



## IGNACIO TOWN BOARD MEETING MINUTES

Monday, January 13, 2025 – 6:00 PM

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

- I. **CALL MEETING TO ORDER:** Mayor Craig called the meeting to order at 6:02 PM by leading in the pledge of allegiance.
- II. **ROLL CALL**

Present: Mayor Clark Craig, Mayor Pro Tem Alison deKay, Trustee Audrey Atencio (arrived 6:08), Trustee Tom Atencio, Trustee Jordan Bulwan, Trustee Jeremy Schulz

Absent: Trustee Joseph Atencio
- III. **APPROVAL OF AGENDA**

Mayor Craig asked if there were any changes to the agenda from the Board Members or staff. Mr. Garcia stated he would like to discuss Prop 123 Grant; approval is needed for a certain amount of funds. Mayor Craig stated that will be New Business item D; he called for a motion to approve the agenda as amended.

**Action:** Mayor Pro Tem deKay moved to approve the agenda as amended; Trustee Bulwan seconded the motion. The motion passed unanimously.
- IV. **PUBLIC COMMENTS**

Gina Schulz – 335 ½ Shoshone Avenue – Representing SW Colorado Education Collaborative. Career Path Expo at La Plata County Fairgrounds on Feb 11. Wants to see Ignacio represented at the Expo. Suggested Town send Public Works, Police, Town Manager, or Board Members. Concept is for students to see all career possibilities, focusing on local opportunities.

Mayor Craig stated that we are very supportive of the SWCEC; they do amazing things. He clarified that the Expo is from 9 to noon.
- V. **CONSENT AGENDA**
  - A. Regular Town Board Meeting Minutes from December 9, 2024
  - B. December 2024 Accounting Reports
  - C. Pinon Liquor License Renewal

Mayor Craig called for a motion to approve the Consent Agenda.

**Action:** Trustee Bulwan moved to approve the Consent Agenda as presented; Mayor Pro Tem deKay seconded the motion. The motion passed unanimously.
- VI. **STAFF REPORTS**
  - A. Police Department

Chief Crume explained about red alerts; there might be something that happens in Durango, Pagosa Springs or Farmington, and our local schools receive word about it. Calls flood in, but there is no need for action because it is outside our jurisdiction. However, there are calls that

need to be answered and the IPD always checks to see if other jurisdictions need assistance, especially with SUPD being short-staffed.

**B. Public Works**

Mr. Mickey stated that the PW department has an opening. Still having problems with water meters; talking with Metron Farnier. Mayor Craig complimented them on snow removal today.

**C. Clerk / Treasurer**

Ms. Dunton was out ill. Ms. Gallegos was filling in for her. Mayor Craig expressed empathy and concern from the Board to Ms. Dunton.

**D. Town Manager**

Projects: Browning Storm Drain is on hold until crews are available. Only one bid came in on the Natural Gas Pipeline Replacement project, and it was too high; looking to phase the project and get new bids out. Grant is big; there is a threshold that keeps us within the State. Safe Routes to School has no word yet. A lot of grant work with Tribal Consistency, local agency grant through La Plata County, and Prop 123 Grant for Phase II of Rock Creek.

**E. Attorney**

No report this month.

Mayor Craig dismissed staff that were able to leave.

**VII. UNFINISHED BUSINESS**

**A. Rock Creek Housing Project Update**

Tour on Saturday; wanted to know the Board's thoughts. Mayor Craig stated that it was well received and everyone enjoyed it. This is going to be a good-looking product with lots of room; we will be above the grade. Trustee Schulz stated that these are much better than some of the other things in the area. Trustee Bulwan commented that he really like the street lights and wished we could have them all over Town.

Mr. Garcia stated that he is working on lighting within the Town. He expressed appreciation for Mr. Montoya leading the tour. He stated that Mr. Montoya has been a great support in the construction of Rock Creek. All foundations are in place; back fill will happen on all the units, then foundation work on the garages and porches. Set company is prepping for setting the units on February 10. Hope to have invitations sent to interested parties to see the setting of the homes (RHA, La Plata County, etc.). Fantasia has been a great help in setting up accounts with various vendors. Not yet at a point to be able to do this all through IHA, so still going through the Town's Economic Development Fund; the Town is tracking all these expenses and will be reimbursed through the IHA loan at some point in the not-too-distant future.

Mayor Craig expressed appreciation for all the work.

**VIII. NEW BUSINESS**

**A. Resolution 01-2025 – Posting Locations and Calendar for 2025 Meetings – Action Item**

Mr. Garcia stated this our annual resolution for posting locations and the calendar; the different versions are explained in his staff report. The challenge comes if we change the agenda on Friday evening; it is required to be posted within 24 hours. A couple months ago Tuggy was out of town when this occurred, and it was a challenge to get things updated on the website and the Ignacio Library was not open to post there. We are attempting to be as transparent as possible.

Requesting that the Board consider a reducing this requirement. Mayor Craig asked if anyone had public comment on this item; there was none. He called for a motion.

**Action:** Mayor Pro Tem deKay moved to approve Resolution 01-2025, which requires posting on the website, at Town Hall and on the Community Room door and, if possible, at the Library. Trustee Bulwan seconded the motion. The motion passed unanimously.

Mayor Craig noted that Attorney Liberman had joined the meeting. He asked if Mr. Liberman had a report for the Board. Mr. Liberman stated that this past month he helped Ms. Dunton with a CORA request response; assisted Mr. Garcia with the County IGA regarding annexation, and road funds.

#### B. Utility Rates for 2025 – Public Hearing and Action Item

The Utility Rate sheet is in the packet; this year we are recommending increasing the base rates by the CIP-U of 4.6%; we denote tribal rates as well. One area of concern is the sewer rate. This is based annually on the average usage of the previous years' winter months. This past year there were several large water leaks, especially the one that was caused by the fiber optic deployment that totaled 650,000 gallons plus several smaller leaks that still need to be repaired. Mr. Garcia requested consideration from the Tribe for these various leaks; he proposed that they hold the rate to what they charged us last year plus the 4.6% CPI-U increase. Hopes to have clarification within the next week or so in order to get everything updated for the billing cycle for January usage. Mr. Garcia stated that the Town paid for the water at the time of the leak and we are submitting invoices to Bonfire for repayment of those costs to the Town. They have not yet paid us back, but they represented that they will.

Mayor Craig asked if there was any public comment on this item; there was none. There was no further discussion at the Board level; he called for a motion.

**Action:** Trustee Schulz moved to adopt the Utility Rates for 2025, noting that the sewer rate may increase based on the decision of the Tribe. Mayor Pro Tem deKay seconded the motion. The motion passed unanimously.

#### C. Town RFP Property Discussion – Action Item

Mr. Garcia stated that at the December meeting there was an Executive Session to discuss the properties that are owned by the Town and were part of an RFP that solicited proposals for economic development and housing benefits. A couple of proposals were received. Mr. Garcia's understanding is that the Board would like opportunity to look at potential uses of Town properties and requested that he find a consultant to give direction in this discussion. He has not had opportunity to find a consultant as of yet, but will work toward that. There are two pending requests for Town properties; the first is from QIS for the Cedar Street property for purchase or lease; the second proposal is from Hope Community Christian Academy for purchase of the Ignacio South Property and Slaughterhouse Property. Both proposals are in the packet.

Mayor Craig opened the floor for comments from the representatives of HCCA that were present.

Maggie Reed, Board Chair for HCCA, stated that the school desires to stay in Ignacio. Hoping to find a permanent home in Ignacio.

Mayor brought the discussion back to the Board. Trustee Schulz reiterate his position that there is a better use for the land than a school. Trustee Audrey Atencio asked if the action should wait until the consultant is brought in; Mr. Garcia stated that the two proposals need responses. Trustee Tom Atencio asked if HCCA would consider a smaller portion; Maggie Reed responded by saying that the HCCA Board had approved their current proposal and, if the Town Board gave

a counter-proposal, they would need to go back to their Board for consideration. At this point they are running out of time; if this proposal is not going to be accepted, they need to consider other options to have something else in place by the end of the current lease between ELHI and the Town. Another representative spoke up and stated that, in the revised proposal submitted in December, they are willing to lease the portion of the Slaughterhouse property that is used for storage back to the Town. They need the access of 320B to have a school there so that there is more than one access to where the school would be. Mayor Pro Tem deKay stated that she thinks we need to go through the consulting process before moving forward with any proposal that has been received to date.

**Action:** Trustee Schulz moved to deny the letter of intent to purchase from Hope Christian Academy, dated December 9, 2024; Trustee Tom Atencio seconded the motion. Mayor Craig called for a roll call vote; the motion passed with four ayes and two nays.

Mayor Craig acknowledged that this decision is not what HCCA was hoping for. He affirmed his appreciation for HCCA and stated that he hopes there is a way to keep HCCA in Ignacio.

Mayor Craig led the Board into the discussion regarding the Irrigo proposal dated October 4, 2024. Since then, the Board has taken action to sell the South parcel to Irrigo. The parcel in question ends in 48 and has been requested as a 10-year lease. Mr. Garcia confirmed that the Board had taken action on the parcel ending in 34, contingent upon a zoning change. There has been no action on this parcel 48. Mayor Craig stated that this parcel would also require a zoning change and potentially a variance. Mr. Garcia confirmed and stated that, whether Irrigo purchased or leased this property, those two contingencies would need to be met.

Trustee Schulz stated that he feels there should not be a decision on this one parcel if we are going to hire a consultant to look at all Town-owned properties. Mayor Pro Tem deKay stated that all the Town-owned properties have been zoned Public/Community Use was not because of vision for future use but because it is owned by the Town. Mr. Garcia concurred. Trustee Bulwan asked if the Town could still entertain other proposals, based on the recommendations of the consultant, for this property if there is a 10-year lease in place with Irrigo. Mayor Craig stated that might be a possibility. Trustee Bulwan stated he would be open to a 10-year lease if it leaves options open for the Town; at least the property would be used and there would be income to the Town from the sales tax that would come from Irrigo. Trustee Tom Atencio asked where the process is for hiring a consultant; Mr. Garcia stated that he has been focused on Rock Creek and has not begun that process.

Mayor Craig stated that he believes Irrigo is currently focused on the South property and not on this one at this time.

Mayor Craig opened the floor for public comments. There were none. He called for a motion.

**Action:** Trustee Audrey Atencio moved to wait until consultation from an expert. Mayor Craig clarified that Trustee Audrey Atencio is moving to reject the lease proposal for the property in question; she concurred. Mayor Pro Tem deKay seconded the motion. Mayor Craig called for a roll call vote. The motion passed with 5 ayes and one nay.

Mayor Craig directed staff to inform Irrigo of the decision that was made. He stated that those in attendance were welcome to stay or leave.

#### D. Prop 123 Discussion – Action Item

Mr. Garcia is in the final process with Division of Housing for \$462,000 for Phase II of Rock Creek Housing. All the submissions have been made; however, DOH have stated that the budget is off

by \$21,366.00. They are requesting that the Town commit \$21,366.00 to this project. Mr. Garcia requested that the Board commit to \$21,366.00 for Phase II of the Rock Creek construction, authorizing Mayor Craig to sign a letter stating that we will commit those funds. If we are successful with the application, we should have a response next week. This is a 2.9-million-dollar budget; don't want to argue over \$21,000. If the Town will commit to this \$21,366.00, it will be included in the cost of the homes and the Town will recoup their money. Mayor Craig clarified that the Prop 123 funds are for 6 of the next 11 homes in Rock Creek and, if approved, this equates to a price reduction of \$77,000 per home. Mr. Garcia is optimistic that we will be funded.

Trustee Schulz asked what cuts would need to take place for this \$21K to be used. Mr. Garcia responded that nothing would be cut; it will come from the general fund and will be recouped in home sales. He clarified that the IHA is the applicant for the Prop 123 Grant; however, the IHA has no funds to promise at this time. Mr. Garcia reiterated that he would like a motion to authorize Mayor Craig to sign a letter committing \$21,366.00 from the Town to our Prop 123 Grant Application.

Mayor Craig asked if there were any public comments on this action item; there were none. He called for a motion.

**Action:** Trustee Audrey Atencio moved to allow Mayor Craig to sign the documents necessary to pay the \$21,366.00 for the Prop 123 Grant submission. Trustee Schulz seconded the motion. Mayor Craig called for a roll call vote; the motion passed with 5 ayes and Mayor Craig abstained.

**IX. TRUSTEE REPORTS**

Mayor Craig attended the Colorado Business Economic Outlook; the QR code will allow you to download the State Report.

**X. MISCELLANEOUS**

Trustee Schulz complimented Ms. Gallegos on a job well done.

**XI. ADJOURNMENT**

Being no further business before the Board, the meeting was adjourned at 7:24 PM. The next regularly scheduled meeting will be on Monday, February 10, 2025, at 6:00 PM in the Abel F. Atencio Community Room and via Remote Public Meeting.



Clark Craig, Mayor

02/10/2025

Date



Attest: Tuggy Dunton, Town Clerk