULTING LLC	4225.27	02/15/24	2/24	CL 17305 CL 17321	482.94 3742.33
7188	S	894 KRISTIN ROEHRS	600.00	02/15/24	2/24	CL 17304	600.00
7189	S	1173 Metron-Farnier, LLC	5855.39	02/15/24	2/24	CL 17340	5855.39
7190	S	990 REAL TIME NETWORKS	49.00	02/15/24	2/24	CL 17320	49.00
7191	S	1264 Republic Services #657	3073.60	02/15/24	2/24	CL 17311	3073.60
7192	S	600 SOUTHERN UTE UTILITIES DIVISION	72075.25	02/15/24	2/24	CL 17319	72075.25
7193	S	730 SOUTHWEST AG	55.98	02/15/24	2/24	CL 17300	55.98
7194	S	1147 TDL RECYCLING, LLC	530.00	02/15/24	2/24	CL 17307	530.00
7195	S	650 TOWN OF IGNACIO	1251.10	02/15/24	2/24	CL 17306	1251.10
7196	S	675 UTILITY NOTIFICATION CENTER OF CO	236.07	02/15/24	2/24	CL 17301	236.07
7200 *	S	974 LA PLATA ELECTRIC ASSN INC	500.00	02/20/24	2/24	CL 17308	500.00

Total for Claim Checks  
Count for Claim Checks

178691.22  
66

\* denotes missing check number(s)

# of Checks: 66                      Total: 178691.22

03/08/24  
14:49:45

TOWN OF IGNACIO  
Check from Another Period Cancelled in this Period  
For the Accounting Period: 2/24

Page: 4 of 5  
Report ID: AP300

Claim Checks

Check #	Type	Vendor #/Name	Check Amount	Date Issued	Period Redeemed	Claim #	Claim Amount
7089 *	S	20 ALERT SIGNS & EQUIPMENT	700.93	01/02/24		CL 17212	700.93

Total for Claim Checks 700.93  
Count for Claim Checks 1

\* denotes missing check number(s)

# of Checks: 1 Total: 700.93

03/08/24  
14:49:45

TOWN OF IGNACIO  
Fund Summary for Claim Check Register  
For the Accounting Period: 2/24

Page: 5 of 5  
Report ID: AP110

Fund/Account	Amount
100 GENERAL FUND	
110230	50,916.07
300 CAPITAL IMPROVEMENT FUND	
110230	21,181.66
500 ECONOMIC DEVELOPMENT FUND	
110230	23,449.52
610 WATER FUND	
110230	18,712.09
620 GAS FUND	
110230	31,964.35
630 SEWER FUND	
110230	31,717.22
640 IRRIGATION FUND	
110230	49.38
<b>Total:</b>	<b>177,990.29</b>

03/08/24  
14:53:00

TOWN OF IGNACIO  
Detail Ledger Query  
For the Accounting Periods: 2/24 - 2/24

Page: 1 of 2  
Report ID: L091

Objects 3200-9500, AND Fund=300,500

Fund/Account/ Doc/Line #	Description	Vendor/Receipt From	Acct. Period	Debit	Credit	Ending Balance
300 CAPITAL IMPROVEMENT FUND						
930000 CAPITAL IMPROVEMENT						
9231 Capital Project - Browning Storm Drain						
CL 17332 1	Laser Level & Tripod Stand	Cardmember Service (TBK	2/24	2,204.95		
	<b>Object Total:</b>		<b>29,775.75 DB</b>	<b>2,204.95</b>		<b>31,980.70 DB</b>
9232 Capital Project - Rock Creek Subdivision						
CL 17273 1	0342544-IN Rock Creek Nat. Gas Infr	SECOR	2/24	11,299.74		
CL 17286 1	460700 Rock Creek Infrastructur	Short Elliott	2/24	7,176.97		
CL 17308 1	Infrastructure Agreement	LA PLATA ELECTRIC ASSN	2/24	500.00		
	<b>Object Total:</b>		<b>297,957.87 DB</b>	<b>18,976.71</b>		<b>316,934.58 DB</b>
	<b>Account Total:</b>		<b>327,733.62 DB</b>	<b>21,181.66</b>		<b>348,915.28 DB</b>
	<b>Fund Total:</b>			<b>21,181.66</b>	<b>0.00</b>	

03/08/24  
14:53:00

TOWN OF IGNACIO  
Detail Ledger Query  
For the Accounting Periods: 2/24 - 2/24

Page: 2 of 2  
Report ID: L091

Objects 3200-9500, AND Fund=300,500

Fund/Account/ Doc/Line #	Description	Vendor/Receipt From	Acct. Period	Debit	Credit	Ending Balance
500 ECONOMIC DEVELOPMENT FUND						
500463 ECONOMIC DEVELOPMENT						
6456 ELHI Property						
CL 17323 1	elhiboiler TOI 1/2 ELHI Boiler Serv	ELHI Community Center	2/24	550.00		
	<b>Object Total:</b>			<b>550.00</b>		<b>550.00 DB</b>
9155 Pass-through Account						
CL 17338 1	Initial Reimburse REDI Grant	Dancing Spirit	2/24	20,399.52		
	<b>Object Total:</b>			<b>20,399.52</b>		<b>20,399.52 DB</b>
9232 Capital Project - Rock Creek Subdivision						
CL 17293 1 1409	Downpayment housing webs	Graphic Assassin, Inc.	2/24	2,500.00		
	<b>Object Total:</b>			<b>2,500.00</b>		<b>2,500.00 DB</b>
	<b>Account Total:</b>			<b>23,449.52</b>		<b>23,449.52 DB</b>
	<b>Fund Total:</b>			<b>23,449.52</b>	<b>0.00</b>	
	<b>Grand Total:</b>			<b>44,631.18</b>	<b>0.00</b>	

# TOWN OF IGNACIO

2023			2024	331310		% up/down			% up/down
City Sales Tax	Month	Year-To-Date	City Sales Tax	Month	Difference	from PYM	Year-To-Date	Difference	from PYT
			<i>hit bank</i>						
		-	1 Jan	52,435.76					
Jan	59,491.23	59,491.23	2 Feb	60,498.68	1,007.45	1.69%	60,498.68	1,007.45	1.69%
Feb	46,445.64	105,936.87	3 Mar			0.00%	60,498.68		0.00%
Mar	44,651.23	150,588.10	4 Apr			0.00%	60,498.68		0.00%
Apr	48,413.47	199,001.57	5 May			0.00%	60,498.68		0.00%
May	48,118.71	247,120.28	6 Jun			0.00%	60,498.68		0.00%
Jun	51,416.18	298,536.46	7 Jul			0.00%	60,498.68		0.00%
Jul	47,069.92	345,606.38	8 Aug			0.00%	60,498.68		0.00%
Aug	51,249.72	396,856.10	9 Sep			0.00%	60,498.68		0.00%
Sep	50,337.91	447,194.01	10 Oct			0.00%	60,498.68		0.00%
Oct	52,000.17	499,194.18	11 Nov			0.00%	60,498.68		0.00%
Nov	60,980.48	560,174.66	12 Dec			0.00%	60,498.68		0.00%
Dec	52,435.76	612,610.42	Jan			0.00%	60,498.68		0.00%
<b>City Sales Tax Total</b>	<b>612,610.42</b>		<b>City Total</b>	<b>112,934.44</b>					0.14%
<b>2023 BUDGET</b>	<b>500,000.00</b>		<b>2024 BUDGET</b>	<b>500,000.00</b>					

2023			2024	331330		% up/down			% up/down
County Sales Tax	Month	Year-To-Date	County Sales Tax	Month	Difference	from PYM	Year-To-Date	Difference	from PYT
			<i>hit bank</i>						
		-	1 Jan	99,970.00					
		-	2 Feb	117,151.00					
Jan	87,867.00	87,867.00	3 Mar			0.00%	0.00		0.00%
Feb	89,282.00	177,149.00	4 Apr			0.00%	0.00		0.00%
Mar	98,894.00	276,043.00	5 May			0.00%	0.00		0.00%
Apr	93,396.00	369,439.00	6 Jun			0.00%	0.00		0.00%
May	105,714.00	475,153.00	7 Jul			0.00%	0.00		0.00%
Jun	118,127.00	593,280.00	8 Aug			0.00%	0.00		0.00%
Jul	119,823.00	713,103.00	9 Sep			0.00%	0.00		0.00%
Aug	118,596.00	831,699.00	10 Oct			0.00%	0.00		0.00%
Sep	115,270.00	946,969.00	11 Nov			0.00%	0.00		0.00%
Oct	110,432.00	1,057,401.00	12 Dec			0.00%	0.00		0.00%
Nov	99,970.00	1,157,371.00	Jan			0.00%	0.00		0.00%
Dec	117,151.00	1,274,522.00	Feb						
<b>County Total</b>	<b>1,274,522.00</b>		<b>County Total</b>	<b>217,121.00</b>					0.00%
<b>2023 BUDGET</b>	<b>1,100,000.00</b>		<b>2024 BUDGET</b>	<b>1,100,000.00</b>					

03/08/24  
14:54:40

TOWN OF IGNACIO  
Cash Report  
For the Accounting Period: 2/24

Page: 1 of 1  
Report ID: L160

Fund/Account	Beginning Balance	Received	Transfers In	Disbursed	Transfers Out	Ending Balance
100 GENERAL FUND						
110100 Petty Cash	100.00	0.00	0.00	0.00	0.00	100.00
110230 Operating Account	-427,794.71	204,798.85	701.35	190.41	193,834.54	-416,319.46
110250 Savings Account	99,985.05	7.94	0.00	0.00	0.00	99,992.99
110270 Investment Account	2,136,888.67	8,939.92	0.00	0.00	0.00	2,145,828.59
<b>Total Fund</b>	<b>1,809,179.01</b>	<b>213,746.71</b>	<b>701.35</b>	<b>190.41</b>	<b>193,834.54</b>	<b>1,829,602.12</b>
300 CAPITAL IMPROVEMENT FUND						
110230 Operating Account	-120,696.27	206,507.29	0.00	0.00	21,181.66	64,629.36
110270 Investment Account	460,290.93	2,015.92	0.00	0.00	0.00	462,306.85
<b>Total Fund</b>	<b>339,594.66</b>	<b>208,523.21</b>			<b>21,181.66</b>	<b>526,936.21</b>
400 CONSERVATION TRUST FUND						
110230 Operating Account	23,618.51	0.00	0.00	0.00	0.00	23,618.51
110270 Investment Account	83,021.76	363.61	0.00	0.00	0.00	83,385.37
<b>Total Fund</b>	<b>106,640.27</b>	<b>363.61</b>				<b>107,003.88</b>
500 ECONOMIC DEVELOPMENT FUND						
110230 Operating Account	48,486.65	20,399.52	0.00	0.00	23,449.52	45,436.65
110270 Investment Account	20,695.01	509.40	0.00	0.00	0.00	21,204.41
<b>Total Fund</b>	<b>69,181.66</b>	<b>20,908.92</b>			<b>23,449.52</b>	<b>66,641.06</b>
610 WATER FUND						
110230 Operating Account	122,627.87	23,343.01	0.00	0.00	18,712.09	127,258.79
110270 Investment Account	47,583.46	208.39	0.00	0.00	0.00	47,791.85
<b>Total Fund</b>	<b>170,211.33</b>	<b>23,551.40</b>			<b>18,712.09</b>	<b>175,050.64</b>
620 GAS FUND						
110230 Operating Account	258,612.92	62,998.03	0.00	0.00	31,964.35	289,646.60
110270 Investment Account	146,229.03	640.40	0.00	0.00	0.00	146,869.43
<b>Total Fund</b>	<b>404,841.95</b>	<b>63,638.43</b>			<b>31,964.35</b>	<b>436,516.03</b>
630 SEWER FUND						
110230 Operating Account	173,913.59	55,367.25	0.00	0.00	31,717.22	197,563.62
110270 Investment Account	205.71	0.88	0.00	0.00	0.00	206.59
<b>Total Fund</b>	<b>174,119.30</b>	<b>55,368.13</b>			<b>31,717.22</b>	<b>197,770.21</b>
640 IRRIGATION FUND						
110230 Operating Account	40,817.34	0.00	0.00	0.00	49.38	40,767.96
110270 Investment Account	11,063.42	48.45	0.00	0.00	0.00	11,111.87
<b>Total Fund</b>	<b>51,880.76</b>	<b>48.45</b>			<b>49.38</b>	<b>51,879.83</b>
910 PAYROLL CLEARING FUND						
110230 Operating Account	9,335.14	0.00	142,242.12	141,849.65	0.00	9,727.61
930 CLAIMS CLEARING FUND						
110230 Operating Account	2,102.27	0.00	177,990.29	180,092.56	0.00	0.00
<b>Totals</b>	<b>3,137,086.35</b>	<b>586,148.86</b>	<b>320,933.76</b>	<b>322,132.62</b>	<b>320,908.76</b>	<b>3,401,127.59</b>

\*\*\* Transfers In and Transfers Out columns should match, with the following exceptions:

- 1) Cancelled electronic checks increase the Transfers In column. Disbursed column will be overstated by the same amount and will not balance to the Redeemed Checks List.
- 2) Payroll Journal Vouchers including local deductions with receipt accounting will reduce the Transfers Out column by the total amount of these checks.

03/08/24  
14:55:19

TOWN OF IGNACIO  
Statement of Revenue Budget vs Actuals  
For the Accounting Period: 2 / 24

Page: 1 of 1  
Report ID: B110F

Fund	Received Current Month	Received YTD	Estimated Revenue	Revenue To Be Received	% Received
100 GENERAL FUND	209,536.32	421,708.72	2,206,447.00	1,784,738.28	19 %
300 CAPITAL IMPROVEMENT FUND	208,523.21	240,933.24	2,477,874.00	2,236,940.76	10 %
400 CONSERVATION TRUST FUND	363.61	753.32	39,500.00	38,746.68	2 %
500 ECONOMIC DEVELOPMENT FUND	20,908.92	21,454.91	1,714,567.00	1,693,112.09	1 %
610 WATER FUND	618.39	25,852.00	330,235.00	304,383.00	8 %
620 GAS FUND	12,917.54	65,825.24	946,900.00	881,074.76	7 %
630 SEWER FUND	8,455.39	66,822.98	619,982.00	553,159.02	11 %
640 IRRIGATION FUND	48.45	100.33	45,058.00	44,957.67	0 %
<b>Grand Total:</b>	<b>461,371.83</b>	<b>843,450.74</b>	<b>8,380,563.00</b>	<b>7,537,112.26</b>	<b>10 %</b>

03/08/24  
14:56:20

TOWN OF IGNACIO  
Statement of Expenditure - Budget vs. Actual Report  
For the Accounting Period: 2 / 24

Page: 1 of 1  
Report ID: B100F

Fund	Committed Current Month	Committed YTD	Original Appropriation	Current Appropriation	Available Appropriation	% Comm.
100 GENERAL FUND	194,024.53	493,909.06	2,697,137.00	2,697,137.00	2,203,227.94	18%
300 CAPITAL IMPROVEMENT FUND	21,181.66	392,072.73	2,437,338.00	2,437,338.00	2,045,265.27	16%
400 CONSERVATION TRUST FUND	0.00	0.00	42,000.00	42,000.00	42,000.00	0%
500 ECONOMIC DEVELOPMENT FUND	23,449.52	23,449.52	2,231,560.00	2,231,560.00	2,208,110.48	1%
610 WATER FUND	18,712.09	36,203.11	326,214.00	326,214.00	290,010.89	11%
620 GAS FUND	31,964.35	66,314.43	1,144,339.00	1,144,339.00	1,078,024.57	6%
630 SEWER FUND	31,717.22	64,397.69	564,497.00	564,497.00	500,099.31	11%
640 IRRIGATION FUND	49.38	1,061.50	46,730.00	46,730.00	45,668.50	2%
Grand Total:	321,098.75	1,077,408.04	9,489,815.00	9,489,815.00	8,412,406.96	11%

03/08/24  
14:57:00

TOWN OF IGNACIO  
Payroll Summary For Payrolls from 02/01/24 to 02/29/24

Page: 1 of 2  
Report ID: P130

Total for Payroll Checks  
-----

	Employee	Employer	Amount
	-----	-----	-----
BVMT HOURS (BEREAVEMENT LEAVE)	30.00		1,089.00
COMA HOURS (Comp Time Accumulated)	22.50		
COMP HOURS (Comp Time Used)	8.00		183.44
J004 HOURS (CELL PHONE ALLO)	0.00		166.14
*Non Taxable (added to gross wages, no addition to SS, Med, FIT & SIT bases)			
J015 HOURS (IN LIEU OF INSU)	0.00		1,813.78
OVER HOURS (Overtime)	157.50		7,812.28
REG HOURS (Regular Time)	2,718.25		96,637.01
SICK HOURS (Sick Time)	80.75		2,409.85
VACA HOURS (Vacation Time Used)	120.25		4,431.85
GROSS PAY	114,543.35	0.00	
NET PAY	79,747.34	0.00	
NET PAY (CHECKS)	7,028.55		
NET PAY (DIRECT DEPOSIT)	72,718.79		
AFLAC-AFTERTAX	703.04	839.18	
AFLAC-PRETAX	1,019.26	60.08	
CEBT DENTAL	542.00	230.00	
CEBT HEALTH	4,020.00	13,274.00	
CEBT LIFE	136.45	45.78	
CEBT VISION	72.00	36.00	
EMPL WEAPONS AD	25.00	0.00	
FIT	9,602.71	0.00	
FPPA	5,660.54	4,717.12	
FPPA DROP	1,152.00	0.00	
FPPA-457	999.10	0.00	
FPPA-AD&D	0.00	1,426.10	
GARNISHMENT2	46.14	0.00	
MEDICARE	1,574.50	1,574.50	
MISSIONSQUARE/I	2,206.20	2,100.00	
SIT	3,869.83	0.00	
SOCIAL SECURITY	3,167.24	3,167.24	
UNEMPL. INSUR.	0.00	228.77	
BANK 4	4,371.06	0.00	
BANK 8-SAVINGS	2,957.82	0.00	
COMM BANK OF CO	10,510.35	0.00	
CU OF COLORADO	3,484.81	0.00	
SANDIA LAB FCU	200.00	0.00	
TBK BANK	7,129.06	0.00	
USAA	6,034.01	0.00	
VECTRA BANK CO	69.26	0.00	
WELLS FARGO	35,418.81	0.00	
WELLS FARGO N.A	138.52	0.00	
WELLS FARGO NEV	69.26	0.00	
WELLS FARGO OR	2,335.83	0.00	
FIT/SIT BASE	98,569.66	0.00	
MEDICARE BASE	108,587.50	0.00	
SOC SEC BASE	51,084.82	0.00	
UN BASE	114,377.21	0.00	

03/08/24  
14:57:00

TOWN OF IGNACIO  
Payroll Summary For Payrolls from 02/01/24 to 02/29/24

Page: 2 of 2  
Report ID: P130

Total 27,698.77  
Total Payroll Expense (Gross Pay + Employer Contributions): 142,242.12

Check Summary

-----  
Payroll Checks Prev. Out. \$161.59  
Payroll Checks Issued \$7,074.69  
Payroll Checks Redeemed \$6,910.99  
Payroll Checks Outstanding \$325.29  
Electronic Checks \$134,938.66

Deductions Accrued	Carried Forward From Previous Month	Deduction Checks Issued	Difference	Liab Account
-----	-----	-----	-----	-----
Social Security 6334.48		6334.48		221700
Medicare 3149.00		3149.00		221710
Unempl. Insur. 228.77	237.07		465.84	221760
FIT 9602.71		9602.71		221720
SIT 3869.83		3869.83		221730
FPPA 10377.66		10377.66		221742
AFLAC-PRETAX 1079.34		1079.34		221757
EMPL WEAPONS AD 25.00		25.00		221782
FPPA-457 999.10		999.10		221742
FPPA-AD&D 1426.10		1426.10		221743
MISSIONSQUARE/I 4306.20		4306.20		221741
AFLAC-AFTERTAX 1542.22		1542.22		221757
CEBT DENTAL 772.00		772.00		221754
CEBT HEALTH 17294.00		17294.00		221751
CEBT LIFE 182.23		182.23		221755
CEBT VISION 108.00		108.00		221756
GARNISHMENT2 46.14		46.14		221781
FPPA DROP 1152.00		1152.00		221742
Total Ded. 62494.78	237.07	62266.01	465.84	

\*\*\*\* Carried Forward column only correct if report run for current period.



# Federal Emergency Management Agency

Washington, D.C. 20472

October 25, 2023

CERTIFIED MAIL  
RETURN RECEIPT REQUESTED

IN REPLY REFER TO:  
19P

The Honorable Clark Craig  
Mayor, Town of Ignacio  
P.O. Box 459  
Ignacio, Colorado 81137

Community Name: Town of Ignacio,  
La Plata County,  
Colorado  
Community No.: 080268  
Map Panels Affected: See FIRM Index

Dear Mayor Craig:

This is to notify you of the final flood hazard determination for La Plata County, Colorado and Incorporated Areas, in compliance with Title 44, Chapter I, Part 67, Section 67.11, Code of Federal Regulations (CFR). This section requires that notice of final flood hazards shall be sent to the Chief Executive Officer of the community, all individual appellants, and the State Coordinating Agency, and shall be published in the *Federal Register*.

The statutory 90-day appeal period that was initiated for your community when the Department of Homeland Security's Federal Emergency Management Agency (FEMA) published a notice of proposed flood hazard determinations for your community in the local newspaper has elapsed. FEMA did not receive any appeals of the proposed flood hazard determinations or submittals regarding the Revised Preliminary Flood Insurance Study (FIS) report and Flood Insurance Rate Map (FIRM) during that time.

Accordingly, the flood hazard determinations for your community are considered final. The final notice for flood hazard determinations will be published in the *Federal Register* as soon as possible. The FIS report and FIRM for your community will become effective on April 25, 2024. Before the effective date, we will send your community final printed copies of the FIS report and FIRM. For insurance purposes, the community number and new suffix code for the panels being revised are indicated on the FIRM and must be used for all new policies and renewals.

Because the FIS report for your community has been completed, certain additional requirements must be met under Section 1361 of the National Flood Insurance Act of 1968, as amended, within 6 months from the date of this letter.

It must be emphasized that all the standards specified in 44 CFR Part 60.3(d) of the National Flood Insurance Program (NFIP) regulations must be enacted in a legally enforceable document. This includes adoption of the current effective FIS report and FIRM to which the regulations

apply and other modifications made by this map revision. Some of the standards should already have been enacted by your community in order to establish initial eligibility in the NFIP. Your community can meet any additional requirements by taking one of the following actions in this Paragraph of the NFIP regulations:

1. Amending existing regulations to incorporate any additional requirements of 44 CFR Part 60.3(d);
2. Adopting all the standards of 44 CFR Part 60.3(d) into one new, comprehensive set of regulations; or
3. Showing evidence that regulations have previously been adopted that meet or exceed the minimum requirements of 44 CFR Part 60.3(d).

Also, prior to the effective date, your community is required, as a condition of continued eligibility in the NFIP, to adopt or show evidence of adoption of the floodplain management regulations that meet the standards of 44 CFR Part 60.3(d) of the NFIP regulations by the effective date of the FIRM. These standards are the minimum requirements and do not supersede any State or local requirements of a more stringent nature.

Many states and communities have adopted building codes based on the International Codes (I-Codes); the model I-Codes (2009 and more recent editions) contain flood provisions that either meet or exceed the minimum requirements of the NFIP for buildings and structures. The model codes also contain provisions, currently found in an appendix to the International Building Code, that apply to other types of development and NFIP requirements. In these cases, communities should request review by the NFIP State Coordinator to ensure that local floodplain management regulations are coordinated (not duplicative or inconsistent) with the State or Local building code. FEMA's resource, *Reducing Flood Losses through the International Code: Coordinating Building Codes and Floodplain Management Regulations, 5th Edition (2019)*, provides some guidance on this subject and is available at <https://www.fema.gov/emergency-managers/risk-management/building-science/building-codes/flood>.

Communities that fail to enact the necessary floodplain management regulations will be suspended from participation in the NFIP and subject to the prohibitions contained in Section 202(a) of the Flood Disaster Protection Act of 1973 (Public Law 93-234) as amended, and 44 CFR Part 59.24.

To assist your community in maintaining the FIRM, we reviewed our records to determine if any previous Letters of Map Change (LOMCs) (i.e., Letters of Map Amendment, Letters of Map Revision) will be superseded when the revised FIRM becomes effective. According to our records, no LOMCs were issued previously.

Once the FIS report and FIRM are printed and distributed, the digital files containing the flood hazard data for the entire county can be provided for use in a computer mapping system. These files can be used in conjunction with other thematic data for floodplain management purposes,

insurance requirements, and many other planning applications. Copies of the digital files of the FIRM panels may be obtained by calling our FEMA Mapping and Insurance eXchange (FMIX), toll free, at (877) 336-2627 (877-FEMA MAP) or by visiting the Map Service Center at <https://www.msc.fema.gov>. In addition, your community may be eligible for additional credits under our Community Rating System if you implement your activities using digital mapping files.

For assistance with your floodplain management ordinance or enacting the floodplain management regulations, please contact Doug Mahan, CFM, State NFIP Coordinator by telephone at (303) 866-3441. If you should require any additional information, we suggest that you contact the Director, Mitigation Division of FEMA, Region VIII at (303) 235-4975 for assistance. If you have any questions concerning mapping issues in general, please call our FMIX at the telephone number shown above. Additional information and resources you may find helpful regarding the NFIP and floodplain management can be found on our website at <https://www.fema.gov/flood-maps>. Copies of these documents may also be obtained by calling our FMIX.

Sincerely,



Luis Rodriguez, P.E., Director  
Engineering and Modeling Division  
Federal Insurance and Mitigation Administration

cc: Community Map Repository  
Mark Garcia, Town Manager, Town of Ignacio



15682 CO-172, Ignacio, CO 81137, USA

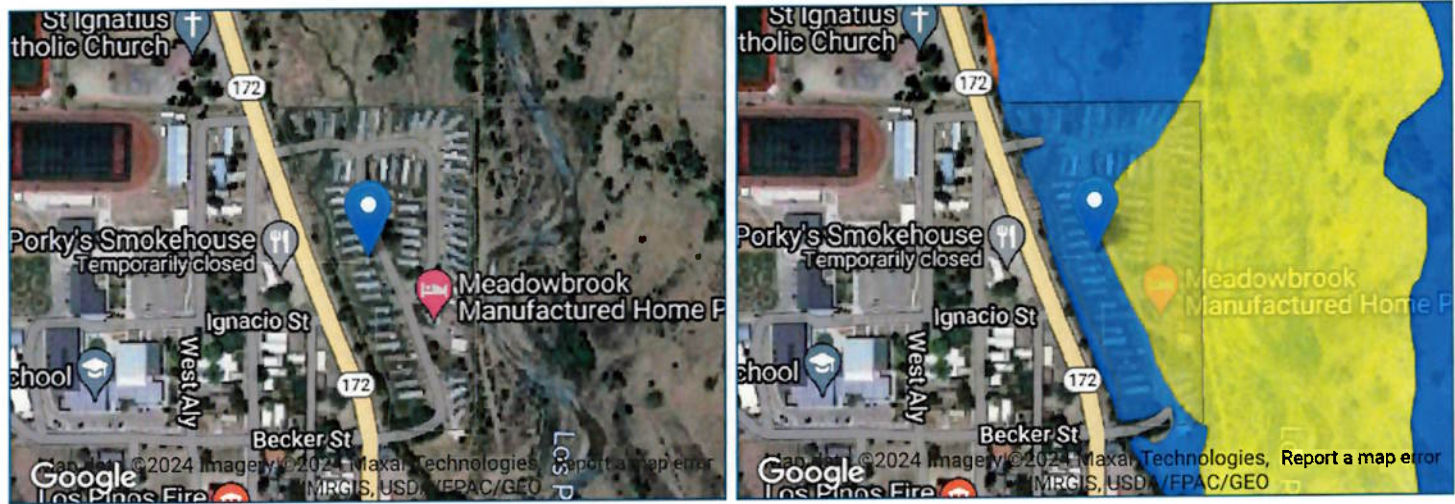
Parcel (ID 595508213001) located at point (Latitude 37.121, Longitude -107.633)

All values based on 1% annual chance flood and determined based on geocoding the addresses using Google data. Please coordinate with your local floodplain manager for an actual floodplain determination.

This report is for informational purposes only and not authorized for official use. Please contact your local floodplain administrator for more information or go to [msc.fema.gov](https://www.msc.fema.gov) to view an official copy of the flood insurance rate map.

Current/Effective Flood Hazard  
This is used to determine risk & flood insurance rates

Draft/Preliminary  
This represents the results of a new flood study. New risk information, building requirements, and flood insurance requirements may apply based on the new zone.



- 1% Annual Chance

Special Floodway

0.2% Annual Chance

Reduced Risk due to Levee

Regulatory Floodway

Undetermined

Future Conditions 1% Annual Chance
- Regulatory Floodway

A (1% Annual Chance)

AO (1% Annual Chance)

1% Depth < 1 ft

Reduced Risk Due to Levee
- Administrative Floodway

AE (1% Annual Chance)

AH (1% Annual Chance)

X (0.2% Annual Chance)

Flood Zone

Note: Lenders determine who pays insurance. Zones only determine rates

Effective: AREA OF MINIMAL FLOOD HAZARD Effective data may be available however is not digitally available. Please coordinate with your local floodplain manager to for an actual floodplain determination.

Draft/Preliminary Flood Zone Regulatory Floodway You are at high risk of flooding from a 1% annual chance flood or greater. Insurance is required if you have a mortgage.

Other Draft/Preliminary Statistics	
Maximum Depth of Anticipated Flooding 8.1 ft	
Maximum Elevation of Anticipated Flooding 6464.5 ft	
Annual Risk is up to 10%	
This is the chance you may see a flood in any given year.	
30-Year Risk is up to 95.8%	
This is the chance you may see a flood during the life of a typical mortgage.	

# **FEMA Flood Insurance Rate Maps**

## **MAP ADOPTION AND CONTINUED PARTICIPATION IN THE National Flood Insurance Program (NFIP)**

### **ADOPTION DEADLINE DATE: April 25, 2024**

FEMA has notified your community that the updated Flood Insurance Study (FIS) and Flood Insurance Rate Maps (FIRM) will be effective **April 25, 2024**. Your community's continued participation in the NFIP is incumbent on a valid and effective floodplain ordinance and active floodplain development management by the community's designated Floodplain Administrator.

**Prior to the deadline**, your community is required, per 44 CFR 60.2(h) and as a condition of continued eligibility in the NFIP, to adopt and make effective floodplain management regulations that include the updated Flood Insurance Study and Flood Insurance Rate Maps.

A community that is participating in the National Flood Insurance Program will be **sanctioned** the day after a new/updated FEMA FIRM and FIS is effective if the floodplain ordinance has not been updated.

If a community is sanctioned in the NFIP:

#### **1. NEW FLOOD INSURANCE POLICIES**

**No new NFIP flood insurance policies may be written.**

This may impact new or refinanced loans on properties in the Special Flood Hazard Area. Federal law requires flood insurance to be carried for the life of the loan as a condition of any loan insured, regulated, or backed by the federal government (e.g. Fannie Mae, Freddie Mac, FHA, VA loans)

#### **2. EXISTING FLOOD INSURANCE POLICIES**

**Any existing NFIP policies will remain in effect until the policy end-date; claims can be made on a valid policy.**

At the time of policy renewal, if the community is still sanctioned, the policy cannot be renewed which may impact continuity of coverage for the policy holder.

#### **3. DISASTER DECLARATIONS**

- a. Private property in the SFHA of a sanctioned community is not eligible for repair or replacement compensation.
- b. For flood events, Small Business Administration disaster loans may not be available for properties without flood insurance – regardless of flood zone.

#### **4. FLOOD MITIGATION ASSISTANCE (FMA) & BUILDING RESILIENT INFRASTRUCTURE AND COMMUNITIES (BRIC) GRANT PROGRAMS**

Federal grants may not be available for sanctioned communities. It is also the practice of the State of Colorado to require communities seeking state flood hazard mitigation funds to be participating and in good standing with the NFIP.

# **FEMA Flood Insurance Rate Maps**

## **MAP ADOPTION AND CONTINUED PARTICIPATION IN THE National Flood Insurance Program (NFIP)**

### **HOW TO AVOID SANCTION**

1. Update your floodplain ordinance and adopt by the **April 25, 2024 deadline**.
2. To ensure compliance, the community's updated ordinance should include the full title and effective date of the new Flood Insurance Study; ***"Flood Insurance Study, La Plata County, Colorado and Incorporated Areas; (April 25, 2024)"***.
3. The ordinance must be passed and effective by the deadline.
4. A copy of the signed and adopted ordinance/resolution must be provided by the deadline to both FEMA and the State at the following email addresses:
  - [doug.mahan@state.co.us](mailto:doug.mahan@state.co.us)
  - [willem.lensink@state.co.us](mailto:willem.lensink@state.co.us)
  - [laura.stahnke@fema.dhs.gov](mailto:laura.stahnke@fema.dhs.gov)
5. **Do not hesitate, begin the adoption process immediately.** Depending on your community's rules and procedures, it may take several months for your updated ordinance to be heard, approved, adopted & made effective. Please set calendar reminders.
6. To avoid delays in adoption, it is recommended the community provide a draft of the updated ordinance to the state and/or FEMA for review to ensure it meets state and NFIP requirements prior to adoption.
7. The community may want to consider auto-adoption recognition for this and future updates to the FIS/FIRM. More information on auto-adoption is available upon request.

It is recommended use this opportunity to review your current floodplain development regulations as a whole to confirm it meets NFIP rules and to update with any new or additional local requirements. It is also recommended that draft copies of the community's floodplain resolution/ordinance be reviewed by the state prior to adoption to ensure it meets FEMA NFIP requirements.

Thank you for your attention to this important matter and please contact the following with any questions you may have:

**Doug Mahan, NFIP CAP Coordinator**  
[doug.mahan@state.co.us](mailto:doug.mahan@state.co.us)  
303-866-3441 x3221

**Willem Lensink, NFIP CAP Specialist**  
[willem.lensink@state.co.us](mailto:willem.lensink@state.co.us)  
303-866-3441 x3260

# Disaster Assistance When a Community is Not Participating in the National Flood Insurance Program

---

This fact sheet provides information to individuals and communities on the receipt of FEMA disaster assistance when a community is not participating in the National Flood Insurance Program.

A community's participation in the National Flood Insurance Program (NFIP) is voluntary and communities must apply to participate. When a community has been identified by FEMA as an area with special flood hazards, and the community is not participating in the National Flood Insurance Program, the community may be sanctioned. In addition, financial assistance for acquisition or construction purposes, including, in some cases, federal disaster assistance, may not be available in those areas.

## Community Participation in the National Flood Insurance Program

The NFIP can provide flood insurance coverage only in those states and communities that adopt and enforce floodplain management measures that meet the minimum NFIP requirements set by regulation.<sup>1</sup> FEMA identifies Special Flood Hazard Areas (SFHAs) - the land area in the floodplain subject to a 1% or greater chance of flooding in any given year - on Flood Insurance Rate Maps (FIRMs).

Newly identified communities that do not have a map will have one year after they are identified as flood prone (the FIRM effective date) to participate in the program, or sanctions apply.<sup>2</sup> Sanctions also apply to communities participating in the NFIP that are suspended or withdraw from the program.<sup>3</sup> When a community is sanctioned,

---

<sup>1</sup> United States Code Title 42, § 4012(c) Flood Insurance Purchase and Compliance Requirements; Code of Federal Regulations Title 44, Part 60 Criteria for Land Management and Use

<sup>2</sup> Id. § 4105 Disaster Mitigation Requirements

<sup>3</sup> Code of Federal Regulations Title 44 § 59.24 Suspension of Community Eligibility



**FEMA**

federal officers and agencies are prohibited from approving any financial assistance for acquisition or construction purposes in an area of special flood hazard in the community.<sup>4</sup>

Financial assistance for acquisition or construction purposes includes:

- Financial assistance for the acquisition, construction, reconstruction, repair, or improvement of any publicly or privately owned building or mobile home, and for any machinery, equipment, fixtures, and furnishings contained or to be contained therein.
- The purchase or subsidization of mortgages or mortgage loans.
- Federal disaster assistance in connection with a flood under the [Robert T. Stafford Disaster Relief and Emergency Assistance Act](#).
- To determine if a community participates in the National Flood Insurance Program, visit [FEMA's Community Status Book](#) webpage.

## Federal Disaster Assistance Limitations

As stated, previously, when a community is sanctioned, federal officers and agencies are prohibited from approving any financial assistance for acquisition or construction purposes in an area of special flood hazard in the community. This restriction does not apply to federal disaster assistance under the Stafford Act, unless the assistance is in connection with a flood.<sup>5</sup>

**Table 1: Specific Restrictions apply to disaster assistance in Special Flood Hazard Areas in non-participating communities**

	Always Eligible	Eligible in Disasters Other than Flood
Public Assistance – Emergency Work	Yes	
Public Assistance – Permanent Work		Yes
Individual Assistance – Rental Assistance	Yes	
Individual Assistance – Other Needs Assistance	Yes	
Individual Assistance – Real and Personal Property		Yes (unless items are uninsurable)
Hazard Mitigation		Yes

<sup>4</sup> Title 42 United States Code § 4106 Non-Participation in Flood Insurance

<sup>5</sup> Title 42 United States Code § 4103

## Public Assistance (PA) Program

- Eligible: Emergency Work
  - No restrictions apply. Eligible debris removal efforts and emergency protective measures under Sections 403, 407, and 502 of the Stafford Act (42 U.S.C. §§ 5170b, 5173, and 5192) are still eligible in communities that do not participate in the National Flood Insurance Program.
- Not Eligible: Permanent Work
  - The permanent repair, restoration, or replacement of otherwise eligible facilities under Section 406 of the Stafford Act (42 U.S.C. §5172) are not eligible under Public Assistance for those facilities located in an identified Special Flood Hazard Area, when that community is not participating in the program and the damages were incurred by flood. Consideration may be given for approved alternate projects when such projects are located outside of the SFHA. The PA program will provide assistance for uninsurable facilities, i.e. bridges, roads, walkways, etc.

## Individual Assistance (IA) Program

### Housing Assistance

- Eligible: Rental assistance or lodging expenses, such as the reimbursement of hotel or motel expenses, or when rental properties are not available direct housing assistance may be provided.
- Not eligible: Grants to permanently repair or replace insurable real and/or personal property, damaged by a flood.

### Other Needs Assistance

- Eligible: Assistance for medical, dental, funeral costs, transportation and other expenses authorized under Section 408(e) of the Stafford Act (42 U.S.C. § 5174(e)). FEMA will consider referrals from [the Small Business Administration \(SBA\)](#) to meet these needs, when the agency denies a loan for such expenses and refers the application to FEMA.
- Not eligible: Personal property losses that could have been insured by National Flood Insurance Program (such as appliances, clothing, and furniture).

In accordance with Code of Federal Regulations Title 44 § 206.110(k)(2), if a sanctioned community applies and joins the National Flood Insurance Program within six months of the federal disaster declaration, these limitations on federal disaster assistance will be lifted under the Individual Assistance program.

## Hazard Mitigation Grant Program (HMGP)

The Hazard Mitigation Grant Program is one of three Hazard Mitigation Assistance (HMA) program grants that FEMA offers. HMGP mitigation sub-applications for projects sited within a Special Flood Hazard Area are eligible only if the jurisdiction in which the project is located is participating in the NFIP.

Hazard Mitigation Assistance grants cannot be given for acquisition or construction purposes if the site is located in a designated SFHA in a community that does not participate in the program. Non-participating communities may submit projects to the Hazard Mitigation Grant Program only if the projects are located in an unmapped area or areas outside the SFHA. Refer to the current [2015 Hazard Mitigation Assistance Guidance](#) on FEMA's website for more information.

## For More Information

For further information on federal disaster assistance from the U.S. Small Business Administration, the U.S. Department of Agriculture (USDA), and the Housing and Urban Development (HUD), visit the following:

- [Disaster Loan Program](#) at the Small Business Administration
- Farm Service Agency [Disaster Assistance Programs](#) at the U.S. Department of Agriculture  
<https://www.fsa.usda.gov/programs-and-services/disaster-assistance-program/index>
- U.S. Housing and Urban Development [Disaster Resources](#)

If a community decides to participate in the National Flood Insurance Program, visit FEMA's [Floodplain Management](#) webpage for more information.

## ORDINANCE NO. 362

AN ORDINANCE OF THE TOWN OF IGNACIO, COLORADO, ANNEXING 515 BURNS AVENUE INTO THE MUNICIPAL CORPORATE BOUNDARIES

WHEREAS, the Town received an application and all pertinent information from the Ignacio Baptist Church who is the legal property owner of 515 Burns Avenue for the annexation of this property into the Town of Ignacio; and

WHEREAS, the Town reviewed all information and determined the property and submittals meet all annexation requirements; and

WHEREAS, the Town approved Resolution 06-2024 on February 12, 2024, formally initiating this annexation; and

WHEREAS, the Town has completed agency and neighbor notifications and the Town Board has conducted a public hearing and found that all of the requirements of C.R.S. 31-12-101 *et seq.* have been fulfilled.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF IGNACIO, AS FOLLOWS:

1. The attached Exhibit A titled 515 Burns Avenue Legal Description identifies the subject property that is hereby annexed into the Town of Ignacio.
2. The attached Exhibit B titled Ignacio Baptist Church Annexation and Development Agreement is approved as a condition of this annexation.

PASSED, APPROVED AND ORDERED PUBLISHED this 11th day of March, 2024.

TOWN OF IGNACIO:

---

Clark Craig, Mayor

ATTEST:

---

Tuggy Dunton, Town Clerk

## EXHIBIT A

### Legal Description of 515 Burns Avenue, Ignacio, CO 81137

A part of Tract No. 13 of Hall's Ranch, lying and being in the Northwest Quarter of the Southwest Quarter (NW1/4 SW ¼) of Section Eight (8), Township Thirty-three (33) North, Range Seven (7) West N.M.P.M. described as follows, to wit:

Beginning at the NW corner of said Tract 13, 780 feet, more or less, to the place of beginning; thence Westerly along the said North line of said Tract 13, 352 feet, more or less; then Southerly at right angles 330 feet to the South boundary of said Tract 13; thence easterly at right angles 312 feet, more or less, to the Westerly boundary of Hillside Drive; then in a Northwesterly direction on a straight line along said Westerly boundary of Hillside Drive to the place of the beginning, LESS AND EXCEPT the South 25 feet of the above described tract. Together with all the improvements thereon situate and all ditch and ditch rights, waters and water rights thereunto belonging to or in anywise appertaining. Subject to prior reservations of mineral rights of record.

## EXHIBIT A

### TOWN OF IGNACIO AND IGNACIO BAPTIST CHURCH ANNEXATION AND DEVELOPMENT AGREEMENT

This Annexation and Development Agreement is made and entered into this 11th day of March, 2024, by and between the Ignacio Baptist Church and the Town of Ignacio, (hereinafter referred to as the “Town”).

The parties hereto acknowledge and agree as follows:

1. **Owner.** The Ignacio Baptist Church is the owner of the real properties which is described and depicted on Exhibit A attached hereto and incorporated herein by this reference. The subject property’s physical address is 515 Burns Ave Ignacio 81137. The property has a single family dwelling on it. The property is contiguous with the Town corporate boundaries on the North and East sides, as well as approximately 2/3 of the South side, and meets statutory contiguity requirements.
2. **Annexation, Zoning and Subdivision.** The Ignacio Baptist Church has submitted an annexation application and requested a Multi-Family Residential land use zoning designation, and the Town has agreed to the annexation pursuant to the terms and conditions contained herein.
3. **Annexation Conditions.** The parties agree that the annexation, subdivision, development, and construction on and use of the subject property shall adhere to the provisions of State Law, the Town of Ignacio’s Land Use and Development Code, to conditions imposed herein, and on conditions imposed by any Subdivision Improvements or Development Agreement. All future phases of development shall be reviewed at the time of development under the terms and conditions contained in the Town’s Land Use and Development Code then in effect.
4. **Land Use Designation.** The Ignacio Baptist Church hereby consents and agrees to zone the property as follows: Multi-Family Residential – R2 Zone
5. **Installation of Utilities.** The subject property is served by Town utilities (i.e. water, sewer, natural gas) and Ignacio Baptist Church agrees to fulfill all requirements for future expansion of utilities on the property. Extension of future utilities will be paid by the Ignacio Baptist Church, including the payment of all Plant Investment Fees and other utility related charges.

The parties specifically agree that the Town shall not have any obligation to install or upgrade any utilities and the Town shall not be required to incur any expenses of any kind to provide utility services to the subject property.

6. **Water Rights.** The Ignacio Baptist Church shall notify the Town of future plans to abandoned any water rights and transfer the subject water rights to the Town if so desired. The cost to transfer the water rights will be the covered by the Town in the event there are charges.
7. **Access.** The access to this property is from Burns Avenue. The Ignacio Baptist Church agrees to work with the Town and adjoining property owners on all access and utility easements associated with the subject property. The Ignacio Baptist Church will coordinate and complete all access improvements at their cost and in accordance with Town standards.
8. **Processing Fees.** The Town has waived the annexation fees; however, the Ignacio Baptist Church shall pay all fees required by the Town for future development, including, but not limited to, fees for land use applications, subdivisions, building and excavation permits.
9. **Effective Date.** This Agreement shall be effective upon the attesting date from the Town Clerk which was preceded by the review and approval by the Town and Ignacio Baptist Church respectively.
10. **Applicable Law.** This Agreement shall be construed and enforced in accordance with the laws of the State of Colorado. Legal actions necessary due to failure to act in accordance with this Agreement sought by either the Town or Ignacio Baptist Church shall be processed in the appropriate County or District court.
11. **Attorney's Fees.** The prevailing party in any litigation arising from this Agreement shall be entitled to recover all costs of that action, including but not limited to reasonable attorney's fees.
12. **Covenant.** The provisions of this Agreement shall constitute covenants which shall run with the land comprising the property for the benefit thereof, and the burdens and benefits hereof shall bind and inure to the benefit of all assignees, transferees, and successors to the parties hereto.
13. **Recordation.** The Town shall record a copy of this Agreement with the Clerk and Recorder of La Plata County within 10 days following its execution by both parties.
14. **Constructive Notice and Acceptance.** Every person who now or hereafter owns or acquires any right, title, interest in or to any portion of the Property, is and shall be conclusively deemed to have consented and agreed to every provision contained herein, whether or not any reference to this Agreement is contained in the instrument by which such person acquired an interest in the property.

15. **Severability.** If any provisions, conditions, or covenants of this Agreement, or the application thereof to any circumstances of either party, shall be held invalid or unenforceable, the remainder of this Agreement or the application of such provision, condition, or covenant to persons or circumstances other than those as to whom or which it is held invalid or unenforceable shall not be affected thereby and shall be valid and enforceable to the fullest extent permitted by law.
16. **Waiver.** No waiver of any provision of this Agreement shall be effective unless in writing and signed by a duly authorized representative of the party against whom enforcement of a waiver is sought and refers expressly to this Section. No waiver of any right or remedy with respect to any occurrence or event shall be deemed a waiver of any right or remedy with respect to any other occurrence or event.
17. **No Third-Party Beneficiaries.** The only parties to this Agreement are the Town and Ignacio Baptist Church and their successors-in-interest. There are no third-party beneficiaries and this Agreement is not intended, and shall not be construed to benefit or be enforceable by any other person whatsoever.
18. **Entire Agreement.** This Agreement sets forth and contains the entire understanding and agreement of the parties and there are no oral or written representations, understandings or ancillary covenants, undertakings or agreements which are not contained or expressly referred to herein and no testimony or evidence of any such representations, understandings, or covenants shall be admissible in any proceedings of any kind or nature to interpret or determine the provisions or conditions of this Agreement.
19. **Legal Advice; Neutral Interpretation; and Headings.** Each party has received independent legal advice from its attorneys with respect to the advisability of executing this Agreement and the meaning of the provisions hereof. The provisions of this Agreement shall be construed as to their fair meaning, and not for or against any party based upon any attribution to such party as the source of the language in question. The headings used in this Agreement are for the convenience of reference only and shall not be used in construing this Agreement.
20. **Discretion to Encumber.** This Agreement shall not prevent or limit the Ignacio Baptist Church in any manner, at its sole discretion, from encumbering the property or any portion of the property or any improvement on the property, any mortgage, deed of trust or other security device securing financing with respect to the property or its improvements.



# 515 Burns Avenue on La Plata GIS Map

515 BURNS AVE IGNACIO  
CO 81137  
IGNACIO BAPTIST CHURCH

Community Info

EagleWeb

Recorded Documents

Oblique Photos

Parcel Number

595508300032

Account Number

R010572

Site Address

515 BURNS AVE  
IGNACIO CO 81137

Name

IGNACIO BAPTIST CHURCH

Mailing Address

P O BOX 1761

City

IGNACIO

State

CO

Zip

81137

Legal Description

Section: 8 Township:  
33 Range: 7 NW4  
SW4 LESS TRACTS  
515 BURNS AVE  
IGNACIO 81137

Acres

2.19

Subdivision Name

Year Built

1967

Lot Square Foot

96396

Improvement Square Foot

2408

Reception Number

853126

Unit

Lot

Land Value

26830

Improvement Value

284780

La Plata Maps

Quick Search

Identify

Select

Measure

Community Info

Map Layers

Print

**RESOLUTION NO. 07-2024**

**A RESOLUTION OF THE TOWN OF IGNACIO IN OPPOSITION TO ACCESSORY DWELLING UNIT PREEMPTIONS IN HOUSE BILL 24-1152**

WHEREAS, for a century, the State of Colorado has committed both in statute and in the state constitution to the local control of land use planning and zoning because local governments are closest to the land and to the people that occupy it;

WHEREAS, House Bill 24-1152 would place a state mandate on local land use matters in certain jurisdictions and substitute the judgement of legislators and state regulators who lack the understanding needed to make the right decisions for our community;

WHEREAS, House Bill 24-1152 direct preemptions and excessive restrictions will undermine the efforts that many local governments have already undertaken to allow accessory dwelling units (ADUs) with reasonable requirements crafted to respond to the needs of the local community after public engagement;

WHEREAS, House Bill 24-1152 will limit our ability to maintain reasonable zoning regulations to ensure a high quality of life and safety for our current and future residents;

**NOW, THEREFORE,** be it resolved by the Board of Trustees of the Town of Ignacio that:

1. It is the position of the Town of Ignacio that municipalities are best suited to determine appropriate ADU zoning laws for their communities and that collaboration and cooperation - not top-down statewide mandates - are the solution to Colorado's affordable housing problem;
2. The Town of Ignacio opposes House Bill 24-1152 and strongly urges its legislators to vote NO on this legislation.

PASSED AND APPROVED by the Town Board of Trustees of Ignacio, Colorado, on the 11<sup>th</sup> day of March, 2024.

**TOWN OF IGNACIO, COLORADO**

---

Clark Craig, Mayor

**ATTEST:**

---

Tuggy Dunton, Town Clerk/Treasurer



COLORADO  
MUNICIPAL  
LEAGUE

**OPPOSE  
UNLESS  
AMENDED  
HB24-1152**

# **OPPOSE HB24-1152 UNLESS AMENDED**

## Accessory Dwelling Units

### **WHAT DOES THE BILL DO?**

HB24-1152 imposes top-down residential zoning standards on select municipalities in Metropolitan Planning Organizations (MPOs) by making accessory dwelling units (ADUs) a “use by right” in single family zones. The bill would prohibit local governments from maintaining parking requirements, owner-occupancy rules, and so-called “restrictive” design or dimension standards.

### **WHY YOU SHOULD OPPOSE UNLESS AMENDED**

Colorado Municipal League respectfully requests opposition, unless the bill is amended. This bill will require many local governments to change zoning requirements regardless of local needs. Many communities in Colorado already allow ADUs with reasonable requirements that meet the needs of the local community. This bill will undo the great work of municipalities across the state. If preemptions are replaced with incentives, municipalities can continue and expand their ongoing efforts.

### **YOUR OPPOSITION IS RESPECTFULLY REQUESTED**

- HB24-1152 overrides current ADU programs that have reasonable requirements and incentives for housing production.
- HB24-1152 focuses on preemption of local control instead of adequate financial incentives.
- HB24-1152 tells Coloradans that they shouldn't have a say in how their communities grow.

### **CONTACT**

Bev Stables | CML legislative and policy advocate | 978-973-4401 | [bstables@cml.org](mailto:bstables@cml.org)



COLORADO  
MUNICIPAL  
LEAGUE

## HOUSING

# Municipalities strategically deploy ADUs to diversify housing options

Cities and towns look to increase ADU construction through targeted zoning and incentive programs

By **Rachel Woolworth**, CML municipal research analyst

**L**ong before any suggestion of a state mandate to do so, cities and towns across Colorado have looked to accessory dwelling unit (ADU) construction as a timely and cost-effective strategy to address affordable housing needs.

ADUs are small, independent dwelling units located on the same property as a larger standalone home. Such residential units may be attached or detached from the primary residential structure and are tied to the deed of the main home — they cannot be bought or sold separately.

Dozens of municipalities across the state, from Front Range communities such as Denver, Boulder, Lakewood, and Broomfield to rural communities like Fruita, Buena Vista, Gypsum, and Eagle, permit ADUs in some or all residential zoning districts. Many of these cities and towns maintain reasonable limitations on ADUs to meet local conditions while others offer incentive programs for homeowners looking to build such units with a guarantee of affordability.

## REASONABLE ADU LIMITATIONS PROMOTE SMART GROWTH

In a recent Colorado Municipal League (CML) land use survey completed by more than 80 cities and towns, about 80% of municipalities reported permitting ADU construction in some form — whether in all residential districts, certain zone districts, or specific neighborhoods.

Most survey respondents permitting ADUs reported moving to do so in the last decade while a few, such as Arvada (70 years), Boulder (40 years), and Crested Butte (30 years), have permitted ADU construction for much longer.

Most responding municipalities see little interest in ADU construction and permit less than five ADUs for construction annually. But some larger cities such as Thornton (20-40 units) and Boulder (50 units) and mountain towns such as Buena Vista (10-20 units) and Gypsum (15 units) permit larger numbers each year.

Various cities and towns across the state have crafted, or are currently working to amend, ADU policies that balance the need for safe and smart residential infill without placing onerous restrictions on property owners interested in building ADUs. Local standards for ADUs reflect policy decisions made by municipal elected officials after receiving community input and analysis of the municipality's conditions from professional staff.

According to CML's land use survey, the most common limitations placed on ADU construction by municipalities are dimension limits on the unit, parking, setback, and lot size requirements, and long-term rental and owner-occupancy rules.

ADU dimension limits are often tied to the primary home size, the lot size, or an outright minimum and maximum on square footage. Parking, setback, and lot size requirements often differ, but many municipalities require a minimum lot size and one parking space for a new ADU.

Long-term rental restrictions, which are common in tourism-focused mountain communities, restrict short-term renting to preserve housing options. Owner-occupancy rules, such as those seen in the City of Boulder, require the primary structure or the ADU to be inhabited by the property owner.

In 2022, the City of Wheat Ridge amended its municipal code to better enable ADU construction after six years of conversation around the topic. Such discussions included community meetings, neighborhood surveys, and ADU workshops — all of which were facilitated by municipal government.

ADUs are now permitted in residential, agricultural, and mixed-use neighborhood zone districts in Wheat Ridge with minor limitations. Such limitations include size and setback limits and an owner-occupancy requirement.

The Town of Superior similarly passed an ADU ordinance in 2021 permitting ADUs as accessory structures to single-family and two-family dwelling units in certain residential districts. In 2022, in the wake of the Marshall Fire, the town amended the ordinance to allow ADUs to be built and occupied before construction of the principal dwelling unit.

"There was a concern over the high cost of rebuilding from the Marshall Fire," Renae Stavros, a planner for Superior, explained of the change. "There was some worry that it would take longer for insurance to cover the cost of rebuilding a primary residence, or that people may be struggling with under-insurance. Allowing ADU construction first was approved to give folks more time to figure out the insurance impacts and rebuild their home."

To date, Superior has permitted ADUs on 18 of the 76 Original Town residential rebuilds associated with the wildfire. Though only two property owners have requested to build an ADU before the main structure thus far, more could be in the pipeline as the code change has no expiration date.

Stavros noted that the two ADUs constructed in Superior prior to the primary structure were built facing the street with attractive facades, giving off the aesthetic feel of a primary residence — an encouraging sign to the town.

## INCENTIVES FOR ADU CONSTRUCTION

Cities and towns across Colorado are offering a unique set of incentives to induce homeowners to build ADUs. Some such incentives are tied to affordability standards while others hope to spark ADU construction regardless of price to increase housing options for senior citizens, young adults, and other community members in need.

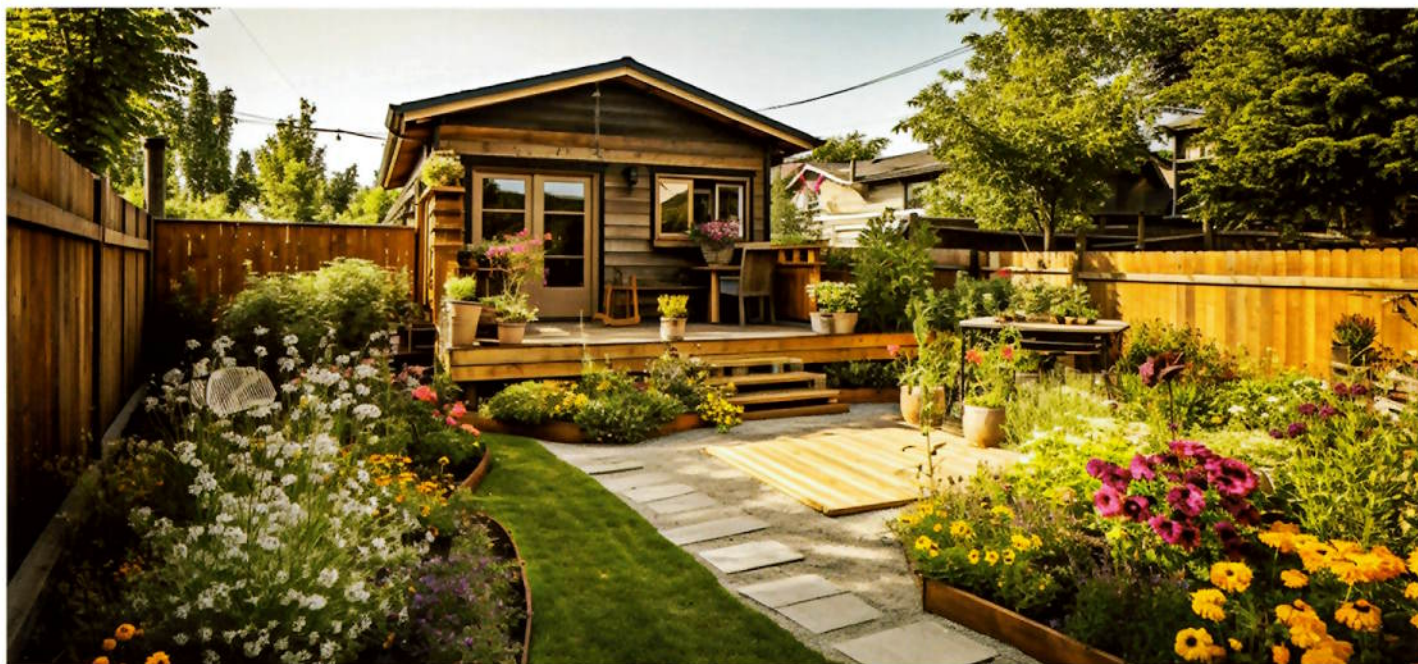
The most common ADU incentives offered by the municipalities participating in CML's land use survey include waived or reimbursed fees, direct cash payments, and bonuses for unit size, lot coverage, and parking.

For example, the Town of Crested Butte waives all development permit and building review fees, as well as 100% of water and sewer tap fees. The Town of Dillon, on the other hand, reimburses water and sewer fees for property owners entering a deed restriction requiring ADU renters to work 30+ hours per week in Summit County.

The Town of Winter Park offers a cash payment of \$10,000 for the construction of one ADU. And the City of Boulder incentivizes affordable ADU construction by offering larger size limits and reduced parking requirements in exchange for keeping rent below 75% area median income.

The City of Grand Junction offers a mix of these incentives through its tiered ADU Production Program, passed unanimously by the city's council last spring.

While conducting a housing needs assessment in 2019, Grand Junction estimated the city was short 3,300



housing units — a number that was only expected to grow with time. The two demographic groups identified as being most in need of housing were senior citizens and college students.

“It was clear ADUs were an easy win for our community in the way they respond to the missing middle,” Ashley Chambers, housing manager for the city, explained. In Grand Junction, ADUs usually take about nine to 12 months and \$150,000 to build as opposed to about two years and \$350,000 for a single-family home.

The ADU Production Program, Chambers said, is designed to not only create housing but also wealth building opportunities among residents who might not otherwise have access to financial capital.

The city waives all municipal impact fees for Tier 1 participants, amounting to a total value of \$6,500 to \$8,500 depending on utilities. To participate, property owners must agree to finish

ADU construction within one year and rent the unit on a long-term basis for five years.

Tier 2 participants receive a cash payment and the waived impact fees, totaling \$15,000. Participating property owners must make less than 140% area median income, agree to finish ADU construction within one year, and rent the unit on a long-term basis for seven years.

Since kickstarting the program last spring, the city has approved five ADUs. Ten applications are currently being processed and four more are awaiting clearance from the community development department. Most of the applicants, Chambers said, are small-scale landlords hoping to rent an ADU to family or friends.

According to Chambers, the primary challenge thus far is a lack of building process knowledge among applicants. Grand Junction offers an ADU toolkit and financing information on its web-

site, as well as quarterly in-person ADU workshops, to respond to such knowledge gaps.

## MUNICIPALITIES KNOW BEST

Utilizing expert knowledge of their community’s needs and desires, Colorado’s cities and towns are leveraging ADUs as an important tool in widening access to housing. Replacing localized ADU standards with inflexible state standards would reject the careful community-based consideration given to land use planning in municipalities across the state.

The passage of rigid state ADU standards may undermine municipalities’ ability to ensure the affordability of such units or prevent the increased corporate ownership of housing. The diverse approaches to increasing ADU construction illustrated in this article show that municipalities are best suited to develop and customize land use policy to their own communities.

## **Ignacio Police Department**

**March – 2024**

KP

All officers have re-certified in Traffic Radar use. We have also had all of radar instruments re-certified and calibrated and are good to go in that area.

We are actively working with the school district and fire department to train and practice school reunification drills/tabletops. These are most associated with active shooter events, but they are also utilized in other controlled school release situations.

Work on outfitting our new vehicles has been slow, due to the extended delivery of necessary parts.

Questions or concerns, please let me know. Thanks.



# Town Clerk / Treasurer Report

March 2024

Honorable Mayor and Trustees,

Following is the report of my activities since the last Town Board Meeting.

## **Clerk:**

- The minutes from the February 12, 2024 Board Meeting are on the drive for your review.

## **Treasurer:**

- The Accounting Reports for February 2024 are included in the consent agenda.
- Work has begun on the 2023 Audit; onsite work is scheduled for the week of April 22.

## **Licenses:**

- Animal: 42 current licenses
- Business: 61 current licenses
- Business Service Licenses: 69 current licenses
- Liquor Licenses: None

## **Human Resources:**

- The Policies and Procedures Manual has been submitted to CIRSA for review and approval. The plan is to have this item on the April agenda for approval by the Board.
- Michala Riley, Deputy Clerk Treasurer, has resigned her position, effective April 26. I have advertised the position in the Durango Herald, on the Clerk List, on our website, and through Southern Ute Tribal Information Services.

## **Events:**

- Thursday, March 28 – Joint Work Session with the La Plata Board of County Commissioners
- Monday, April 1 – Next regularly scheduled Board Meeting

## **Meetings Attended:**

- Ignacio Creative District Board Meeting
- Chamber of Commerce General Membership Meeting

## **Miscellaneous:**

- I have sent an email to Tammy Tyner requesting a letter of support from the School District and a budget detailing what her request of \$1,500 would be used for. This will be on the April agenda for action.

Please contact me with any questions. Thank you.

Tuggy



---

## Town Managers Report

---

**DATE:** March 07, 2024

**REPORT PERIOD:** February 09, 2024 – March 07, 2024

This report focuses on items within the Town Board Meeting Agenda and also on work completed during the report period listed above.

### **TOWN BOARD MEETING AGENDA ITEMS**

#### **VI. UNFINISHED BUSINESS:**

- A. Rock Creek Housing Project Update: Canyon Construction is working on site and has completed most of the water and sewer utility work. Town crews are installing the natural gas utility infrastructure. The Town engineer has been working with LPEA on electrical service which has now been determined to be inadequate for the Rock Creek subdivision. A new three-phase service is needed and will require design work and coordination with the SUIT for ROW access. LPEA has approved the installation of electrical conduit within the subdivision that will be fed later once the new service has been run. Work continues on the vertical construction effort and that includes website development, final plan details, construction financing and construction services and work with Homes Fund. Work continues with SUIT on their planned multi-family unit build. This discussion will entail input from the Town Board once there is a commitment to move their project forward. We should plan for a site visit maybe before our April Town Board meeting. Please contact me with any questions.
- B. National Flood Insurance Program Participation Discussion: The Planning Commission was available for public comments on the NFIP issue during their March 6<sup>th</sup> PC meeting. All occupants of the Meadow Brook Mobile Home Park (MBMHP) were notified by mail of the NFIP and the Town's consideration for participation in the program. No MBMHP occupants attended but Sharon and Clark Craig did attend and took questions from the Planning Commission on flood impacts and plans for MBMHP. The decision for participation in this program is the Town Boards and we should consider our next steps with this program. I have been researching funding opportunities for flood prone property and this may be a good option for the Town to pursue. I would like to research this further and bring this information to the Town Board for consideration during the April Town Board meeting.

#### **VII. NEW BUSINESS:**

- A. Ordinance 362 – Annexation of 515 Burns Avenue: This Ordinance is for the annexation of 515 Burns Avenue. The Town passed Resolution 06-2024 initiating this annexation during the February Town Board meeting, and staff have been working on completing the requirements for this annexation including noticing this meeting for a public hearing. Local agencies have

been contacted and no negative responses have been received regarding this annexation. Town staff recommend that approval of this ordinance and the annexation of 515 Burns Avenue. Please contact Tuggy or myself with any questions.

- B. Planning Commission Appointment: Planning Commission Chairman Kasey Correia's term on the Planning Commission expired in January and Kasey has agreed to continue serving on the Planning Commission. The Town Board needs to reappoint Kasey to the Planning Commission for another 3-year term which would expire January 1, 2027. Please consider this reappointment and approve another term by a motion and affirmative vote. Please contact me with any questions.

#### **VII.D TOWN MANAGER REPORT**

Town Storm Drainage Project: The Town is preparing to begin this project and will commence work once other project commitments allow. Please contact Jeremy or myself with any questions.

Grants: The Mayor and I represented Ignacio during the EIAF grant hearing held on February 28<sup>th</sup> in Manitou Springs. This EIAF Board only had two questions and we believe the presentation went well and we hope to hear in March on this grant. Design work on this project is underway and if successful in our grant award we will work on getting the design completed and this work out for bid in April/May. I will be requesting an extension and reprogramming of grant funds on the \$2M IHOI grant for Rock Creek. Additionally, I will finalize our grant request for La Plata County Tribal Consistency funds which will include infrastructure and construction funds amounts. I still plan to apply for an Administrative grant for downtown development which will build upon the work completed by the CU UTA work. I am also working with CDPHE on a Phase 1 Facility Assessment Grant for ELHI. There are several other grants on my radar and I'll keep the Board apprised of all grant work. Please contact me with any questions.

Broadband Initiatives: Work continues on the Tribes deployment of fiber throughout Town. The Public works staff have been very busy working with two boring crews and completed hundreds of line locates and coordination of underground utility work. I have been informed that fiber optic services are still planned for this spring and completion of the network this year.

Meetings Attended – I continue to attend numerous RHA, Region 9, SWCCOG and other housing and broadband meetings. I will be attending a Housing Summit and a Downtown Improvement Conference in April. I continue to attend numerous conference calls and webinars remotely on a variety of matters, as well as on multiple grant opportunities. I continually exchange multiple emails and phone calls on related town matters and projects.

Please contact me with any questions on the above material or if in need of anything. Thanks!