



## IGNACIO TOWN BOARD SPECIAL MEETING MINUTES

Monday, September 19, 2022 – 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 6:00 PM by leading in the pledge of allegiance.

### II. ROLL CALL

Present: Mayor Clark Craig, Mayor Pro Tem Edward Box III, Trustee Joseph Atencio, Trustee Tom Atencio, Trustee Alison deKay (arrived 6:02 PM), Trustee Sandra Maez (arrived 6:06 PM), Trustee Jeremy Schulz

Absent: None

### III. APPROVAL OF THE AGENDA

**Action:** Trustee Tom Atencio moved to approve the agenda; Mayor Pro Tem Box III seconded the motion. The motion passed unanimously.

### IV. NEW BUSINESS

#### A. Public Hearing on Annexation

Mr. Garcia stated that the Town has been working on annexing properties in the Southern part of Ignacio. He stated that many of the people in attendance had received notification letters regarding the potential annexation of these properties. The Slaughterhouse property was purchased in 2017, but it is outside the corporate boundaries of the Town; this annexation will cover a portion of that property. In 2019 the Town purchased the property on the east side of the Slaughterhouse property and we refer to it as Ignacio South. This will total approximately 26 acres. Some of the Southern portion of the Slaughterhouse property will not be annexed in at this time as the Town is working with the Tribe on a land swap. The Town is also wanting to annex properties along County Road 320A to establish a dedicated right-of-way for a future road. There are a lot of unique areas within the community; as an example, when the Town annexed in the school properties it was discovered that Becker Hill Road was not a right-of-way and we worked to rectify that situation. The Town is working with the Young family on a portion of this County Road 320A; the Phillips' property is also in the annexation plat. There are a total of six properties that the Town is attempting to annex. The annexation process requires a Public Hearing as well a notifying the adjoining neighbors of property that could be annexed, which is the letter that many of you received. This Public Hearing was also published in the Durango Herald and posted in the required locations within Town limits. There are still some ongoing discussions with the Young family properties. Donna Young is suffering from Alzheimer's and there is a court-appointed conservator for some of the properties and the others are included in an irrevocable trust. The Town is working with both the Trustee and the Conservator to reach agreement on the items that had been discussed with Donna prior to her suffering from Alzheimer's. These negotiations still need to be completed; they are

detailed in the draft annexation agreement that is in the packet. Mr. Garcia suggested that the Board present any questions they have to him, that the Public Hearing be conducted, and then continue the discussion to the October 10 Regularly Scheduled Board Meeting.

Trustee Joseph Atencio asked if the discussions with the Young properties would take much more time. Mr. Garcia stated that he thinks the Town is close to an agreement with the Trustee and Conservator; there is no action to be taken tonight. Trustee Atencio asked for clarification regarding whether action can be taken prior to the two parties agreeing; Mr. Garcia stated that he is correct in that no action can be taken until there is agreement and signatures from all parties.

Trustee Tom Atencio asked if there were water rights associated with this property. Mr. Garcia stated the Town is not seeking water rights at this time. These properties, like all the properties in this area, have BIA water rights. They are currently putting these water rights to good use. If they develop the property, the annexation agreement states that the water rights discussion will be more pertinent at that time. There is currently no irrigation infrastructure in that area, and it would need to be determined if the Town would bear the expense of putting that infrastructure in place or if it would be part of their subdivision development.

Mayor Craig asked if there would be another Public Comment period at the October 10 meeting. Mr. Garcia stated that continuing this item would allow for public comment at that time. Mayor Craig asked if any other trustees had questions for staff; there were none.

Mayor Craig opened the Public Hearing with the reminder that meeting decorum is required and there is a five-minute time limit to each person's comment. There will not necessarily be dialogue with the comments, but they will all be heard; once the Public Hearing is closed, staff can respond to any comments or questions. He requested that, as each person speaks, they would state their name and address for the record. He opened the Public Hearing at 6:12 PM.

Rick Wheelock, 3 El Paso Road – He asked about the total acreage that is being considered for annexation; he also expressed concern about the zoning that will be given and the traffic issues that may come from potential future development.

Liz Wheelock, 3 El Paso Road – If a road is put in on the annexation of the Young property, where would that road connect and what type of road would it be? I am concerned about the traffic.

Jamie Yarbrough, 2 El Paso Road – Knowing that El Paso Hill is not completely stable, she expressed concern about the traffic plan.

Rick Wheelock, 3 El Paso Road – Rick asked if he could speak again; Mayor Craig stated he had time. Rick's concern was regarding how utilities would be routed to those properties. He stated that all the people on El Paso Road enjoy their quality of life and their concern is that, if these properties are developed, that quality of life would be lost.

Mayor Craig asked if there were any other Public Comments; there were none. Mayor Craig closed the Public Hearing at 6:15 PM. Mayor Craig asked if staff would like to respond to any of the comments and questions.

Mr. Garcia stated that, at this time, this is simply the annexation of properties into the Town; there is no development plan. Long term, the hope is that these properties could help address the housing needs of our community. When we did a housing study on Rock Creek a few years ago, we learned that the average housing stock in our community is 1953. There is a definite need for new housing; that is the purpose behind the Board moving to purchase properties and annex them into the Town. The Town is currently applying for technical assistance that would look at different development opportunities on the Town-owned properties. The Town is also working on a build with Timber Age on two lots off of El Paso Alley with the same developer that developed Dalton Ranch. This developer is also interested in working on Rock Creek in the future. But we are currently trying to proof out two model homes off of El Paso Alley. Within a month or so we will bring forth a small subdivision that will create 3-4 lots in there and have a development plan associated with that subdivision. With regard to the zoning question, the plan is to be single family, not multi family. Regarding the utilities, there is already water, sewer, gas and irrigation on the alley; it would simply be a matter of tapping into those utilities for each new home. There is not currently a plan for the road, but when the plans are presented there will be ample opportunity for input from the public; the surrounding neighbors will receive notification of planned development up there, just as they did for the annexation. Mr. Garcia stated that there is a lot of money that will be made available for workforce housing, and the Town is working to be positioned to apply for those funds when they are available. That is why we are working toward the two homes with Timber Age, trying to see if they would be affordable for workforce housing. He extended an invitation to meet with anyone that was interested in seeing the models that we are considering. He also stated that, at our last Town Board meeting (September 12), there were two members appointed to the Planning Commission (PC); the Town is still looking for volunteers for the PC. Now that we have a functioning PC, we will use them to review this development plan.

Liz Wheelock stated that an architect or engineer had stated that El Paso Road would only last for about 75 years; she is concerned about adding more traffic going up and down that hill. Mr. Garcia acknowledged that it is a challenge and made several suggestions of how it might be addressed. Ultimately, he hopes for housing up there that meets the needs of the community and improvements to the roads and utilities that support the housing.

Jamie Yarbrough asked if there was a chance that, after it is annexed, the plan would change to multi-family housing along the alley. Mr. Garcia reiterated that this would go through the subdivision process with the PC, complete with proper notices and public comment opportunities, it would then come to the Town Board for approval; there will be platted, zoned lots and housing concepts included in all of that.

In response to the question about acreage, this section on El Paso Alley would be about 13 acres.

Mayor Craig stated that the next item is the Ordinance, but there is no action to be taken on this Ordinance at this time. This will be brought back at the October 10 Regular Board Meeting.

#### **B. Ordinance 351 – Ignacio South Annexation**

No action taken on this agenda item.

**V. MISCELLANEOUS**

Trustee deKay reiterated that the irrigation issue in the annexation agreement would be determined at a future time; Mr. Garcia concurred.

Liz Wheelock asked when irrigation would be turned off for the season. Mayor Craig joked that this was definitely miscellaneous. Mr. Garcia stated that this is determined by the BIA and the supply of water they have to pass on to the Town. We will supply it to the residents as long as the BIA leaves the Goodnight Ditch open, dependent on the water supply.

Trustee Atencio said that the Southern Ute Drum stated that the irrigation water would be shut off September 30. Mrs. Wheelock thanked him for the information. Michala Hall, Deputy Clerk/Treasurer, stated that this date was posted at the Post Office as well.

**VI. ADJOURNMENT**

Being no further business before the Board, Mayor Craig called for a motion to adjourn. Trustee Joseph Atencio moved to adjourn the meeting; Trustee deKay seconded the motion. The motion passed unanimously and the meeting was adjourned at 6:28 PM. The next regularly scheduled meeting will be on Monday, October 10, 2022, at 6:00 PM in the Abel F. Atencio Community Room and via Remote Public Meeting.

  
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Clark Craig, Mayor

10/10/2022  
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Date

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Attest: Tuggy Dunton, Town Clerk