



IGNACIO TOWN BOARD MEETING AGENDA

Monday, November 10, 2025 – 6:00 PM

Abel F. Atencio Community Room, 570 Goddard Avenue
or via Remote Public Meeting

Zoom login info: <https://us06web.zoom.us/j/82907103337>

Attendees wishing to participate by phone shall call: 346-248-7799 and key in Webinar ID Number: 829 0710 3337

- I. CALL REGULAR MEETING TO ORDER:** Pledge of Allegiance
- II. ROLL CALL**
- III. APPROVAL OF AGENDA – Action Item**
- IV. PUBLIC COMMENTS**
- V. CONSENT AGENDA – Action Item**
 - A. Regular Town Board Meeting Minutes from October 13, 2025
 - B. October 2025 Accounting Reports
- VI. STAFF REPORTS**
 - A. Police Department
 - B. Public Works
 - C. Clerk / Treasurer
 - D. Town Manager
 - E. Attorney
- VII. UNFINISHED BUSINESS**
 - A. Rock Creek Housing Update
- VIII. NEW BUSINESS**
 - A. Farmers Fresh Liquor License Transfer Application
 - B. Proposed 2026 Utility Rate Changes – Public Hearing
 - C. IGA Between the Town and La Plata County for Eligible Prop 123 Housing Credits
 - D. Ordinance 368 – Natural Medicine Regulations
 - E. Ordinance 369 – Land Use and Development Code Fast Track Updates
- IX. EXECUTIVE SESSION:** For the purpose of determining positions relative to matters that may be subject to negotiations, developing strategy for negotiations, and/or instructing negotiators, under C.R.S. Section 24-6-402(4)(e) regarding Town Manager Applicants
- X. TRUSTEE REPORTS**
- XI. MISCELLANEOUS**
- XII. ADJOURNMENT**

October 2025 Accounting Reports

Check Register

Check #	Vendor	Vendor Name	Check Amount	Date Issued	Claim #	Claim Amount
-97254	385	LPEA	186.70	09/30/25	CL 18891	186.70
-97253	143	STATE OF COLORADO-SALES TAX	755.73	10/15/25	CL 18940	755.73
-97252	385	LPEA	2470.35	10/15/25	CL 18947	2470.35
-97251	1187	Cardmember Service (TBK Bank)	775.68	10/15/25	CL 18951	775.68
-97250	1187	Cardmember Service (TBK Bank)	1524.89	10/15/25	CL 18952	1524.89
-97249	1187	Cardmember Service (TBK Bank)	82.74	10/15/25	CL 18953	82.74
-97248	1187	Cardmember Service (TBK Bank)	174.15	10/15/25	CL 18954	174.15
-97247	1187	Cardmember Service (TBK Bank)	440.98	10/15/25	CL 18955	440.98
-97246	1187	Cardmember Service (TBK Bank)	86.57	10/15/25	CL 18956	86.57
-97245	1187	Cardmember Service (TBK Bank)	3442.71	10/15/25	CL 18957	3442.71
-97244	1187	Cardmember Service (TBK Bank)	60.00	10/15/25	CL 18958	60.00
-97243	1187	Cardmember Service (TBK Bank)	515.09	10/15/25	CL 18959	515.09
-97242	1187	Cardmember Service (TBK Bank)	189.95	10/15/25	CL 18960	189.95
-97241	1187	Cardmember Service (TBK Bank)	3114.66	10/15/25	CL 18961	3114.66
-97240	1187	Cardmember Service (TBK Bank)	155.15	10/15/25	CL 18962	155.15
-97239	1187	Cardmember Service (TBK Bank)	437.43	10/15/25	CL 18963	437.43
-97238	1187	Cardmember Service (TBK Bank)	645.96	10/15/25	CL 18964	645.96
-97237	1187	Cardmember Service (TBK Bank)	626.77	10/15/25	CL 18965	626.77
-97236	1187	Cardmember Service (TBK Bank)	3948.78	10/15/25	CL 18966	3948.78
8429	1367	4 CORNERS EQUIPMENT	19966.00	09/30/25	CL 18899	19966.00
8430	893	AT&T	398.55	09/30/25	CL 18896	398.55
8431	1360	Clint Grounds	3550.00	09/30/25	CL 18910	3550.00
8432	1059	DURANGO TRUCK ACCESSORIES	17947.30	09/30/25	CL 18897	17947.30
8433	999999	JASON RAYSINGER	304.50	09/30/25	CL 18900	304.50
8434	1316	JILL NEELY-SMITH	95.20	09/30/25	CL 18904	95.20
8435	1274	La Plata County	316.00	09/30/25	CL 18902	316.00
8436	1286	La Plata County Public Health Dept.	38.50	09/30/25	CL 18901	38.50
8437	1019	La Plata Economic Development Alliance	6815.00	09/30/25	CL 18892	6815.00
8438	1046	LAW OFFICE OF DAVID LIBERMAN	3161.10	09/30/25	CL 18909	3161.10
8439	394	LEWIS TRUE VALUE MERCANTILE	67.41	09/30/25	CL 18903	67.41
8440	1379	LOUIS PEREZ	360.00	09/30/25	CL 18906	360.00
8441	1326	MARK GARCIA	70.72	09/30/25	CL 18905	70.72
8442	1319	SERRANO'S INC	150.00	09/30/25	CL 18908	150.00
8443	1172	Short Elliott Hendrickson, Inc.	647.50	09/30/25	CL 18907	647.50
8444	1117	TUGGY DUNTON	366.00	09/30/25	CL 18895	366.00
8445	705	WES CRUME	55.44	09/30/25	CL 18894	55.44
8448	1324	ALPINE LUMBER	25260.39	10/09/25	CL 18920	25260.39
8449	1318	CLEARHEART DESIGNS	11950.00	10/09/25	CL 18917	11950.00
8450	1332	CONCRETE PUMPING SPECIALTIES, LLC	3780.00	10/09/25	CL 18915	3780.00
8451	1327	JOHN HOOGEBOOM	51150.00	10/09/25	CL 18911	51150.00
8452	1365	KARE BARE CLEANING	400.00	10/09/25	CL 18916	400.00
8453	1321	MUD SLINGERS, LLC	60000.00	10/09/25	CL 18918	60000.00

8454	1373	RADON RESOLVE	300.00	10/09/25	CL 18914	300.00
8455	1322	TAVA WU CUTTUM	24287.50	10/09/25	CL 18912	24287.50
8456	655	TRAUTNER GEOTECH	700.71	10/09/25	CL 18913	700.71
8457	1333	WHITE CAP	26110.78	10/09/25	CL 18919	26110.78
8460	53	AUTO PARTS INC	176.92	10/15/25	CL 18935	176.92
8461	728	Axis Health System	453.27	10/15/25	CL 18925	453.27
8462	1381	AXXIS AUDIO	2550.00	10/15/25	CL 18924	2550.00
8463	1253	B3PE, LLC	1200.00	10/15/25	CL 18932	1200.00
8464	1372	Boreworxx Construction LLC	142901.51	10/15/25	CL 18929	142901.51
8465	91	BRENNAN OIL COMPANY	221.65	10/15/25	CL 18926	221.65
8466	921	CASCADE WATER	67.50	10/15/25	CL 18922	67.50
8467	1225	CORE & MAIN	674.04	10/15/25	CL 18969	674.04
8468	971	FASTTRACK COMMUNICATIONS INC	405.84	10/15/25	CL 18930	405.84
8469	1359	FERGUSON WATERWORKS #3209	760.12	10/15/25	CL 18968	760.12
8470	257	FOUR CORNERS WELDING & GAS SUPPLY	7.25	10/15/25	CL 18946	7.25
8471	279	GREEN ANALYTICAL LABORATORIES	100.00	10/15/25	CL 18928	100.00
8472	1130	IMAGENET CONSULTING LLC	2983.00	10/15/25	CL 18934	2983.00
8473	1228	Lawn Slingers & the Works	4580.00	10/15/25	CL 18949	4580.00
8474	1379	LOUIS PEREZ	480.00	10/15/25	CL 18931	480.00
8475	385	LPEA	700.00	10/15/25	CL 18970	700.00
8476	1158	Phillips Electric, Inc.	150.00	10/15/25	CL 18942	150.00
8477	1310	QUALITY IRRIGATION SOLUTIONS	117.97	10/15/25	CL 18936	117.97
8478	990	REAL TIME NETWORKS	49.00	10/15/25	CL 18927	49.00
8479	1382	RECLA METALS	3128.58	10/15/25	CL 18950	3128.58
8480	1264	REPUBLIC SERVICES #657	4621.78	10/15/25	CL 18933	4621.78
8481	600	SOUTHERN UTE UTILITIES DIVISION	46334.41	10/15/25	CL 18939	46334.41
8482	1236	State of CO Department of Human Services	186.63	10/15/25	CL 18938	186.63
8483	626	SUMMIT SUPPLY	3188.21	10/15/25	CL 18967	3188.21
8484	1322	TAVA WU CUTTUM	10550.00	10/15/25	CL 18941	10550.00
8485	650	TOWN OF IGNACIO	1316.28	10/15/25	CL 18945	1316.28
8486	1117	TUGGY DUNTON	759.60	10/15/25	CL 18921	677.00
8486	1117	TUGGY DUNTON	759.60	10/15/25	CL 18948	82.60
8487	675	UTILITY NOTIFICATION CENTER OF CO	45.65	10/15/25	CL 18937	45.65
8488	1100	VECTOR DISEASE CONTROL	2184.18	10/15/25	CL 18923	2184.18

Detail Ledger Query

Fund	Acct	Object	Doc / Line #	Description	Vendor / Receipt From	Opening Bal.	Debit	Credit	Closing Bal.	Check #
300	930000	3204	CL 18907 2	494860 CR 320 IMPROVEMENTS	Short Elliott Hendrickson	39,781.50	242.50		40,024.00	8443
300	930000	9231	CL 18899 1	1967001 HITACHI 135US	4 CORNERS EQUIPMENT	163,146.69	5,600.00			8429
300	930000	9231	CL 18899 2	1968001 HITACHI ZW 180-7	4 CORNERS EQUIPMENT		6,250.00			8429
300	930000	9231	CL 18899 3	1967002 HITACHI 135US	4 CORNERS EQUIPMENT		1,866.00			8429
300	930000	9231	CL 18899 4	1968002 HITACHI ZW180-7	4 CORNERS EQUIPMENT		6,250.00			8429
300	930000	9231	CL 18961 12	NEWMARK CORPORATION	Cardmember Service (TBK Ba		1,663.65			-97241
300	930000	9231	CL 18967 2	26114 BROWNING STORM DRAIN	SUMMIT SUPPLY		233.43			8483
300	930000	9231	CL 18967 3	5045 BROWNING STORM DRAIN	SUMMIT SUPPLY		149.64			8483
300	930000	9231	CL 18968 1	1591295 RAPTOR WRNCH	FERGUSON WATERWORKS #3209		102.10		185,261.5 1	8469
500	500463	6456	CL 18903 1	151138 CDX PLYWOOD	LEWIS TRUE VALUE MERCANTIL	372,999.10	67.41			8439
500	500463	6456	CL 18963 3	TEDS RENTALS	Cardmember Service (TBK Ba		125.35			-97239
500	500463	6456	CL 18964 1	FARMERS FRESH	Cardmember Service (TBK Ba		15.72			-97238
500	500463	6456	CL 18967 1	24786 ELHI MATERIAL	SUMMIT SUPPLY		2,805.14			8483
500	500463	6456	CL 18968 2	1590892 6 FLEX SDL TEE	FERGUSON WATERWORKS #3209		79.54			8469
500	500463	6456	CL 18968 3	1591459 3 HYMAX	FERGUSON WATERWORKS #3209		578.48		376,670.7 4	8469
500	500463	9155	CL 18892 1	AUGUST RFR #14	La Plata Economic Developm	64,381.00	6,815.00		71,196.00	8437
500	500463	9232	CL 18891 1	19600 200 MANZANO CIRCLE	LPEA	3,125,289. 24	69.54			-97254
500	500463	9232	CL 18891 2	19700 210 MANZANO CIRCLE	LPEA		58.35			-97254
500	500463	9232	CL 18891 3	19800 220 MANZANO CIRCLE	LPEA		58.81			-97254
500	500463	9232	CL 18906 1	CUT ZIP TIES OFF HEATERS	LOUIS PEREZ		60.00			8440
500	500463	9232	CL 18906 2	FINISHE ZIP TIES	LOUIS PEREZ		160.00			8440
500	500463	9232	CL 18906 3	CUTT AND PREP ADDRESS	LOUIS PEREZ		140.00			8440

500	500463	9232	CL 18907 1	494861 ROCK CREEK SUBDIVISION	Short Elliott Hendrickson ,		405.00			8443
500	500463	9232	CL 18908 1	199052 RENTAL OF PORTABLE RESTROOM	SERRANO'S INC		150.00			8442
500	500463	9232	CL 18911 1	21 LOTS 1-4 & 15-17	JOHN HOOGEBOOM		31,150.00			8451
500	500463	9232	CL 18911 2	21 ICE & WATER DRY IN UNITS	JOHN HOOGEBOOM		1,400.00			8451
500	500463	9232	CL 18911 3	22 LOTS 18-21	JOHN HOOGEBOOM		17,800.00			8451
500	500463	9232	CL 18911 4	22 ICE & WATER DRY IN UNITS	JOHN HOOGEBOOM		800.00			8451
500	500463	9232	CL 18912 1	4 SHAVANO 18 (4)	TAVA WU CUTTUM		8,770.00			8455
500	500463	9232	CL 18912 2	4 ANTEREO 18 (7)	TAVA WU CUTTUM		12,112.50			8455
500	500463	9232	CL 18912 3	4 EXCAVATION / FOOTING	TAVA WU CUTTUM		2,400.00			8455
500	500463	9232	CL 18912 4	4 FIBER RE- ROUTE	TAVA WU CUTTUM		1,005.00			8455
500	500463	9232	CL 18913 1	20538 NUCLEAR GAUGE USE FEE	TRAUTNER GEOTECH		120.00			8456
500	500463	9232	CL 18913 2	20538 FIELD DENSITY TESTING	TRAUTNER GEOTECH		116.25			8456
500	500463	9232	CL 18913 3	20538 CANCELLED ON SITE TESTING	TRAUTNER GEOTECH		186.00			8456
500	500463	9232	CL 18913 4	20538 MILEAGE	TRAUTNER GEOTECH		186.00			8456
500	500463	9232	CL 18913 5	20538 MILEAGE	TRAUTNER GEOTECH		92.46			8456
500	500463	9232	CL 18914 1	ADDED RADON TO PVC PIPE	RADON RESOLVE		300.00			8454
500	500463	9232	CL 18915 1	3994 CONCRETE PUMPING IN SEPTEMBER	CONCRETE PUMPING SPECIALTI		3,780.00			8450
500	500463	9232	CL 18916 1	0005 CLEANED 2 HOUSES	KARE BARE CLEANING		400.00			8452
500	500463	9232	CL 18917 1	25-1844 FIRE BAREING WALLS	CLEARHEART DESIGNS		6,062.50			8449
500	500463	9232	CL 18917 2	25-1844 BIM DRONE	CLEARHEART DESIGNS		2,125.00			8449
500	500463	9232	CL 18917 3	25-1844 STRUCTURAL REVIEW	CLEARHEART DESIGNS		1,950.00			8449
500	500463	9232	CL 18917 4	25-1844 LICENSING FEE	CLEARHEART DESIGNS		4,800.00			8449
500	500463	9232	CL 18917 5	25-1844 CHARITABLE DONATION	CLEARHEART DESIGNS			2,987.50		8449

500	500463	9232	CL 18918 1	2004 CONCRETE PROJECT ROCK CREEK	MUD SLINGERS, LLC		60,000.00			8453
500	500463	9232	CL 18919 1	442145 FOX STRAIGHT	WHITE CAP		5,904.00			8457
500	500463	9232	CL 18919 2	442145 FOX 90 DEGREE CORNER FORM	WHITE CAP		2,436.00			8457
500	500463	9232	CL 18919 3	442145 FOX HORIZONTAL VERTICAL CLIPS	WHITE CAP		1,872.00			8457
500	500463	9232	CL 18919 4	442145 300Z ADHESIVE	WHITE CAP		116.64			8457
500	500463	9232	CL 18919 5	450430 FOX STRAIGHT FORM	WHITE CAP		2,460.00			8457
500	500463	9232	CL 18919 6	450430 FOX STRAIGHT FORM	WHITE CAP		7,872.00			8457
500	500463	9232	CL 18919 7	584919 5 GAL WATER PROOFING	WHITE CAP		1,640.24			8457
500	500463	9232	CL 18919 8	584919 9 MASTER ROLLER COVER	WHITE CAP		59.52			8457
500	500463	9232	CL 18919 9	584919 9 WOOSTER ROCLLER FRAME	WHITE CAP		22.42			8457
500	500463	9232	CL 18919 10	507627 FOX 90 DEGREE CORNER FORM	WHITE CAP		2,784.00			8457
500	500463	9232	CL 18919 11	627286 5 GAL MELROL WATERPROOFING	WHITE CAP		943.96			8457
500	500463	9232	CL 18920 1	698357 SCREWS, SHEATHLING, TRIMS	ALPINE LUMBER		5,590.19			8448
500	500463	9232	CL 18920 2	699985 HURRICANE TIES	ALPINE LUMBER		52.00			8448
500	500463	9232	CL 18920 3	702629 DENSGLOSS FIREGUARD AND DELIVE	ALPINE LUMBER		1,865.08			8448
500	500463	9232	CL 18920 4	702631 SILVER 0-09	ALPINE LUMBER		1,276.03			8448
500	500463	9232	CL 18920 5	702892 NUMBER SIGN BASE	ALPINE LUMBER		127.26			8448
500	500463	9232	CL 18920 6	707731 SCREWS, TRIM, INLAND	ALPINE LUMBER		6,543.99			8448
500	500463	9232	CL 18920 7	707732 SIMPSON & DELIVERY FEE	ALPINE LUMBER		134.28			8448
500	500463	9232	CL 18920 8	711059 TREATER SERIES AND FOAM SILL	ALPINE LUMBER		1,983.09			8448
500	500463	9232	CL 18920 9	715816 TRIM, SCREWS AND MATERIAL	ALPINE LUMBER		7,688.47			8448
500	500463	9232	CL 18931 1	CUT AND PREPPED ADDRESS	LOUIS PEREZ		160.00			8474

500	500463	9232	CL 18931 2	CLEANED UNITS	LOUIS PEREZ		160.00			8474
500	500463	9232	CL 18931 3	MOVED LUMBER/CLEANE D TRASH	LOUIS PEREZ		160.00			8474
500	500463	9232	CL 18941 1	PHASE 2 ANTERO 18	TAVA WU CUTTUM		8,075.00			8484
500	500463	9232	CL 18941 2	PHASE 2 EXTRAS RADON	TAVA WU CUTTUM		2,475.00			8484
500	500463	9232	CL 18942 1	47670 REPLACE GFI IN GARAGE	Phillips Electric, Inc.		150.00			8476
500	500463	9232	CL 18950 1	38972 SQUARE TUBING	RECLA METALS		2,620.83			8479
500	500463	9232	CL 18950 2	38972 SAW CUT FEE	RECLA METALS		330.00			8479
500	500463	9232	CL 18950 3	38972 HOT ROLL FLAT	RECLA METALS		177.75			8479
500	500463	9232	CL 18955 2	OPEN DOOR LOCKOUT SERVICES	Cardmember Service (TBK Ba		270.00			-97247
500	500463	9232	CL 18970 1	WORK ORDER FOR ROCK CREEK	LPEA		700.00			8475
500	500463	9232	JV 100125 3	Bennett Invoices #9751127			5,905.00			
500	500463	9232	JV 100125 4	Bennett Invoices #9751128			5,905.00			
500	500463	9232	JV 100125 5	Bennett Invoices #9751129			5,005.00			
500	500463	9232	JV 100125 6	Bennett Invoices #9751131			7,555.00			
500	500463	9232	JV 100125 7	Bennett Invoices #9769473			4,055.00			
500	500463	9232	JV 100125 8	Bennett Invoices #9769474			3,155.00			
500	500463	9232	JV 100125 9	Bennett Invoices #9771609			4,055.00			
500	500463	9232	JV 100125 10	Bennett Invoice #9771610			4,055.00			
500	500463	9232	JV 100125 11	Bennett Invoices #9771611			3,155.00			
500	500463	9232	JV 100125 12	Bennett Invoices #9771763			4,055.00			
500	500463	9232	JV 100125 13	Bennett Invoices #9771773			4,055.00			
500	500463	9232	JV 100125 14	Bennett Invoices #9771774			3,155.00			
500	500463	9232	JV 100125 15	Bennett Invoices #9771823			3,155.00		3,402,873 .90	

Town Sales Tax

2024 City			2025 City			% up/down		% up/down	
Sales Tax	Month	Year-To-Date	Sales Tax	Month	Difference	from PYM	Year-To-Date	Difference	from PYT
		-	<i>hit bank:</i>						
Jan	60,498.68	60,498.68	Jan	50,692.32					
Feb	61,998.32	122,497.00	Feb	84,095.41	23,596.73	39.00%	84,095.41	23,596.73	39.00%
Mar	45,384.66	167,881.66	Mar	53,746.82	-8,251.50	-6.74%	137,842.23	15,345.23	12.53%
Apr	49,614.44	217,496.10	Apr	57,286.65	11,901.99	7.09%	195,128.88	27,247.22	16.23%
May	47,109.70	264,605.80	May	58,618.16	9,003.72	4.14%	253,747.04	36,250.94	16.67%
Jun	51,993.28	316,599.08	Jun	60,922.29	13,812.59	5.22%	314,669.33	50,063.53	18.92%
Jul	49,167.67	365,766.75	Jul	63,566.90	11,573.62	3.66%	378,236.23	61,637.15	19.47%
Aug	51,357.41	417,124.16	Aug	84,575.58	35,407.91	9.68%	462,811.81	97,045.06	26.53%
Sep	55,811.43	472,935.59	Sep	64,417.17	13,059.76	3.13%	527,228.98	110,104.82	26.40%
Oct	66,220.29	539,155.88	Oct						0.00%
Nov	55,247.96	594,403.84	Nov						0.00%
Dec	50,692.32	645,096.16	Dec						0.00%
Dec			Jan						0.00%
Total	645,096.16		City Total	577,921.30					14.65%
2024 BUDGET		500,000.00	2025 BUDGET				550,000.00		

County Sales Tax

2024 County Sales Tax			2025 County 331330		% up/down		% up/down	
Month	Year-To-Date		Sales Tax	Month	Difference	from PYM	Year-To-Date	Difference from PYT
	-		<i>hit bank:</i>					
	-		Jan	97,973.00				
			Feb	119,905.00				
Jan	94,745.00	94,745.00	Mar	96,805.00	2,060.00	2.17%	96,805.00	2,060.00 2.17%
Feb	90,192.00	184,937.00	Apr	90,716.00	524.00	0.28%	187,521.00	2,584.00 1.40%
Mar	97,916.00	282,853.00	May	102,504.00	4,588.00	1.62%	290,025.00	7,172.00 2.54%
Apr	95,508.00	378,361.00	Jun	100,340.00	4,832.00	1.28%	390,365.00	12,004.00 3.17%
May	108,172.00	486,533.00	Jul	106,671.00	-1,501.00	-0.31%	497,036.00	10,503.00 2.16%
Jun	117,603.00	604,136.00	Aug	121,460.00	3,857.00	0.64%	618,496.00	14,360.00 2.38%
Jul	123,072.00	727,208.00	Sep	128,425.00	5,353.00	0.74%	746,921.00	19,713.00 2.71%
Aug	113,118.00	840,326.00	Oct	115,747.00	2,629.00	0.31%	862,668.00	22,342.00 2.66%
Sep	111,491.00	951,817.00	Nov					0.00%
Oct	112,990.00	1,064,807.00	Dec					0.00%
Nov	97,973.00	1,162,780.00	Jan					0.00%
Dec	119,905.00	1,282,685.00	Feb					
Total	1,282,685.00		County Total	1,080,546.00				1.74%
2024 BUDGET	1,100,000.00		2025 BUDGET				1,100,000.00	

Cash Report

Fund	Account	Beginning Balance	Received	Transfers In	Disbursed	Transfers Out	Ending Balance
100	110100	100.00	0.00	0.00	0.00	0.00	100.00
100	110230	2,025,617.24	766,312.40	2,000.00	80,190.44	272,184.40	2,441,554.80
100	110250	20,158.26	80,000.00	0.00	0.00	0.00	100,158.26
100	110270	-575,033.38	1,294.22	0.00	550,000.00	0.00	-1,123,739.16
300	110230	1,011,153.79	271,460.03	0.00	0.00	22,357.32	1,260,256.50
300	110270	242,556.51	0.00	0.00	242,556.51	0.00	0.00
400	110230	41,260.70	90,186.98	0.00	0.00	0.00	131,447.68
400	110270	90,030.34	156.64	0.00	90,186.98	0.00	0.00
500	110230	-3,104,790.14	927,710.74	2,987.50	57,265.00	233,793.80	-2,465,150.70
500	110270	920,895.74	0.00	0.00	920,895.74	0.00	0.00
610	110230	45,723.20	81,040.96	0.00	0.00	11,665.63	115,098.53
610	110270	51,600.44	89.78	0.00	51,690.22	0.00	0.00
620	110230	-70,802.39	182,179.32	15,878.00	0.00	163,944.84	-36,689.91
620	110270	158,573.63	275.91	0.00	158,849.54	0.00	0.00
630	110230	146,116.64	50,264.15	0.00	0.00	33,148.97	163,231.82
630	110270	223.48	0.42	0.00	223.90	0.00	0.00
640	110230	16,367.46	19,323.21	0.00	0.00	386.00	35,304.67
640	110270	11,997.44	20.88	0.00	12,018.32	0.00	0.00
910	110230	9,545.20	0.00	208,559.58	202,331.18	0.00	15,773.60
930	110230	11,158.94	0.00	508,776.28	0.00	0.00	519,935.22

Statement of Budget Revenue vs Actual

Fund	Received Current Month	Received YTD	Estimated Revenue	Revenue to be Received
300 CAPITAL IMPROVEMENT FUND	109,252.88	1,760,215.83	1,909,436.00	149,220.17
400 CONSERVATION TRUST FUND	156.64	10,256.40	39,500.00	29,243.60
500 ECONOMIC DEVELOPMENT FUND	6,815.00	1,592,201.86	557,067.00	-1,035,134.86
610 WATER FUND	89.78	238,898.40	341,337.00	102,438.60
620 GAS FUND	662.54	289,188.27	944,900.00	655,711.73
630 SEWER FUND	0.42	467,623.00	675,304.00	207,681.00
640 IRRIGATION FUND	20.88	38,744.59	52,055.00	13,310.41

Statement of Budget Expenses vs Actual

Fund	Committed Current Month	Committed YTD	Original Appropriation	Current Appropriation	Available Appropriation
100 GENERAL FUND	268,627.64	2,383,582.98	2,830,275.00	2,830,275.00	446,692.02
300 CAPITAL IMPROVEMENT FUND	22,357.32	225,285.51	1,249,895.00	1,249,895.00	1,024,609.49
400 CONSERVATION TRUST FUND	0.00	0.00	42,000.00	42,000.00	42,000.00
500 ECONOMIC DEVELOPMENT FUND	288,071.30	3,850,740.64	582,067.00	582,067.00	-3,268,673.64
610 WATER FUND	11,665.63	123,188.03	336,825.00	336,825.00	213,636.97
620 GAS FUND	148,066.84	620,479.15	1,134,950.00	1,134,950.00	514,470.85
630 SEWER FUND	33,148.97	540,509.65	715,545.00	715,545.00	175,035.35
640 IRRIGATION FUND	386.00	10,661.73	45,166.00	45,166.00	34,504.27

Payroll Summary

11/06/25
08:43:02

TOWN OF IGNACIO
Payroll Summary For Payrolls from 10/01/25 to 10/31/25

Page: 1 of 2
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Total for Payroll Checks

	Employee	Employer	Amount
	-----	-----	-----
COMA HOURS (Comp Time Accumulated)	90.75		
COMP HOURS (Comp Time Used)	96.00		3,400.80
J004 HOURS (CELL PHONE ALLO)	0.00		249.21
*Non Taxable (added to gross wages, no addition to SS, Med, FIT & SIT bases)			
J015 HOURS (IN LIEU OF INSU)	0.00		1,770.84
LV2 HOURS (HFWA Hrs for PT Employees)	12.00		236.16
OVER HOURS (Overtime)	153.00		7,206.08
REG HOURS (Regular Time)	3,955.50		145,803.89
SICK HOURS (Sick Time)	99.00		3,098.49
VACA HOURS (Vacation Time Used)	190.76		6,997.62
GROSS PAY	168,763.09	0.00	
NET PAY	118,005.84	0.00	
NET PAY (CHECKS)	5,101.71		
NET PAY (DIRECT DEPOSIT)	112,904.13		
ADVANCE	720.40	0.00	
AFLAC-AFTERTAX	266.02	107.06	
AFLAC-PRETAX	601.90	0.00	
CEBT DENTAL	878.60	249.40	
CEBT HEALTH	5,866.40	16,897.60	
CEBT LIFE	46.45	42.70	
CEBT VISION	105.00	35.00	
FIT	13,655.35	0.00	
FPPA	9,248.28	8,092.20	
FPPA-457	1,599.87	0.00	
FPPA-AD&D	0.00	2,430.69	
GARNISHMENT2	69.21	0.00	
LOAN MICKEY	328.80	0.00	
MEDICARE	2,334.75	2,334.75	
MISSIONSQUARE/I	3,578.22	3,314.76	
MONTOYA LOAN	372.09	0.00	
SIT	5,851.06	0.00	
SOCIAL SECURITY	5,234.85	5,234.85	
UNEMPL. INSUR.	0.00	337.08	
BANK 4	7,017.18	0.00	
BANK 8-SAVINGS	4,891.09	0.00	
BANK COLORADO	9,358.57	0.00	
COMM BANK OF CO	15,293.82	0.00	
CU OF COLORADO	14,735.73	0.00	
SANDIA LAB FCU	300.00	0.00	
TBK BANK	11,348.92	0.00	
USAA	8,927.61	0.00	
VECTRA BANK CO	69.26	0.00	
WELLS FARGO	36,274.60	0.00	
WELLS FARGO N.A	138.52	0.00	
WELLS FARGO OR	4,548.83	0.00	
FIT/SIT BASE	146,589.16	0.00	
MEDICARE BASE	161,015.53	0.00	
SOC SEC BASE	84,433.33	0.00	
UN BASE	168,513.88	0.00	

Total	39,076.09
Total Payroll Expense (Gross Pay + Employer Contributions):	207,839.18

11/06/25
08:43:02

TOWN OF IGNACIO
Payroll Summary For Payrolls from 10/01/25 to 10/31/25

Page: 2 of 2
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Check Summary

Payroll Checks Prev. Out. \$218.50
Payroll Checks Issued \$5,170.92
Payroll Checks Redeemed \$0.00
Payroll Checks Outstanding \$5,389.42
Electronic Checks \$202,331.18

Deductions Accrued	Carried Forward From Previous Month	Deduction Checks Issued	Difference	Liab Account
-----	-----	-----	-----	-----
Social Security	10,469.70	10,469.70		221700
Medicare	4,669.50	4,669.50		221710
Unempl. Insur.	337.08		337.08	221760
FIT	13,655.35	13,655.35		221720
SIT	5,851.06	5,851.06		221730
FPPA	17,340.48	17,340.48		221742
AFLAC-PRETAX	601.90	601.90		221757
FPPA-457	1,599.87	1,599.87		221742
FPPA-AD&D	2,430.69	2,430.69		221743
MISSIONSQUARE/I	6,892.98	6,892.98		221741
AFLAC-AFTERTAX	373.08	373.08		221757
CEBT DENTAL	1,128.00	1,128.00		221754
CEBT HEALTH	22,764.00	22,764.00		221751
CEBT LIFE	89.15	89.15		221755
CEBT VISION	140.00	140.00		221756
ADVANCE	720.40	720.40		221780
GARNISHMENT2	69.21	69.21		221781
LOAN MICKEY	328.80	328.80		221741
MONTOYA LOAN	372.09	372.09		221741
Total Ded.	89,833.34	0.00	89,496.26	337.08

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

Public Works Department Staff Report

11-5-2025

Natural Gas System

Monthly meter reads, re-reads and Shut offs.
Leak Survey
Mercaptan Testing
Energy World Net operator qualification Compliance for D.O.T. compliance
State compliance and filing.
DOT training
OQ training
System maintenance and repair
Phase 5A of the gas line replacement under way Piedra Ave

Sewer and Storm Drain System

Monthly line flushing
System maintenance and repair
State compliance training and filing.
Manhole repair
Browning Storm drain project under way pipe installed to manhole south of Family Dollar clean complete mid-October. Resume project north to El Paso ST
ELHI sewer repair complete

Drinking Water system

Monthly meter reads, re-reads and shut offs.
Monthly water sampling
System maintenance and repair
State compliance training and filing.
New water meter installs and pit repairs.
Meter inventory and leak survey
Lead and Copper water sampling.
Valve maintenance.
Service repairs
Meeting with Taylor Anderson and Gabi Davis with WSP on the next steps on moving forward with the CDPHE lead and copper survey Identification and premising letters sent to 40 unknowns within the Town.
Identifying and repairing water leaks
Working with the SUIT utilities division to begin servicing the Towns Drinking water the south PRV that will become our primary completed 9-25-2025
Jason is currently working with the State on compliance issues

Irrigation System

System maintenance and repair

System drained and offline for winter

Parks

Clean up!

Sprinklers offline and purged for winter

Roadways and Alleys

Drainage maintenance and repair

Street sweeping

Pothole repair

General Maintenance

UNCC locates completed filed and reported.

Daily and weekly trash collection

Daily Utilities issues and complaint call outs addressed.

Tree removal

Daily maintenance

Monthly maintenance

Repair vehicles and equipment.

Special event preparation



Town Clerk / Treasurer Report

November 2025

Honorable Mayor and Trustees,

Following is my report of activities since the last Town Board Meeting. This report addresses items on the agenda for this meeting on November 10, as well as upcoming events.

Clerk:

- The minutes from the October 13, 2025 Town Board Meeting are included in the consent agenda.

Treasurer:

- The Accounting Reports for October 2025 are included in the consent agenda.

Human Resources:

- The Town's Administrative Assistant resigned on October 16. An advertisement has been published; the job description and application are on our website. The deadline for applying is Friday, November 21. I hope to have the position filled by the beginning of December and all training done within the month.

Licenses:

- Animal: 58 current licenses
- Business: 66 current licenses
- Business Service Licenses: 67 current licenses

Events:

- Tuesday, November 11, 2025 – Town Hall Closed in observance of Veterans Day
- Thursday, November 13, 2025 – CML Newly Elected Officials Workshop via Zoom, 9 AM to 4 PM; must register by November 12
- Monday, November 17, 2025 – Budget Work Sessions
- Thursday and Friday, November 27-28, 2025 – Town Hall Closed in observance of Thanksgiving
- Thursday, December 4, 2025 – Joint Work Session with La Plata Board of County Commissioners
- Monday, December 8, 2025 – Next regularly scheduled Town Board Meeting

Meetings Attended:

- Ignacio Creative District Board Meeting
- CMCA Annual Conference

Agenda Items:

- **VIII A - Farmers Fresh Liquor License Transfer Application:** Because this is a transfer and not a new application, there are no requirements to post the establishment or publish and conduct a Public Hearing. This is an administrative action for the Liquor Licensing Authority (AKA Town Board). Farmers Fresh owner, Brook Lee, and Farmers Fresh Manager, Jason Wenzlau, will be in attendance if the Board has any questions for the applicant.
- **VIII B - 2026 Utility Rates:** The Tribe's fiscal year runs October 1 through September 30; new rates take effect on October 1 each year. Traditionally the Town has covered utility rate increases from October through December and not passed them on to customers until the January billing. This meeting has been published as a public hearing to discuss the new rates that we have received from the Tribe, as well as the timing of passing those rates on to the customers.
- **VIII C - Ordinance 368 – Natural Medicine Regulations:** This Ordinance has been the topic of discussion in previous meetings and is before you for review and adoption.
- **VIII D - Ordinance 369 – Expedited Processing LUDC Updates:** This Ordinance has been the topic of discussion in previous meetings and is before you for review and adoption. If we adopt this Ordinance this year, it qualifies the Town for a \$50,000 Planning Grant.

Please contact me with any questions. Thank you.

Tuggy



Town Managers Report

DATE: November 7, 2025

REPORT PERIOD: October 13 – November 7, 2025

This report focuses on items within the Town Board Meeting Agenda and also on work completed during the report period listed above. Please note I will be attending this meeting remotely.

TOWN BOARD MEETING AGENDA ITEMS

VI. STAFF REPORTS:

D. Town Manager:

Browning Storm Drainage Project: Work is at a standstill on this project and with extension of new storm drainage pipe to the north along the Family Dollar. Town crews will schedule and continue work on this and utilize the remaining project funds for this phase. Funding will likely extend into next year and the 2026 budget. Grant administration continues with this project and includes reporting and reimbursement requests. Please contact Jeremy or me with any questions.

Natural Gas Pipeline Replacement Project: This project is nearing completion of the contracted work in this phase along with some added work along CR 320A. The intended scope of this last phase of pipeline replacement resulted in a reduced scope due to bids received for the project and within the associated budget. We will utilize the current contractor to complete supplemental work beyond the original contract and expend all grant funds and the Town match funding. We likely will need to utilize another \$30,000 of Town dollars to complete a section of work that has good beginning and ending objectives. We still have three sections of steel pipe that will need funding and we will discuss this with you once we have costs from the contractor for this work. Our intention was to replace all steel pipe so we don't have cathodic protection requirements for this system and we would still like to complete our project objective. Grant administration associated with this project is underway and includes reporting and reimbursement requests. Please contact Jeremy or me with any questions.

Revitalizing Main Street Grant: We are nearing completion on Pioneer and Goddard intersection improvement designs and will submit these to CDOT for a Special Use Permit for this project. Several years ago we looked at reconfiguring traffic flow on Pioneer along Farmers Fresh to have a one-way traffic flow. This would give more room for on-street parking and overall movements along this street. The store manager was not in favor of this detail but the store owner is now interested and we are having discussions on this. This project does construct new sidewalk on the north side of Pioneer which is along Nuuchu Church and this area is currently used for parallel parking. This parking will no longer be available and on-street parking will become more congested with parking on both sides of the street and two-lane traffic. We are continuing this work along with crosswalk

improvements. New street lighting is also included in the project and will be part of our Special Use Permit. This project is going to be denoted in the 2026 budget. Please contact me with any questions.

Grants: Work on the EIAF Administrative Grant for the Downtown Revitalization and ELHI plans is complete, however DOLA does not have funding. I'm working with our DOLA rep on this and hopefully we can get this work funded.

Town Manager Recruitment: The advertisement for this position has closed and we have three (3) candidates that have submitted the required information. We will meet in executive session to discuss candidates and next steps. Please contact Tuggy or me with any questions.

Planning Activities: Planning for the Town is now being handled by Nancy Dosdall who is the planning lead and she has begun work the Planning Commission. Tuggy is also assisting with support on the Town side of planning matters. We still need more Planning Commissioners so please recommend any potential Planning Commission members.

VII. UNFINISHED BUSINESS:

- A. Rock Creek Housing Project Update: Work continues on a few minor details in Phase I and Phase II is in full construction mode. We have sold nine homes and the last home has interested buyers but is not under contract. Account reconciliation work continues on Town funds and reimbursements that are being approved with our construction loan. We have a ribbon cutting ceremony scheduled for November 13th at 1:15 pm and hope you plan to attend.

VIII. NEW BUSINESS:

- A. Farmers Fresh Liquor License Transfer: Tuggy will cover this subject item.
- B. Proposed 2026 Utility Rate Changes: Annually, the Southern Ute Utility Division (SUUD) adjusts their rates based on the CPIU index and these rate adjustments take affect for utility usage in October and billed to the Town in November. The Town typically passes these increases onto customers in January effectively requiring the Town to absorb the rate increase for two months. This year we want to implement these rates sooner so for this agenda item we are considering the rate increases incurred by the SUUD rate adjustments. Please see the enclosed utility rate sheet reflecting the proposed increases. If approved, these rates will be for November usage billed in December. Please contact Tuggy with any questions.
- C. Ordinance 368 – Natural Medicine Regulations: This ordinance has been presented and discussed in prior meetings regarding the regulating of Natural Medicines. The Planning Commission has worked on these regulations over several months, including conducting a noticed public hearing, and has recommended approval of this ordinance. Please review and consider adopting this ordinance. Please contact Tuggy with any questions.
- D. Ordinance 369 – Land Use & Development Code Fast Track Updates: This proposed LUDC update for Fast Track provisions associated with affordable housing projects has been discussed in prior meetings. The Planning Commission has worked on this language along with support from Nancy Dosdall and passed a resolution (included in your packet) recommending the adoption of the language detailed in this ordinance. Adoption of this ordinance will result in early completion of required code amendments required for Prop 123 funding and will provide supplemental grant funding totaling \$50,000 for the Town. There is a public hearing denoted for this agenda item. Please contact Tuggy or me with any questions.

IX. EXECUTIVE SESSION:

We will meet in executive session to discuss the Town Manager applicants and get direction on next steps for moving this hiring process along. No decisions can be made in executive session but we can discuss the candidates and your preference for candidates to be considered for further consideration. We will need to take action on desired candidates and next steps and we can do this once out of executive session.

X. TRUSTEE REPORTS:

Under Trustee reports we should take formal action on desired Town Manager candidates and interview dates. Please be prepared to formally motion for interviews on desired candidates and interview dates.

Please contact me with any questions.

Farmers Fresh Liquor License Transfer Application

DR 8404 (03/26/24)
COLORADO DEPARTMENT OF REVENUE
Liquor Enforcement Division
PO BOX 17087
Denver CO 80217-0087
(303) 205-2300

Colorado Liquor Retail License Application

* Note that the Division will not accept cash ☐ Paid by Check Date Uploaded to Movelt

☐ Paid Online

☐ New License ☐ New-Concurrent ☒ Transfer of Ownership ☐ State Property Only ☐ Master file

- All answers must be printed in black ink or typewritten
- Applicant must check the appropriate box(es)
- Applicant should obtain a copy of the Colorado Liquor and Beer Code: SBG.Colorado.gov/Liquor

Applicant is applying as a/an ☐ Individual ☒ Limited Liability Company ☐ Association or Other
☐ Corporation ☐ Partnership (includes Limited Liability and Husband and Wife Partnerships)

Applicant Name If an LLC, name of LLC; if partnership, at least 2 partner's names; if corporation, name of corporation

Farmer's Fresh Market LLC

FEIN Number

471178523

State Sales Tax Number

29943942-0000

Trade Name of Establishment (DBA)

Farmer's Fresh Bar and Grill

Business Telephone

Address of Premises (specify exact location of premises, include suite/unit numbers)

85 Goddard Ave

City

Ignacio

County

La Plata

State

Co

ZIP Code

81137

Mailing Address (Number and Street)

PO BOX 347

City or Town

Ignacio

State

CO

ZIP Code

8113 7

Email Address

If the premises currently has a liquor or beer license, you **must** answer the following questions.

Present Trade Name of Establishment (DBA)

RYELLAINA LLC dba 1776 Bar & Grill

Present State License Number

03-22174

Present Class of License

Hotel and Restaurant License (City)

Present Expiration Date

09/18/2026

1. Is the applicant (including any of the partners if a partnership; members or managers if a limited liability company; or officers, stockholders or directors if a corporation) or managers under the age of twenty-one years?..... ☐ Yes ☒ No
 2. Has the applicant (including any of the partners if a partnership; members or managers if a limited liability company; or officers, stockholders or directors if a corporation) or managers ever (in Colorado or any other state):
 - a. Been denied an alcohol beverage license?..... ☐ Yes ☒ No
 - b. Had an alcohol beverage license suspended or revoked?..... ☐ Yes ☒ No
 - c. Had interest in another entity that had an alcohol beverage license suspended or revoked?..... ☐ Yes ☒ No
- If you answered yes to a, b or c above, explain in detail on a separate sheet.
3. Has a liquor license application (same license class), that was located within 500 feet of the proposed premises, been denied within the preceding two years?..... ☐ Yes ☒ No

If "yes", explain in detail.

4. Are the premises to be licensed within 500 feet, of any public or private school that meets compulsory education requirements of Colorado law, or the principal campus of any college, university or seminary?..... ☒ Yes ☐ No

or

Waiver by local ordinance? ☒ Yes ☐ No

Other

5. Is your Liquor Licensed Drugstore (LLDS) or Retail Liquor Store (RLS) within 1500 feet of another retail liquor license for off-premises sales in a jurisdiction with a population of greater than (>) 10,000? **NOTE:** The distance shall be determined by a radius measurement that begins at the principal doorway of the LLDS/RLS premises for which the application is being made and ends at the principal doorway of the Licensed LLDS/RLS..... ☐ Yes ☐ No

6. Is your Liquor Licensed Drugstore (LLDS) or Retail Liquor Store (RLS) within 3000 feet of another retail liquor license for off-premises sales in a jurisdiction with a population of less than (<) 10,000? **NOTE:** The distance shall be determined by a radius measurement that begins at the principal doorway of the LLDS/RLS premises for which the application is being made and ends at the principal doorway of the Licensed LLDS/RLS..... ☐ Yes ☐ No

For additional Retail Liquor Store only.

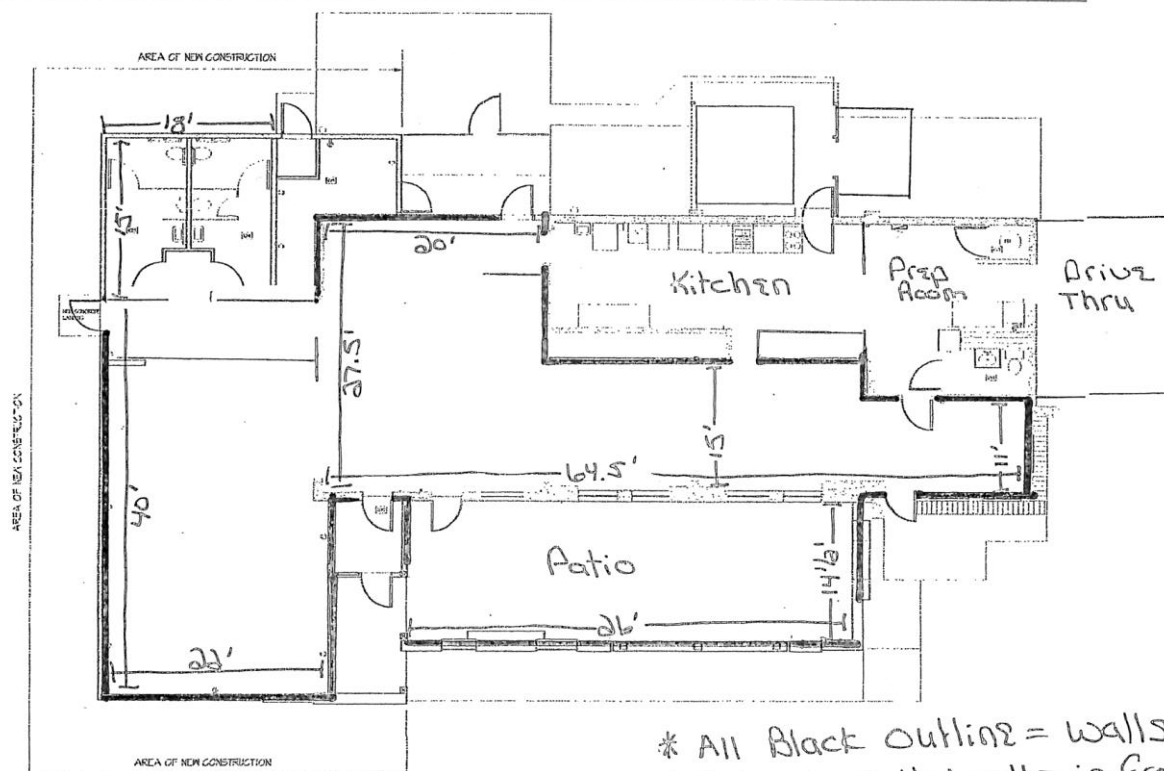
- a. Was your Retail Liquor Store License issued on or before January 1, 2016?.... ☐ Yes ☐ No
- b. Are you a Colorado resident?..... ☐ Yes ☐ No
7. Has a liquor or beer license ever been issued to the applicant (including any of the partners, if a partnership; members or manager if a Limited Liability Company; or officers, stockholders or directors if a corporation)? If yes, identify the name of the business and list any **current** financial interest in said business including any loans to or from a licensee..... ☐ Yes ☒ No
8. Does the applicant, as listed on line 2 of this application, **have legal possession of the premises by ownership**, lease or other arrangement?..... ☒ Yes ☐ No

☐ Ownership ☒ Lease ☐ Other (Explain in detail)

- a. If leased, list name of landlord and tenant, and date of expiration, **exactly** as they appear on the lease:

Landlord	Tenant	Expires
Cugini Family Enterprises LLC	Farmers Fresh Market LLC	11/1/27

- b. Is a percentage of alcohol sales included as compensation to the landlord? If yes, complete question on page 9..... ☐ Yes ☒ No
- c. Attach a diagram that designates the area to be licensed in black bold outline (including dimensions) which shows the bars, brewery, walls, partitions, entrances, exits and what each room shall be utilized for in this business. This diagram should be no larger than 8½" X 11".



(1) ELECTRICAL PLAN

- * All Black Outline = walls
- * Patio has 1/2 walls in front
- * Signs will be posted @ Exit
"no Alcohol beyond this point"

** If applicant is owned 100% by a parent company, please list the designated principal officer on above.

** Corporations - the President, Vice-President, Secretary and Treasurer must be accounted for above (Include ownership percentage if applicable)

** If total ownership percentage disclosed here does not total 100%, applicant must check this box:

- ☐ Applicant affirms that no individual other than these disclosed herein owns 10% or more of the applicant and does not have financial interest in a prohibited liquor license pursuant to Article 3 or 5, C.R.S.

Oath Of Applicant

I declare under penalty of perjury in the second degree that this application and all attachments are true, correct, and complete to the best of my knowledge. I also acknowledge that it is my responsibility and the responsibility of my agents and employees to comply with the provisions of the Colorado Liquor or Beer and Wine Code which affect my license.

Printed Name

Brook E. Lee

Title

OWNER

Authorized Signature

Brook E. Lee

Date (MM/DD/YY)

10/16/2025

Report and Approval of Local Licensing Authority (City/County)

Date application filed with local authority

11/04/2025

Date of local authority hearing (for new license applicants; cannot be less than 30 days from date of application)

For Transfer Applications Only - Is the license being transferred valid?..... ☒ Yes ☐ No

The Local Licensing Authority Hereby Affirms that each person required to file DR 8404-I (Individual History Record) or a DR 8000 (Manager Permit) has been:

☒ Fingerprinted

☐ Subject to background investigation, including NCIC/CCIC check for outstanding warrants

That the local authority has conducted, or intends to conduct, an inspection of the proposed premises to ensure that the applicant is in compliance with and aware of, liquor code provisions affecting their class of license

(Check One)

☐ Date of inspection or anticipated date

☒ Will conduct inspection upon approval of state licensing authority

☐ Is the Liquor Licensed Drugstore (LLDS) or Retail Liquor Store (RLS) within 1,500 feet of another retail liquor license for off-premises sales in a jurisdiction with a population of > 10,000? ☐ Yes ☐ No

☐ Is the Liquor Licensed Drugstore (LLDS) or Retail Liquor Store (RLS) within 3,000 feet of another retail liquor license for off-premises sales in a jurisdiction with a population of < 10,000? ☐ Yes ☐ No

NOTE: The distance shall be determined by a radius measurement that begins at the principal doorway of the LLDS/RLS premises for which the application is being made and ends at the principal doorway of the Licensed LLDS/RLS.

☐ Does the Liquor-Licensed Drugstore (LLDS) have at least twenty percent (20%) of the applicant's gross annual income derived from the sale of food, during the prior twelve (12) month period? ☐ Yes ☐ No

The foregoing application has been examined; and the premises, business to be conducted, and character of the applicant are satisfactory. We do report that such license, if granted, will meet the reasonable requirements of the neighborhood and the desires of the adult inhabitants, and will comply with the provisions of Title 44, Article 4 or 3, C.R.S., and Liquor Rules. **Therefore, this application is approved.**

Local Licensing Authority for Telephone Number ☐ Town, City
☐ County

Printed Name		Title	
Signature		Date (MM/DD/YY)	
Printed Name		Title	
Signature		Date (MM/DD/YY)	

Tax Check Authorization, Waiver, and Request to Release Information

I, BROOK LEE

am signing this Tax Check Authorization, Waiver and Request to Release Information (hereinafter
"Waiver") on behalf of

(the "Applicant/Licensee")

FARMERS FRESH MARKET, LLC dba FARMERS FRESH BAR AND GRILL

to permit the Colorado Department of Revenue and any other state or local taxing authority to release information and documentation that may otherwise be confidential, as provided below. If I am signing this Waiver for someone other than myself, including on behalf of a business entity, I certify that I have the authority to execute this Waiver on behalf of the Applicant/Licensee.

The Executive Director of the Colorado Department of Revenue is the State Licensing Authority, and oversees the Colorado Liquor Enforcement Division as his or her agents, clerks, and employees. The information and documentation obtained pursuant to this Waiver may be used in connection with the Applicant/Licensee's liquor license application and ongoing licensure by the state and local licensing authorities. The Colorado Liquor Code, section 44-3-101. et seq. ("Liquor Code"), and the Colorado Liquor Rules, 1 CCR 203-2 ("Liquor Rules"), require compliance with certain tax obligations, and set forth the investigative, disciplinary and licensure actions the state and local licensing authorities may take for violations of the Liquor Code and Liquor Rules, including failure to meet tax reporting and payment obligations.

The Waiver is made pursuant to section 39-21-113(4), C.R.S., and any other law, regulation, resolution or ordinance concerning the confidentiality of tax information, or any document, report or return filed in connection with state or local taxes. This Waiver shall be valid until the expiration or revocation of a license, or until both the state and local licensing authorities take final action to approve or deny any application(s) for the renewal of the license, whichever is later. Applicant/Licensee agrees to execute a new waiver for each subsequent licensing period in connection with the renewal of any license, if requested.

By signing below, Applicant/Licensee requests that the Colorado Department of Revenue and any other state or local taxing authority or agency in the possession of tax documents or information, release information and documentation to the Colorado Liquor Enforcement Division, and is duly authorized employees, to act as the Applicant's/Licensee's duly authorized representative under section 39-21-113(4), C.R.S., solely to allow the state and local licensing authorities, and their duly authorized employees, to investigate compliance with the Liquor Code and Liquor Rules. Applicant/Licensee authorizes the state and local licensing authorities, their duly authorized employees, and their legal representatives, to use the information and documentation obtained using this Waiver in any administrative or judicial action regarding the application or license.

Name (Individual/Business)

FARMERS FRESH MARKET LLC

Social Security Number/Tax Identification Number

47-1178523

Home Phone Number

Business/Work Phone Number

970-563-4400

Street Address

85 GODDARD AVENUE

City

IGNACIO

State

CO

ZIP Code

81137

Printed name of person signing on behalf of the Applicant/Licensee

BROOK E. LEE

Applicant/Licensee's Signature (Signature authorizing the disclosure of confidential tax information)

Brook E. Lee

Date Signed

10/16/2025

Privacy Act Statement

Providing your Social Security Number is voluntary and no right, benefit or privilege provided by law will be denied as a result of refusal to disclose it. § 7 of Privacy Act, 5 USCS § 552a (note).

OFFICE OF THE SECRETARY OF STATE
OF THE STATE OF COLORADO

CERTIFICATE OF FACT OF GOOD STANDING

I, Jena Griswold, as the Secretary of State of the State of Colorado, hereby certify that, according to the records of this office,

Farmer's Fresh Market LLC

is a

Limited Liability Company

formed or registered on 06/24/2014 under the law of Colorado, has complied with all applicable requirements of this office, and is in good standing with this office. This entity has been assigned entity identification number 20141384968 .

This certificate reflects facts established or disclosed by documents delivered to this office on paper through 10/14/2025 that have been posted, and by documents delivered to this office electronically through 10/16/2025 @ 14:46:27 .

I have affixed hereto the Great Seal of the State of Colorado and duly generated, executed, and issued this official certificate at Denver, Colorado on 10/16/2025 @ 14:46:27 in accordance with applicable law. This certificate is assigned Confirmation Number 17791109 .



Jena Griswold

Secretary of State of the State of Colorado

*****End of Certificate*****
Notice: A certificate issued electronically from the Colorado Secretary of State's website is fully and immediately valid and effective. However, as an option, the issuance and validity of a certificate obtained electronically may be established by visiting the Validate a Certificate page of the Secretary of State's website, <https://www.coloradosos.gov/biz/CertificateSearchCriteria.do> entering the certificate's confirmation number displayed on the certificate, and following the instructions displayed. Confirming the issuance of a certificate is merely optional and is not necessary to the valid and effective issuance of a certificate. For more information, visit our website, <https://www.coloradosos.gov> click "Businesses, trademarks, trade names" and select "Frequently Asked Questions."

**IMPORTANT NOTICE TO THE TOWN OF IGNACIO
AS A CUSTOMER OF THE SOUTHERN UTE UTILITIES DIVISION**

NOTICE OF INCREASE FOR UTILITY RATES

September 29, 2025

Background

The Southern Ute Indian Tribal Council approved the following rate increase per Resolution Numbers 2019-102 (October 1, 2019-September 30, 2021) for Water and Wastewater and 2004-93 for Natural Gas. Tribal Council also approved the long-term structure for Hauled Water and Trash on August 24, 2009

New Increases-Effective FY-2026, October 1, 2025 – September 30, 2026

All other rates and fees will increase annually on October 1 by the change in the June value from the previous year to the June value in the current year of the CPI-U, Housing, Water and Sewer, and Trash Collection Expenditure Category. This year the CPI-U increased by 5.4%.

WATER RATES

	<u>New Rate</u>	<u>Previous Rate</u>
Standard minimum rate per 6,000 gallons or less:	\$ 79.14	\$ 75.09
Standard rate per additional 1,000 gallons:	\$ 6.00	\$ 6.00
RTS-Ready to Serve Water	\$ 39.58	\$ 37.55

WATER PIF-TAP FEES

	<u>New Rate</u>	<u>Previous Rate</u>
5/8 x 3/4 tap:	\$ 10,041	\$ 9.527
3/4 x 3/4 tap:	\$ 14,299	\$ 13,566
1" tap:	\$ 17,874	\$ 16,958
1 1/2" tap:	\$ 40,217	\$ 38,157
2" tap:	\$ 71,504	\$ 67,841
3" tap:	\$160,766	\$152,529
4" tap:	Negotiable	Negotiable

WASTEWATER RATES

	<u>New Rate</u>	<u>Previous Rate</u>
Standard rate per 6,000 gallons	\$ 128.67	\$ 122.08
RTS-Ready to Serve Sewer	\$ 36.49	\$ 34.62

WASTEWATER PIF

	<u>New Rate</u>	<u>Previous Rate</u>
Total:	\$ 12,057	\$ 11,439

Natural Gas

Monthly Natural Gas rates are calculated by Meter Fees, Cost of Gas, plus Distribution Cost. There is **NO CHANGE** in the rate determination method.

<u>NATURAL GAS PIF</u>	<u>New Rate</u>	<u>Previous Rate</u>
Residential (R275):	\$ 1,224	\$ 1,161
Commercial 1 (R275):	\$ 2,433	\$ 2,308
Commercial 2 (415):	\$ 3,042	\$ 2,886
Commercial 3 (750):	\$ 3,645	\$ 3,458
Commercial 4 (Turbine):	\$ 4,865	\$ 4,616

If you have any questions concerning this notice, call the Southern Ute Utilities Division Office at 970-563-5500

TOWN OF IGNACIO

DRAFT 2026 UTILITY RATE SHEET

SUUD Plant Investment Fee (PIF)

WATER	GAS
5/8" \$10,041.00	Res (R275) \$1,224.00
3/4" \$14,299.00	Com 1 (R275) \$2,433.00
1" \$17,874.00	Com 2 (415) \$3,042.00
1/2" \$40,217.00	Com 3 (750) \$3,645.00
2" \$71,504.00	Com 4 (Turbine) \$4,865.00
3" \$160,766.00	
4" or larger tap: Negotiable	

Town of Ignacio Water and Gas Tap Fees

In Town	Out of Town
3/4" \$1500.00	\$1,700.00
Inspection Fee for New Taps: \$50.00 per new service	
Water Meter - \$400.00 to \$7980.00, depending on size	
Gas Meter - \$300.00 to \$7,000.00 depending on required specifications	

Water Rates

	<u>In-Town</u>	<u>Out-of-Town</u>
Base Charge:	\$31.58 33.29	\$31.58
Minimum Usage:	1000 gallons	1000 gallons
Rate:	\$6.00 per thousand gallons plus 10% Loss Factor and 5% Capital Factor	
Hydrant Water Rate:	\$6.00/1,000 gallons	
RTS Fee:	\$31.58 33.29	

Gas Rates

	<u>In-Town</u>	<u>Out-of-Town</u>
Base Charge:	\$28.34 29.87	\$28.34
Gas Usage Charge:	Southern Ute Utilities Division Rate plus 10%	
Standby Fee:	\$28.34 29.87	

Sewer Rates

SUUD PIF: \$12,057.00

Town of Ignacio Tap Fee: \$900.00

Town for Inspection Fee: \$50.00

	<u>In-Town</u>	<u>Out-of-Town</u>
Base Charge:	\$21.20 22.34	\$21.20
Rate:	\$54.60 per ERT (1 ERT = 3,000 gallons) 57.55 OR 64.34	
*Note: Usage is based on prior year average winter monthly (Dec/Jan/Feb) water use and rate will be fixed for 12 months		
Standby Fee:	\$21.20 22.34	

Irrigation Rates

Town of Ignacio Tap Fee: \$237-1 inch; \$387-2 inch

Town for Inspection Fee: \$50.00

Rate: \$30.02 (per month for six months) **31.64**

Trash Rates

1 cart	\$15.65 (\$13.25 to Transit Waste + \$2.40 to Town)
2 carts	\$25.55 (\$13.25 + \$7.50 (for 2 nd polycart) + \$4.80 to Town)
3 carts	\$35.45 (\$13.25 + \$15.00 (for 2 nd & 3 rd polycart) + \$7.20 to Town)
Recycling	\$11.75 Optional - sign up through Town Hall; picked up every other week on Thursday

DRAFT

ORDINANCE 368

AN ORDINANCE AMENDING THE TOWN OF IGNACIO MUNICIPAL CODE, CHAPTER II(4)(2)(j) TO ADD REGULATIONS GOVERNING NATURAL MEDICINE BUSINESSES

WHEREAS, the Board of Trustees of the Town of Ignacio, Colorado, pursuant to Colorado statute, is vested with the authority of administering the affairs of the Town of Ignacio; and

WHEREAS, the People of the State of Colorado approved the citizens' initiative known as "Proposition 122: Access to Natural Psychedelic Substances," which was codified in the Colorado Revised Statute Sections 12-170-101 through 115 (the "Enabling Act"); and

WHEREAS, the Enabling Act decriminalizes the personal possession, growing, sharing, and use, but not the sale, of five Natural Medicines, including psychedelic substances such as psilocybin or psilocyn (dimethyltryptamine, ibogaine, and mescaline, beginning in 2026); and

WHEREAS, the Enabling Act allows the supervised use of psychedelic mushrooms by individuals aged 21 and over at licensed facilities and requires the state to create a regulatory structure for the operation of those licensed facilities; and

WHEREAS, the Enabling Act allows the state to expand the type of substances that may be used in licensed facilities to include plant-based psychedelic substances such as psilocybin or psilocyn (dimethyltryptamine, ibogaine, and mescaline, beginning in 2026); and

WHEREAS, the State Legislature enacted Senate Bill 23-290, which is codified in Colorado Revised Statutes Sections 44-50-101 through 904 (the "regulatory Act"), to create the regulatory structure for the operation of licensed facilities, which includes the licensing and registration of facilities and related business that provide for the use, cultivation, manufacture, and testing of these substances; and

WHEREAS, the Enabling Act and Regulatory Act prohibit local governments from banning licensed facilities, services, and the use of natural psychedelic substances permitted by the Enabling Act, while allowing local governments to regulate the time, place, and manner of operation of such facilities; and

WHEREAS, the Regulatory Act provides that the "state licensing authority will not receive or act upon an application for issuance of a Natural Medicine business license"... "{for} a location in an area where the cultivation, manufacturing, testing, storage, distribution, transfer, and dispensation of Natural Medicine or Natural Medicine product as contemplated is not permitted under the applicable zoning laws of the local jurisdiction;" and

WHEREAS, the Regulatory Act further provides that the state licensing authority will not receive or act upon an application for the issuance of a Natural Medicine Business License if "the building where Natural Medicine services are provided is within one thousand (1,000) feet of a child care center, preschool, elementary, middle, junior, or high school; or a residential child care facility..." and

WHEREAS, the Regulatory Act further provides that “the governing body of a municipality, by ordinance ... may vary the distance restrictions imposed by [the Regulatory Act] ... for a License or may eliminate one or more types of schools or facilities from the application of a distance restriction established by or pursuant to [the Regulatory Act] ...” and

WHEREAS, The Board of Trustees of the Town of Ignacio desires to enact this ordinance to regulate the time, place and manner of the operation of licenses issued pursuant to the Regulatory Act; to establish the appropriate zone districts for the operation of licenses issued pursuant to the Regulatory Act; and to establish distance restrictions for buildings where Natural Medicine services are provided within the vicinity of a child care center; preschool, elementary, middle, junior or high school; a residential child care facility; or residential dwellings pursuant to the Regulatory Act.

NOW THEREFORE BE IT ORDAINED by the Board of Trustees of the Town of Ignacio, that:

Section 1: The Town of Ignacio Municipal Code is hereby amended by adding the following rows to Table 4.1: Land Use Chart by District (after Marijuana at the end of commercial uses)

Use Chart by District		Residential Districts			Mixed-Use Districts		Other Districts		Use-Specific Standards
P = Permitted Use C = Conditional Use	S= Special Use A= Permitted as Accessory Blank Cell = Prohibited Use								
COMMERCIAL USES									
Natural Medicine	Natural Medicine Cultivation Facility				P				4.2.j
	Natural Medicine Products Manufacturer				P				4.2.j
	Natural Medicine Testing Facility				P				4.2.j
	Natural Medicine Healing Center				P				4.2.j

Section 2: The Town of Ignacio Municipal Code is amended by the addition thereto of a new Section 4(2)(j) of Chapter 2, entitled “Natural Medicine Businesses,” to read in its entirety as follows:

j) NATURAL MEDICINE BUSINESSES

i) Definitions

For purposes of this Section, the following terms have the following meanings:

- (1) **Natural Medicine** means psilocybin or psilocyn and other substances described as “Natural Medicine” in the Colorado Natural Medicine Code, as codified in Colorado Revised Statutes §§44-50-101 through 904 (the “Regulatory Act”).
- (2) **Natural Medicine Businesses** means any of the following entities licensed under the Regulatory Act: Natural Medicine healing center, Natural Medicine cultivation center, Natural Medicine products manufacturer, or Natural Medicine testing facility or any other licensed entity created by the state licensing authority.
- (3) **Natural Medicine Healing Center** means a facility where an entity is licensed by the state licensing authority that permits a facilitator, as defined by the Regulatory Act, to provide and supervise Natural Medicine services for a participant as defined by the Regulatory Act, which includes a participant consuming and experiencing the effects of regulated Natural Medicine or regulated Natural Medicine products under the supervision of a facilitator.

- (4) **Natural Medicine Product** means a product infused with Natural Medicine that is intended for consumption, as provided by the Regulatory Act.
- (5) **Natural Medicine Services** means a preparation session, administrative session, or integration session, as provided by the Regulatory Act.
- (6) **Participant** means an individual who is twenty-one (21) years of age or older who receives Natural Medicine Services prescribed by and under the supervision of a facilitator, as provided by the Regulatory Act.
- (7) **Public Place** means a place to which the public or a substantial number of the public have access and includes, but is not limited to, parks, playgrounds, open spaces, trails, paths, sidewalks, streets, highways, and public rights-of-way, public buildings, schools, places of business usually open to the general public, the common areas of any public or private buildings or facilities, parking lots, or vehicles in or upon such places.
- (8) **Regulated Natural Medicine** means Natural Medicine that is cultivated, manufactured, tested, stored, distributed, transported, or dispensed, as provided by the Regulatory Act.
- (9) **Regulated Natural Medicine Product** means a Natural Medicine product that is cultivated, manufactured, tested, stored, distributed, transported, or dispensed, as provided by the Regulatory Act.
- (10) **School** means child care center; preschool; elementary, middle, junior, or high school; or a residential child care facility.
- (11) **State Licensing Authority** means the authority created under the Regulator Act for the purpose of regulating and controlling the licensing of the cultivation, manufacturing, testing, storing, distribution, transfer (transport?), and dispensation of Regulated Natural Medicine and Regulated Natural Medicine Products, as provided by the Regulatory Act.

ii) Permitted location

Natural Medicine healing center, Natural Medicine cultivation facility, Natural Medicine products manufacturer, Natural Medicine testing facility, and other licensed entity created by the state licensing authority (collectively the “licensed facilities”) are uses permitted by right in the Mixed Use Zone, subject to the time, place and manner requirements contained in section iii below. Licensed facilities are prohibited in all other zones of the Town.

It shall be unlawful for any person to consume, use, or be under the influence of Natural Medicine or Natural Medicine products openly, publicly, or in a manner that endangers others.

iii) Time, Place and Manner Requirements

The proper licenses must be obtained through the State of Colorado Licensing Authority prior to operation.

Every Natural Medicine business must submit a diagram or map of the physical location of the Natural Medicine business to the Town Clerk.

Wherever possible and for any new construction, the primary entrance to a Natural Medicine business shall face the street frontage.

All doorways, windows and other openings of a Natural Medicine business shall be located, covered, or screened in such a manner as to prevent a view into the interior from any exterior public or semipublic area. All activities shall occur indoors.

Primary entrances, parking lots, and exterior walkways of Natural Medicine businesses shall be clearly illuminated with downward facing security lights to provide after-dark visibility for facilitators, participants, and employees.

No Natural Medicine business shall operate within 500 feet of a park.

All distance restrictions imposed by Colorado Revised Statutes Section 44-50-302(I)(d)(I-III) are hereby adopted as follows: A building where Natural Medicine Services are provided may not be within one thousand (1,000) feet of a child care center; preschool; elementary, middle, junior, or high school; or a residential child care facility (collectively “school”).

Natural Medicine Healing businesses may only operate between the hours of 8 AM to 8 PM, Monday through Friday.

All Natural Medicine businesses shall have a security plan for the secure storage of Natural Medicine and Natural Medicine products approved by the State of Colorado Natural Medicine Division and shall provide the plan to the Town of Ignacio Clerk prior to beginning operation, and shall provide any updated plans to the Town Clerk within ten (10) business days.

Window bars are required for all external windows in a Natural Medicine Business, except for Natural Medicine Healing Centers.

All Natural Medicine businesses shall have a video surveillance system that provides coverage of all facility entrances and exits.

All surveillance recordings shall be retained for a minimum of sixty (60) days and shall be in digital format that can be easily accessed for viewing and that ensures authentication of the recording as being legitimately captured without alterations.

In addition to maintaining surveillance recordings in a locked area on the licensed premises, a copy of the surveillance recordings must be stored at a secure off-site location or through a network “cloud” service that provides on-demand access to the recordings. The off-site location or network service provider shall be included in the security plan submitted to the Town and updated within seventy-two (72) hours of any change to the location or provider.

Video surveillance records and recordings must be made available immediately upon request of the state licensing authority or the Town of Ignacio Police Department.

If video surveillance or storage equipment becomes inoperable, or storage network service becomes disabled, the Natural Medicine business shall cease all transactions and require all participants to exit the building until the equipment or network service is made operable.

All Natural Medicine businesses shall have a security alarm system that provides coverage of all facility entrances and exits, rooms with exterior windows, rooms with interior walls or walls shared with other building tenants, roof hatches, skylights, and storage rooms containing safes or vaults.

iv) Storage of Natural Medicine at Businesses

All storage for Natural Medicine Businesses shall be located within a permanent building that is locked when not occupied. Natural Medicine may not be stored within any trailer, tent, or motor vehicle.

v) Odor from Natural Medicine Businesses

Natural Medicine businesses shall use an air filtration and ventilation system ensuring that the odors from Natural Medicine and Natural Medicine products are confined to the premises and are not detectable beyond the property boundaries on which the business is located.

vi) Natural Medicine Businesses Secure Disposal

Natural Medicine businesses shall provide secure disposal of Natural Medicine and Natural Medicine product remnants or by-products. Natural Medicine and Natural Medicine product remnants or by-products shall not be placed within the business's exterior refuse container.

vii) Processing of Natural Medicine

The processing of Natural Medicine that includes the use of hazardous materials, including, without limitation and by way of example, flammable and combustible liquids, carbon dioxide, and liquified petroleum gases, such as butane, is prohibited.

Nonhazardous materials used to process Natural Medicine shall be stored in a manner to mitigate and ensure odors are not detectable beyond the property boundaries on which the processing facility is located or the exterior walls of the processing facility associated with the processing of Natural Medicine.

The processing of Natural Medicine shall meet the requirements of all adopted Town of Ignacio building and life/safety codes.

The processing of Natural Medicine shall meet all the requirement of all adopted sewer regulations promulgated by the Town of Ignacio and the Southern Ute Indian Tribe.

It is unlawful and deemed a nuisance for any Natural Medicine business to dispose of, discharge out from, or permit to flow from any facility associated with natural medicine, and foul or noxious liquid or substance of any kind whatsoever, including, without limitation, by-products of the Natural Medicine or Natural Medicine processes, into or upon any adjacent ground or lot, into any street, alley, or public place, or into any municipal storm sewer or system, or into any stream or river within the Town of Ignacio.

Section 3: Severability. All sections of this Ordinance shall be severable, and if any section, portion or provision of this Ordinance or amended code is declared or ruled illegal, invalid or unconstitutional by any court of competent jurisdiction or by any state or federal regulatory authority having jurisdiction thereof, such determination shall have no effect on the validity of any other section, portion, or provision of this Ordinance or amended code and the Ordinance and amended code shall remain in full force and effect. The Town Board hereby declares that it would have passed this Ordinance and approved the amended code and each part thereof irrespective of the fact that any one part may be declared unconstitutional, illegal, or invalid.

Section 4: Repeal. All other ordinances or portions thereof inconsistent or conflicting with this Ordinance or any portion thereof are hereby repealed to the extent of such inconsistency or conflict.

APPROVED, ADOPTED AND ORDERED PUBLISHED on this 11th day of August, 2025. This Ordinance shall become effective 30 days after the publication thereof.

TOWN OF IGNACIO, COLORADO

Clark Craig, Mayor

ATTEST:

Tuggy Dunton, Clerk/Treasurer

DRAFT
ORDINANCE NO. 369

AN ORDINANCE OF THE TOWN OF IGNACIO, COLORADO, AMENDING THE TOWN OF IGNACIO LAND USE AND DEVELOPMENT CODE ADDING A NEW SECTION 2.3.i, EXPEDITED REVIEW FOR AFFORDABLE HOUSING AND NEW DEFINITIONS IN SECTION 13 FOR AFFORDABLE HOUSING AND AREA MEDIAN INCOME.

WHEREAS, the voters of Colorado approved Proposition 123 in 2022 creating the State Affordable Housing Fund to make certain funds available to local governments as defined by C.R.S. 29-32-104; and

WHEREAS, the Town of Ignacio, Colorado is a statutory municipality duly and regularly organized and validly existing as a body corporate and politic under and by virtue of the Constitution and laws of the State of Colorado and is eligible for Proposition 123 funding and programing; and

WHEREAS, the Town of Ignacio recognizes the importance of allowing affordable and attainable housing to be developed for its workforce and its residents; and

WHEREAS, the Town of Ignacio has set a baseline and commitment to increase affordable housing as defined in C.R.S. 29-32-105; and

WHEREAS, the Town of Ignacio's current process for reviewing proposed housing projects already meets the requirement for a 90-day review process; and

WHEREAS, the Town of Ignacio also creates this policy for expedited review to ensure that affordable housing projects are reviewed and a decision rendered within 90 days of a complete application in alignment with the requirements of C.R.S. 29-32-105(2) et seq., as determined by the Code Administrator; and

WHEREAS, C.R.S. 31-15-103 states municipalities shall have power to make and publish ordinances not inconsistent with the laws of this state, from time to time, for carrying into effect or discharging the powers and duties conferred by this title which are necessary and proper to provide for the safety, preserve the health, promote the prosperity, and improve the morals, order, comfort, and convenience of such municipality and the inhabitants thereof not inconsistent with the laws of this state; and

WHEREAS, the Town of Ignacio desires to revise the Land Use Code to include an expedited review process for affordable housing projects, and

WHEREAS, the Planning Commission considered and approved Planning Commission Resolution 01-2025, recommending approval of the proposed amendments to the Town Board; and

WHEREAS, the recommendations from the Planning Commission have been reported to the Town Board, and a public hearing scheduled for November 10, 2025 for public comments on the proposed amendments; and

WHEREAS, notice of this November 10, 2025 meeting was properly published in the Durango Herald; and

WHEREAS, the Town Board, after considering public comment, finds that adopting the revisions to the Land Use and Development Code are within the proper exercise of its power to promote public health, safety, and welfare, and that adopting the same is necessary to better achieve public health, safety, and welfare, as well as the orderly use and development of property within the Town.

NOW, THEREFORE, BE IT ORDAINED by the Board of Trustees of the Town of Ignacio, Colorado;

The current Land Use and Development Code is hereby amended as follows:

Section 2.3 insert new procedure "i":

- i) Expedited Review for Affordable Housing
 - i) Purpose. This procedure allows for expedited review for qualified affordable housing and mixed-use projects to help facilitate the creation of affordable housing within the Town of Ignacio and to comply with Colorado Proposition 123.
 - ii) Applicability.
 - (1) This procedure may be requested by an applicant for the following procedures:
 - (a) Major Site Plans (includes required engineering documents)
 - (b) Minor Site Plans (includes required engineering documents)
 - (c) Building Permits (includes required engineering and constructions documents)
 - (d) Variances
 - (e) Conditional Use Permits (includes required engineering documents)
 - (f) Special Use Permits (includes required engineering documents)
 - (g) Planned Unit Developments (includes required engineering documents)
 - (h) Revisions to the above developments
 - (2) This procedure may not be requested by an applicant for the following procedures:
 - (a) Annexations
 - (b) Appeals
 - (c) Subdivisions (includes major, minor, condominium plats)
 - (d) Rezones
 - (3) To qualify for expedited review, at least 30% of the residential units in the development must qualify as affordable housing.
 - (4) All submittals shall meet all requirements for the type of project submitted and shall specifically request expedited review in the application.
 - (5) Whether the project qualifies for expedited review shall be reviewed and decided on by the Code Administrator.
 - (6) Upon determination of a complete application by the Town, a final decision on the application shall occur not more than 90 days after the determination. This shall include all required public hearings, as applicable.
 - (7) The expedited review process is optional, and a developer can opt-out if desired. The applicant's desire to opt-out of the expedited review process should be provided to the Code Administrator in writing.
 - (8) Affordable housing developers are permitted a one-time extension request for up to 90 additional calendar days.

- (9) The Town may implement one or more 30-calendar day extension(s) to address comments or requests for additional information or project revisions, and for town staff to review modifications to an application. These 30-day extensions start once the applicant responds with the requested information. The 30-calendar day extensions should only be used for unique circumstances and delays that are outside the control of the developer or Town staff or officials.
- (10) If a project is withdrawn and a new application is submitted, the 90-day review timeline starts over with the new application.
- (11) The requirements of this section do not preclude the Town from processing an application in less than 90 days.

Section 13: Insert new definitions

“Affordable housing” means rental housing affordable to a household with an annual income of at or below sixty percent (60%) of the area median income, and that costs the household less than thirty percent (30%) of its monthly income. “Affordable housing” also means for-sale housing that could be purchased by a household with an annual income of at or below one hundred percent of the area median income, for which the mortgage payment costs the household thirty percent or less of its monthly income.

“Area median income” means the median household income of households of a given size in the municipality, or metropolitan statistical area encompassing a municipality, or county in which the housing is located, as calculated and published for a given year by the United States Department of Housing and Urban Development.

This Ordinance shall take effect within 30 days of publishing by title.

PASSED, APPROVED, ADOPTED AND ORDERED PUBLISHED, this 10th day of November 2025, by the Board of Trustees of the Town of Ignacio, Colorado.

Town of Ignacio

Clark Craig, Mayor

ATTEST:

Tuggy Dunton, Town Clerk