



**IGNACIO TOWN BOARD MEETING AGENDA**  
**Monday, February 14, 2022 – 6:30 PM**  
**Abel F. Atencio Community Room, 570 Goddard Avenue**  
**or via Remote Public Meeting**

*The remote meeting is hosted by Zoom and requires Attendees to login to the Zoom meeting website at the following address: <https://zoom.us/j/95519556854>, or Attendees wishing to participate by phone shall call: **346-248-7799** and key in Webinar ID Number: **955 1955 6854**.*

*There is a Zoom Etiquette file on the Town website that details how Zoom meetings work and what is expected of Attendees. All Attendees will be able to hear and/or see the Town Board meeting. Attendees will be muted until the Mayor takes Attendee comments. Attendees wanting to comment must click on the "Raised Hand" tab at the bottom of the screen, or callers will have to enter \*9. The Mayor will acknowledge which Attendee is to speak (by name or phone number) and the meeting host will allow them to speak. The meeting host will unmute the Attendee (or notify the Attendee if they need to unmute themselves by entering \*6). The Attendee shall first provide their name and address before they begin their comments. Failure to follow directions or maintain meeting decorum will result in the muting of your connection.*

- I. CALL REGULAR MEETING TO ORDER:** Pledge of Allegiance
- II. ROLL CALL**
- III. PUBLIC COMMENTS:** *The Town Board values public comment and allows this time for citizens to voice their thoughts and concerns. The Mayor will open the comment period and prior to addressing the Board, state your name and address, and limit your comments to five (5) minutes. Meeting decorum will be maintained and failure to maintain composure and respect will result in the closure of your comment period. The Town Board and/or staff may respond to your comments or take your comments under advisement. Please do not comment on items listed on the Agenda, as opportunity will be given to comment during these discussions. Thank you.*
- IV. CONSENT AGENDA**
  - A. Regular Town Board Meeting Minutes from January 10, 2022
  - B. Special Town Board Meeting Minutes from January 31, 2022
  - C. Financial Records – January 2022 Check Register and Accounting Reports
- V. UNFINISHED BUSINESS:**
  - A. Resolution 03-2022 – Setting the Title and Content of a Ballot Issue and Other Details for the Regular Municipal Election to be Held on Tuesday, April 5, 2022
  - B. Rock Creek Housing Plan Presentation
  - C. Broadband Plan Presentation
- VI. NEW BUSINESS**
  - A. Land Use and Development Code Update and Public Hearing
  - B. Ordinance 350 – Amendment to the Town of Ignacio Municipal Code and Adoption of the Land Use and Development Code and Zoning Map
  - C. Sewer Rate Increase Discussion and Public Hearing – duly published on February 4 and 11, 2022
  - D. Resolution 04-2022 – Adopting Sewer Rate Increase
  - E. Resolution 05-2022 – Designating Election Official for the Regular Municipal Election on April 5, 2022
  - F. COVID-19 Update
- VII. STAFF REPORTS**
  - A. Police Department
  - B. Public Works
  - C. Clerk / Treasurer
  - D. Town Manager
  - E. Attorney
- VIII. TRUSTEE REPORTS**
- IX. MISCELLANEOUS**
- X. ADJOURNMENT**

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Check #	Type	Vendor #/Name	Check Amount	Date Issued	Period Redeemed	Claim #	Claim Amount
-98121	E	1187 Cardmember Service (TBK Bank)	45.01	01/05/22	1/22	CL 15431	45.01
-98120	E	1187 Cardmember Service (TBK Bank)	42.31	01/05/22	1/22	CL 15432	42.31
-98119	E	1187 Cardmember Service (TBK Bank)	44.30	01/05/22	1/22	CL 15433	44.30
-98118	E	1187 Cardmember Service (TBK Bank)	47.61	01/05/22	1/22	CL 15434	47.61
-98117	E	1187 Cardmember Service (TBK Bank)	33.52	01/05/22	1/22	CL 15435	33.52
-98116	E	1187 Cardmember Service (TBK Bank)	41.40	01/05/22	1/22	CL 15436	41.40
-98115	E	1187 Cardmember Service (TBK Bank)	56.60	01/05/22	1/22	CL 15437	56.60
-98114	E	1187 Cardmember Service (TBK Bank)	46.30	01/05/22	1/22	CL 15438	46.30
-98113	E	1187 Cardmember Service (TBK Bank)	65.72	01/05/22	1/22	CL 15439	65.72
-98112	E	1187 Cardmember Service (TBK Bank)	69.19	01/05/22	1/22	CL 15440	69.19
-98111	E	1187 Cardmember Service (TBK Bank)	84.25	01/05/22	1/22	CL 15441	84.25
-98110	E	1187 Cardmember Service (TBK Bank)	71.38	01/05/22	1/22	CL 15442	71.38
-98109	E	1187 Cardmember Service (TBK Bank)	46.60	01/05/22	1/22	CL 15443	46.60
-98108	E	1187 Cardmember Service (TBK Bank)	39.94	01/05/22	1/22	CL 15444	39.94
-98107	E	1187 Cardmember Service (TBK Bank)	39.80	01/05/22	1/22	CL 15445	39.80
-98106	E	1187 Cardmember Service (TBK Bank)	61.56	01/05/22	1/22	CL 15446	61.56
-98105	E	1187 Cardmember Service (TBK Bank)	69.95	01/05/22	1/22	CL 15447	69.95
-98104	E	1187 Cardmember Service (TBK Bank)	32.25	01/05/22	1/22	CL 15448	32.25
-98103	E	1187 Cardmember Service (TBK Bank)	55.90	01/05/22	1/22	CL 15449	55.90
-98102	E	1187 Cardmember Service (TBK Bank)	31.61	01/05/22	1/22	CL 15450	31.61
-98101	E	1187 Cardmember Service (TBK Bank)	29.05	01/05/22	1/22	CL 15451	29.05
-98100	E	1187 Cardmember Service (TBK Bank)	39.57	01/05/22	1/22	CL 15452	39.57
-98099	E	1187 Cardmember Service (TBK Bank)	38.15	01/05/22	1/22	CL 15453	38.15
-98098	E	1187 Cardmember Service (TBK Bank)	29.52	01/05/22	1/22	CL 15454	29.52

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TOWN OF IGNACIO  
Check Register for Checking  
For the Accounting Period: 1/22

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Claim Checks

Check #	Type	Vendor #/Name	Check Amount	Date Issued	Period Redeemed	Claim #	Claim Amount
-98097	E	1187 Cardmember Service (TBK Bank)	32.55	01/05/22	1/22	CL 15455	32.55
-98096	E	1187 Cardmember Service (TBK Bank)	27.78	01/05/22	1/22	CL 15456	27.78
-98095	E	1187 Cardmember Service (TBK Bank)	172.60	01/05/22	1/22	CL 15457	172.60
-98094	E	1187 Cardmember Service (TBK Bank)	88.72	01/05/22	1/22	CL 15458	88.72
-98093	E	1187 Cardmember Service (TBK Bank)	137.28	01/05/22	1/22	CL 15459	137.28
-98092	E	1187 Cardmember Service (TBK Bank)	51.87	01/05/22	1/22	CL 15460	51.87
-98091	E	1187 Cardmember Service (TBK Bank)	56.36	01/05/22	1/22	CL 15461	56.36
-98090	E	1187 Cardmember Service (TBK Bank)	45.97	01/05/22	1/22	CL 15462	45.97
-98089	E	1187 Cardmember Service (TBK Bank)	51.73	01/05/22	1/22	CL 15463	51.73
-98088	E	1187 Cardmember Service (TBK Bank)	38.84	01/05/22	1/22	CL 15464	38.84
-98087	E	1187 Cardmember Service (TBK Bank)	8.70	01/05/22	1/22	CL 15465	8.70
-98086	E	1187 Cardmember Service (TBK Bank)	29.68	01/05/22	1/22	CL 15466	29.68
-98085	E	1187 Cardmember Service (TBK Bank)	25.00	01/05/22	1/22	CL 15467	25.00
-98084	E	1187 Cardmember Service (TBK Bank)	25.00	01/05/22	1/22	CL 15468	25.00
-98083	E	1187 Cardmember Service (TBK Bank)	25.00	01/05/22	1/22	CL 15469	25.00
-98082	E	1187 Cardmember Service (TBK Bank)	25.00	01/05/22	1/22	CL 15470	25.00
-98081	E	1187 Cardmember Service (TBK Bank)	50.00	01/05/22	1/22	CL 15471	50.00
-98080	E	1187 Cardmember Service (TBK Bank)	25.00	01/05/22	1/22	CL 15472	25.00
-98079	E	1187 Cardmember Service (TBK Bank)	10.00	01/05/22	1/22	CL 15473	10.00
-98078	E	1187 Cardmember Service (TBK Bank)	188.94	01/05/22	1/22	CL 15474	188.94
-98077	E	1187 Cardmember Service (TBK Bank)	11.45	01/05/22	1/22	CL 15475	11.45
-98076	E	1187 Cardmember Service (TBK Bank)	10.00	01/05/22	1/22	CL 15476	10.00
-98075	E	1187 Cardmember Service (TBK Bank)	67.90	01/05/22	1/22	CL 15477	67.90
-98074	E	1187 Cardmember Service (TBK Bank)	95.96	01/05/21	1/22	CL 15478	95.96

TOWN OF IGNACIO  
Check Register for Checking  
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## Claim Checks

Check #	Type	Vendor #/Name	Check Amount	Date Issued	Period Redeemed	Claim #	Claim Amount
-98073	E	1187 Cardmember Service (TBK Bank)	150.88	01/05/22	1/22	CL 15479	150.88
-98072	E	1187 Cardmember Service (TBK Bank)	16.99	01/05/22	1/22	CL 15480	16.99
-98071	E	1187 Cardmember Service (TBK Bank)	13.14	01/05/22	1/22	CL 15481	13.14
-98070	E	1187 Cardmember Service (TBK Bank)	17.26	01/05/22	1/22	CL 15482	17.26
-98069	E	1187 Cardmember Service (TBK Bank)	51.83	01/05/22	1/22	CL 15483	51.83
-98068	E	1187 Cardmember Service (TBK Bank)	20.72	01/05/22	1/22	CL 15484	20.72
-98067	E	1187 Cardmember Service (TBK Bank)	40.93	01/05/22	1/22	CL 15485	40.93
-98066	E	1187 Cardmember Service (TBK Bank)	8.01	01/05/22	1/22	CL 15486	8.01
-98065	E	1187 Cardmember Service (TBK Bank)	58.02	01/05/22	1/22	CL 15487	58.02
-98064	E	1187 Cardmember Service (TBK Bank)	90.00	01/05/22	1/22	CL 15488	90.00
-98063	E	1187 Cardmember Service (TBK Bank)	90.00	01/05/22	1/22	CL 15489	90.00
-98062	E	1187 Cardmember Service (TBK Bank)	90.00	01/05/22	1/22	CL 15490	90.00
-98061	E	1187 Cardmember Service (TBK Bank)	90.00	01/05/22	1/22	CL 15491	90.00
-98060	E	1187 Cardmember Service (TBK Bank)	78.58	01/05/22	1/22	CL 15492	78.58
-98059	E	1187 Cardmember Service (TBK Bank)	15.74	01/05/22	1/22	CL 15493	15.74
-98058	E	1187 Cardmember Service (TBK Bank)	78.98	01/05/22	1/22	CL 15494	78.98
-98057	E	1187 Cardmember Service (TBK Bank)	75.00	01/05/22	1/22	CL 15495	75.00
-98056	E	1187 Cardmember Service (TBK Bank)	75.00	01/05/22	1/22	CL 15496	75.00
-98055	E	1187 Cardmember Service (TBK Bank)	90.00	01/05/22	1/22	CL 15497	90.00
-98054	E	1187 Cardmember Service (TBK Bank)	34.53	01/05/22	1/22	CL 15498	34.53
-98053	E	1187 Cardmember Service (TBK Bank)	39.06	01/05/22	1/22	CL 15499	39.06
-98052	E	1187 Cardmember Service (TBK Bank)	75.78	01/05/22	1/22	CL 15500	75.78
-98051	E	1187 Cardmember Service (TBK Bank)	99.12	01/05/22	1/22	CL 15501	99.12
-98050	E	1187 Cardmember Service (TBK Bank)	90.00	01/05/22	1/22	CL 15502	90.00



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TOWN OF IGNACIO  
Check Register for Checking  
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Claim Checks

Check #	Type	Vendor #/Name	Check Amount	Date Issued	Period Redeemed	Claim #	Claim Amount
-98049	E	1187 Cardmember Service (TBK Bank)	38.53	01/05/22	1/22	CL 15503	38.53
-98048	E	1187 Cardmember Service (TBK Bank)	74.75	01/05/22	1/22	CL 15504	74.75
-98047	E	1187 Cardmember Service (TBK Bank)	6.59	01/05/22	1/22	CL 15505	6.59
-98046	E	1187 Cardmember Service (TBK Bank)	75.00	01/05/22	1/22	CL 15506	75.00
-98045	E	1187 Cardmember Service (TBK Bank)	99.98	01/05/22	1/22	CL 15507	99.98
-98044	E	1187 Cardmember Service (TBK Bank)	104.50	01/05/22	1/22	CL 15508	104.50
-98043	E	1187 Cardmember Service (TBK Bank)	35.00	01/05/22	1/22	CL 15509	35.00
-98042	E	1187 Cardmember Service (TBK Bank)	306.81	01/05/22	1/22	CL 15510	306.81
-98041	E	1187 Cardmember Service (TBK Bank)	185.14	01/05/22	1/22	CL 15511	185.14
-98040	E	1187 Cardmember Service (TBK Bank)	272.58	01/05/22	1/22	CL 15512	272.58
-98039	E	1187 Cardmember Service (TBK Bank)	44.34	01/05/22	1/22	CL 15513	44.34
-98038	E	1187 Cardmember Service (TBK Bank)	60.59	01/05/22	1/22	CL 15514	60.59
-98037	E	1187 Cardmember Service (TBK Bank)	28.10	01/05/22	1/22	CL 15515	28.10
-98036	E	1187 Cardmember Service (TBK Bank)	58.61	01/05/22	1/22	CL 15516	58.61
-98035	E	1187 Cardmember Service (TBK Bank)	55.08	01/05/22	1/22	CL 15517	55.08
-98034	E	1187 Cardmember Service (TBK Bank)	90.00	01/05/22	1/22	CL 15518	90.00
-98033	E	1187 Cardmember Service (TBK Bank)	2.00	01/05/22	1/22	CL 15519	2.00
-98032	E	1187 Cardmember Service (TBK Bank)	68.69	01/05/22	1/22	CL 15520	68.69
-98031	E	1187 Cardmember Service (TBK Bank)	10.00	01/05/22	1/22	CL 15521	10.00
-98030	E	1187 Cardmember Service (TBK Bank)	2.00	01/05/22	1/22	CL 15522	2.00
-98029	E	1211 Morton Electric, Inc.	145460.52	01/05/22	1/22	CL 15527	145460.52
-98028	E	1211 Morton Electric, Inc.	27671.29	01/05/22	1/22	CL 15528	27671.29
-98027	E	845 HOME DEPOT CREDIT SERVICES	479.48	01/05/22	1/22	CL 15536	479.48
-98026	E	845 HOME DEPOT CREDIT SERVICES	501.00	01/05/22	1/22	CL 15537	501.00

TOWN OF IGNACIO  
Check Register for Checking  
For the Accounting Period: 1/22

## Claim Checks

Check #	Type	Vendor #/Name	Check Amount	Date Issued	Period Redeemed	Claim #	Claim Amount
-98025	E	1187 Cardmember Service (TBK Bank)	611.05	01/05/22	1/22	CL 15543	611.05
-98024	E	1187 Cardmember Service (TBK Bank)	100.00	01/05/22	1/22	CL 15544	100.00
-98023	E	1187 Cardmember Service (TBK Bank)	380.83	01/05/22	1/22	CL 15545	380.83
-98022	E	1187 Cardmember Service (TBK Bank)	57.24	01/05/22	1/22	CL 15546	57.24
-98021	E	1187 Cardmember Service (TBK Bank)	175.97	01/05/22	1/22	CL 15547	175.97
-98020	E	1187 Cardmember Service (TBK Bank)	1595.90	01/05/22	1/22	CL 15548	1595.90
-98019	E	974 LA PLATA ELECTRIC ASSN INC	2069.11	01/20/21	1/22	CL 15559	2069.11
-98018	E	143 STATE OF COLORADO-SALES TAX	2447.60	01/20/22	1/22	CL 15568	2447.60
-98017	E	845 HOME DEPOT CREDIT SERVICES	148.14	01/20/22	1/22	CL 15575	148.14
5800 *	S	220 BALLANTINE COMMUNICATIONS INC	54.28	01/05/22	1/22	CL 15541	44.90
						CL 15542	9.38
5801	S	65 BASIN COOP	905.00	01/05/22	1/22	CL 15538	905.00
5802	S	79 Blueline Reprographics LLC	1530.00	01/05/22	1/22	CL 15553	1530.00
5803	S	91 BRENNAN OIL COMPANY	314.33	01/05/22	1/22	CL 15550	314.33
5804	S	121 CIRSA	11315.61	01/05/22	1/22	CL 15535	9723.61
						CL 15551	1592.00
5805	S	976 CIRSA WC	9122.25	01/05/22	1/22	CL 15534	9122.25
5806	S	163 CONSOLIDATED ELECTRICAL DISTRIBUTORS INC	338.59	01/05/22	1/22	CL 15554	338.59
5807	S	869 DRUG & ALCOHOL TESTING ASSOC	200.00	01/05/22	1/22	CL 15540	200.00
5808	S	975 DURANGO PARTS SOURCE INC	33.20	01/05/22	1/22	CL 15539	33.20
5809	S	240 ESSCO PIPE & SUPPLY	111.62	01/05/22	1/22	CL 15557	111.62
5810	S	1209 Express Toll	26.85	01/05/22	1/22	CL 15533	26.85
5811	S	971 FASTTRACK COMMUNICATIONS INC	126.95	01/05/22	1/22	CL 15523	126.95
5812	S	257 FOUR CORNERS WELDING & GAS SUPPLY	7.00	01/05/22	1/22	CL 15552	7.00
5813	S	695 GFL Environmental	2695.12	01/05/22	1/22	CL 15526	2695.12

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Claim Checks

Check #	Type	Vendor #/Name	Check Amount	Date Issued	Period Redeemed	Claim #	Claim Amount
5814	S	1130 IMAGENET CONSULTING LLC	287.88	01/05/22	1/22		
5815	S	894 KRISTIN ROEHRS	325.00	01/05/22	1/22	CL 15532	287.88
5816	S	394 LEWIS TRUE VALUE MERCANTILE	144.70	01/05/22	1/22	CL 15531	325.00
5817	S	1087 MARK GARCIA - GOV-PLUS LLC	9390.00	01/05/22	1/22	CL 15558	144.70
5818	S	1188 NEO Connect	11506.25	01/05/22	1/22	CL 15524	9390.00
5819	S	650 TOWN OF IGNACIO	631.63	01/05/22	1/22	CL 15530	11506.25
5820	S	655 TRAUTNER GEOTECH	10324.35	01/05/22	1/22	CL 15525	631.63
5821	S	675 UTILITY NOTIFICATION CENTER OF CO	13.20	01/05/22	1/22	CL 15549	10324.35
5822	S	690 WACI-CI TRADING COMPANY	389.92	01/05/22	1/22	CL 15529	13.20
5826 *	S	53 AUTO PARTS INC	91.44	01/20/22	1/22	CL 15555	194.97
						CL 15556	194.95
						CL 15566	75.46
						CL 15573	4.99
						CL 15574	10.99
5827	S	728 AXIS HEALTH SYSTEMS	446.88	01/20/22		CL 15585	446.88
5828	S	220 BALLANTINE COMMUNICATIONS INC	5.07	01/20/22	1/22	CL 15582	5.07
5829	S	66 BASIN PRINTING & IMAGING	826.32	01/20/22		CL 15572	826.32
5830	S	237 ENERGY OUTREACH COLORADO	339.00	01/20/22		CL 15576	339.00
5831	S	1114 HOMES FUND INC	1808.00	01/20/22	1/22	CL 15583	1808.00
5832	S	873 IGNACIO CHAMBER OF COMMERCE	115.00	01/20/22		CL 15561	115.00
5833	S	1195 Ignacio Creative District	5000.00	01/20/22	1/22	CL 15565	5000.00
5834	S	1019 LA PLATA ECONOMIC ALLIANCE	1400.00	01/20/22		CL 15564	1400.00
5835	S	1046 LAW OFFICE OF DAVID LIBERMAN	2663.62	01/20/22		CL 15578	2663.62
5836	S	1035 LEXIPOL LLC	2452.52	01/20/22		CL 15562	2452.52
5837	S	1192 Mitel Networks, Inc.	370.94	01/20/22		CL 15571	370.94
5838	S	590 SAN JUAN BASIN HEALTH DEPARTMENT	35.00	01/20/22		CL 15570	35.00

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TOWN OF IGNACIO  
Check Register for Checking  
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Claim Checks

Check #	Type	Vendor #/Name	Check Amount	Date Issued	Period Redeemed	Claim #	Claim Amount
5839	S	1172 Short Elliott Hendrickson, Inc.	1473.75	01/20/22		CL 15567	1073.75
						CL 15577	400.00
5840	S	600 SOUTHERN UTE UTILITIES DIVISION	101420.59	01/20/22	1/22	CL 15563	101420.59
5841	S	730 SOUTHWEST AG	150.00	01/20/22		CL 15569	150.00
5842	S	1068 STATEWIDE INTERNET PORTAL AUTHORITY	1617.00	01/20/22		CL 15581	1617.00
5843	S	1196 The Durango Herald	107.00	01/20/22		CL 15580	107.00
5844	S	1117 TUGGY DUNTON	178.86	01/20/22	1/22	CL 15579	178.86
5845	S	690 WACI-CI TRADING COMPANY	279.98	01/20/22		CL 15584	279.98
5846	S	692 WALKER DO IT BEST HARDWARE	86.32	01/20/22	1/22	CL 15560	86.32
<b>Total for Claim Checks</b>			<b>367929.83</b>				
Count for Claim Checks			149				

\* denotes missing check number(s)

# of Checks: 149                      Total: 367929.83

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TOWN OF IGNACIO  
Fund Summary for Claim Check Register  
For the Accounting Period: 1/22

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Fund/Account	Amount
100 GENERAL FUND	
110230	\$63,888.51
300 CAPITAL IMPROVEMENT FUND	
110230	\$184,529.91
500 ECONOMIC DEVELOPMENT FUND	
110230	\$11,506.25
610 WATER FUND	
110230	\$10,490.31
620 GAS FUND	
110230	\$62,664.72
630 SEWER FUND	
110230	\$34,440.44
640 IRRIGATION FUND	
110230	\$409.69
<b>Total:</b>	<b>\$367,929.83</b>



## Summary Statement

January 31, 2022

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Investor ID: CO-01-0721

0000493-0002537 PDF 382533

**Town of Ignacio**  
**PO Box 459**  
**Ignacio, CO 81137-0459**

### COLOTRUST

#### PLUS+

Average Monthly Yield: 0.0735%

		Beginning Balance	Contributions	Withdrawals	Income Earned	Income Earned YTD	Average Daily Balance	Month End Balance
CO-01-0721-8001	GENERAL FUND	1,120,677.78	0.00	0.00	69.98	69.98	1,120,712.44	1,120,747.76
CO-01-0721-8002	WATER FUND	14,734.22	0.00	0.00	0.91	0.91	14,734.68	14,735.13
CO-01-0721-8003	SEWER FUND	0.00	0.00	0.00	0.00	0.00	0.00	0.00
CO-01-0721-8004	GAS FUND	73,990.83	0.00	0.00	4.63	4.63	73,993.12	73,995.46
CO-01-0721-8005	IRRIGATION FUND	10,367.12	0.00	0.00	0.63	0.63	10,367.43	10,367.75
CO-01-0721-8006	CAPITAL IMPROVEMENT FUND	316,356.14	0.00	0.00	19.76	19.76	316,365.93	316,375.90

Tel: (877) 311-0219

<https://www.colotrust.com/>



## Summary Statement

January 31, 2022

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Investor ID: CO-01-0721

Town of Ignacio  
PO Box 459  
Ignacio, CO 81137-0459

### PLUS+ - (continued)

		Beginning Balance	Contributions	Withdrawals	Income Earned	Income Earned YTD	Average Daily Balance	Month End Balance
CO-01-0721-8007	CONSERVATION TRUST FUND	69,195.70	0.00	0.00	4.31	4.31	69,197.84	69,200.01
CO-01-0721-8010	ECONOMIC DEVELOPMENT FUND	60,692.58	0.00	0.00	3.78	3.78	60,694.45	60,696.36
CO-01-0721-8011	American Rescue Plan Fund	114,129.84	0.00	0.00	7.15	7.15	114,133.38	114,136.99
<b>TOTAL</b>		<b>1,780,144.21</b>	<b>0.00</b>	<b>0.00</b>	<b>111.15</b>	<b>111.15</b>	<b>1,780,199.27</b>	<b>1,780,255.36</b>



## Account Statement

January 31, 2022

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Account Number: CO-01-0721-8001

### GENERAL FUND

### Account Summary

Average Monthly Yield: 0.0735%

	Beginning Balance	Contributions	Withdrawals	Income Earned	Income Earned YTD	Average Daily Balance	Month End Balance
PLUS+	1,120,677.78	0.00	0.00	69.98	69.98	1,120,712.44	1,120,747.76

### Transaction Activity

Transaction Date	Transaction Description	Contributions & Income Earned	Withdrawals	Balance	Transaction Number
01/01/2022	Beginning Balance			1,120,677.78	
01/31/2022	Income Dividend Reinvestment	69.98			
01/31/2022	Ending Balance			1,120,747.76	





## Account Statement

January 31, 2022

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Account Number: CO-01-0721-8002

### WATER FUND

#### Account Summary

Average Monthly Yield: 0.0735%

	Beginning Balance	Contributions	Withdrawals	Income Earned	Income Earned YTD	Average Daily Balance	Month End Balance
PLUS+	14,734.22	0.00	0.00	0.91	0.91	14,734.68	14,735.13

#### Transaction Activity

Transaction Date	Transaction Description	Contributions & Income Earned	Withdrawals	Balance	Transaction Number
01/01/2022	Beginning Balance			14,734.22	
01/31/2022	Income Dividend Reinvestment	0.91			
01/31/2022	Ending Balance			14,735.13	



## Account Statement

January 31, 2022

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Account Number: CO-01-0721-8004

### GAS FUND

#### Account Summary

Average Monthly Yield: 0.0735%

	Beginning Balance	Contributions	Withdrawals	Income Earned	Income Earned YTD	Average Daily Balance	Month End Balance
PLUS+	73,990.83	0.00	0.00	4.63	4.63	73,993.12	73,995.46

#### Transaction Activity

Transaction Date	Transaction Description	Contributions & Income Earned	Withdrawals	Balance	Transaction Number
01/01/2022	Beginning Balance			73,990.83	
01/31/2022	Income Dividend Reinvestment	4.63			
01/31/2022	Ending Balance			73,995.46	



## Account Statement

January 31, 2022

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Account Number: CO-01-0721-8005

### IRRIGATION FUND

### Account Summary

Average Monthly Yield: 0.0735%

	Beginning Balance	Contributions	Withdrawals	Income Earned	Income Earned YTD	Average Daily Balance	Month End Balance
PLUS+	10,367.12	0.00	0.00	0.63	0.63	10,367.43	10,367.75

### Transaction Activity

Transaction Date	Transaction Description	Contributions & Income Earned	Withdrawals	Balance	Transaction Number
01/01/2022	Beginning Balance			10,367.12	
01/31/2022	Income Dividend Reinvestment	0.63			
01/31/2022	Ending Balance			10,367.75	



## Account Statement

January 31, 2022

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Account Number: CO-01-0721-8006

### CAPITAL IMPROVEMENT FUND

#### Account Summary

Average Monthly Yield: 0.0735%

	Beginning Balance	Contributions	Withdrawals	Income Earned	Income Earned YTD	Average Daily Balance	Month End Balance
PLUS+	316,356.14	0.00	0.00	19.76	19.76	316,365.93	316,375.90

#### Transaction Activity

Transaction Date	Transaction Description	Contributions & Income Earned	Withdrawals	Balance	Transaction Number
01/01/2022	Beginning Balance			316,356.14	
01/31/2022	Income Dividend Reinvestment	19.76			
01/31/2022	Ending Balance			316,375.90	



## Account Statement

January 31, 2022

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Account Number: CO-01-0721-8007

### CONSERVATION TRUST FUND

#### Account Summary

Average Monthly Yield: 0.0735%

	Beginning Balance	Contributions	Withdrawals	Income Earned	Income Earned YTD	Average Daily Balance	Month End Balance
PLUS+	69,195.70	0.00	0.00	4.31	4.31	69,197.84	69,200.01

#### Transaction Activity

Transaction Date	Transaction Description	Contributions & Income Earned	Withdrawals	Balance	Transaction Number
01/01/2022	Beginning Balance			69,195.70	
01/31/2022	Income Dividend Reinvestment	4.31			
01/31/2022	Ending Balance			69,200.01	



## Account Statement

January 31, 2022

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Account Number: CO-01-0721-8010

### ECONOMIC DEVELOPMENT FUND

#### Account Summary

Average Monthly Yield: 0.0735%

	Beginning Balance	Contributions	Withdrawals	Income Earned	Income Earned YTD	Average Daily Balance	Month End Balance
PLUS+	60,692.58	0.00	0.00	3.78	3.78	60,694.45	60,696.36

#### Transaction Activity

Transaction Date	Transaction Description	Contributions & Income Earned	Withdrawals	Balance	Transaction Number
01/01/2022	Beginning Balance			60,692.58	
01/31/2022	Income Dividend Reinvestment	3.78			
01/31/2022	Ending Balance			60,696.36	



## Account Statement

January 31, 2022

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Account Number: CO-01-0721-8011

### American Rescue Plan Fund

### Account Summary

Average Monthly Yield: 0.0735%

	Beginning Balance	Contributions	Withdrawals	Income Earned	Income Earned YTD	Average Daily Balance	Month End Balance
PLUS+	114,129.84	0.00	0.00	7.15	7.15	114,133.38	114,136.99

### Transaction Activity

Transaction Date	Transaction Description	Contributions & Income Earned	Withdrawals	Balance	Transaction Number
01/01/2022	Beginning Balance			114,129.84	
01/31/2022	Income Dividend Reinvestment	7.15			
01/31/2022	Ending Balance			114,136.99	



## COLOTRUST

## PLUS+

Date	Dividend Rate	Daily Yield
01/01/2022	0.000000000	0.0489%
01/02/2022	0.000000000	0.0489%
01/03/2022	0.000001387	0.0506%
01/04/2022	0.000001710	0.0625%
01/05/2022	0.000001638	0.0598%
01/06/2022	0.000001795	0.0655%
01/07/2022	0.000005241	0.0638%
01/08/2022	0.000000000	0.0638%
01/09/2022	0.000000000	0.0638%
01/10/2022	0.000001971	0.0719%
01/11/2022	0.000002011	0.0734%
01/12/2022	0.000002068	0.0755%
01/13/2022	0.000002157	0.0788%
01/14/2022	0.000008880	0.0808%
01/15/2022	0.000000000	0.0808%
01/16/2022	0.000000000	0.0808%
01/17/2022	0.000000000	0.0808%
01/18/2022	0.000002214	0.0809%
01/19/2022	0.000002172	0.0793%
01/20/2022	0.000002088	0.0762%
01/21/2022	0.000006315	0.0768%
01/22/2022	0.000000000	0.0768%
01/23/2022	0.000000000	0.0768%
01/24/2022	0.000002167	0.0791%
01/25/2022	0.000002236	0.0816%
01/26/2022	0.000002246	0.0820%
01/27/2022	0.000002214	0.0808%
01/28/2022	0.000006831	0.0831%
01/29/2022	0.000000000	0.0831%
01/30/2022	0.000000000	0.0831%
01/31/2022	0.000002440	0.0891%

Performance results are shown net of all fees and expenses and reflect the reinvestment of dividends and other earnings. Many factors affect performance including changes in market conditions and interest rates and in response to other economic, political, or financial developments. Investment involves risk including the possible loss of principal. No assurance can be given that the performance objectives of a given strategy will be achieved. **Past performance is no guarantee of future results. Any financial and/or investment decision may incur losses.**



# TOWN OF IGNACIO

2021			2022			% up/down from PYM	Year-To-Date	Difference	% up/down from PYT
City Sales Tax	Month	Year-To-Date	City Sales Tax	Month	Difference				
Jan	39,505.29	39,505.29	1 Jan	44,605.31	5,100.02	12.91%	44,605.31	5,100.02	12.91%
Feb	45,778.54	85,283.83	2 Feb	50,799.76	5,021.22	5.89%	95,405.07	10,121.24	11.87%
Mar	34,956.77	120,240.60	3 Mar		-34,956.77	-29.07%	95,405.07	-24,835.53	-20.65%
Apr	34,875.59	155,116.19	4 Apr		-34,875.59	-22.48%	95,405.07	-59,711.12	-38.49%
May	40,256.52	195,372.71	5 May		-40,256.52	-20.60%	95,405.07	-99,967.64	-51.17%
June	39,924.32	235,297.03	6 Jun		-39,924.32	-16.97%	95,405.07	-139,891.96	-59.45%
July	40,842.76	276,139.79	7 July		-40,842.76	-14.79%	95,405.07	-180,734.72	-65.45%
Aug	47,265.88	323,405.67	8 Aug		-47,265.88	-14.62%	95,405.07	-228,000.60	-70.50%
Sept	46,527.60	369,933.27	9 Sept		-46,527.60	-12.58%	95,405.07	-274,528.20	-74.21%
Oct	41,298.20	411,231.47	10 Oct		-41,298.20	-10.04%	95,405.07	-315,826.40	-76.80%
Nov	44,132.78	455,364.25	11 Nov		-44,132.78	-9.69%	95,405.07	-359,959.18	-79.05%
Dec	46,196.31	501,560.56	12 Dec		-46,196.31	-9.21%	95,405.07	-406,155.49	-80.98%
<b>2021 City Total</b>	<b>501,560.56</b>		<b>2022 City Total</b>	<b>95,405.07</b>		<b>-80.98%</b>	<b>Annual Increase</b>		<b>-49.33%</b>
2021 BUDGET		360,000.00	2022 BUDGET		xx% Increase		460,000.00		

2021			2022			% up/down from PYM	Year-To-Date	Difference	% up/down from PYT
County Sales Tax	Month	Year-To-Date	County Sales Tax	Month	Difference				
Jan	77,691.00	77,691.00	1 Jan	92,362.00	14,671.00	18.88%	92,362.00	14,671.00	18.88%
Feb	94,839.00	172,530.00	2 Feb		-94,839.00	-54.97%	92,362.00	-80,168.00	-46.47%
Mar	78,241.00	250,771.00	3 Mar		-78,241.00	-31.20%	92,362.00	-158,409.00	-63.17%
Apr	75,662.00	326,433.00	4 Apr		-75,662.00	-23.18%	92,362.00	-234,071.00	-71.71%
May	93,841.00	420,274.00	5 May		-93,841.00	-22.33%	92,362.00	-327,912.00	-78.02%
June	88,608.00	508,882.00	6 June		-88,608.00	-17.41%	92,362.00	-416,520.00	-81.85%
July	99,100.00	607,982.00	7 July		-99,100.00	-16.30%	92,362.00	-515,620.00	-84.81%
Aug	109,515.00	717,497.00	8 Aug		-109,515.00	-15.26%	92,362.00	-625,135.00	-87.13%
Sept	112,626.00	830,123.00	9 Sept		-112,626.00	-13.57%	92,362.00	-737,761.00	-88.87%
Oct	105,307.00	935,430.00	10 Oct		-105,307.00	-11.26%	92,362.00	-843,068.00	-90.13%
Nov	109,105.00	1,044,535.00	11 Nov		-109,105.00	-10.45%	92,362.00	-952,173.00	-91.16%
Dec	97,095.00	1,141,630.00	12 Dec		-97,095.00	-8.50%	92,362.00	-1,049,268.00	-91.91%
<b>2021 County Total</b>	<b>1,141,630.00</b>		<b>2022 County Total</b>	<b>92,362.00</b>		<b>-91.91%</b>	<b>Annual Increase</b>		<b>-71.36%</b>
2021 BUDGET		850,000.00	2022 BUDGET		xx% Increase		100,000.00		

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TOWN OF IGNACIO  
Cash Report  
For the Accounting Period: 1/22

Page: 1 of 1  
Report ID: L160

Fund/Account	Beginning Balance	Received	Transfers In	Disbursed	Transfers Out	Ending Balance
100 GENERAL FUND						
110100 Petty Cash	100.00	0.00	0.00	0.00	0.00	100.00
110230 Operating Account	109,285.08	215,391.53	11.40	160,195.72	173,891.78	-9,399.49
110250 Savings Account	85,339.15	160,023.36	0.00	45,000.00	0.00	200,362.51
110270 Investment Account	1,234,807.62	77.13	0.00	0.00	0.00	1,234,884.75
<b>Total Fund</b>	<b>1,429,531.85</b>	<b>375,492.02</b>	<b>11.40</b>	<b>205,195.72</b>	<b>173,891.78</b>	<b>1,425,947.77</b>
300 CAPITAL IMPROVEMENT FUND						
110230 Operating Account	261,133.45	22,302.34	0.00	0.00	184,529.91	98,905.88
110270 Investment Account	316,356.14	19.76	0.00	0.00	0.00	316,375.90
<b>Total Fund</b>	<b>577,489.59</b>	<b>22,322.10</b>			<b>184,529.91</b>	<b>415,281.78</b>
400 CONSERVATION TRUST FUND						
110230 Operating Account	8,720.46	0.00	0.00	0.00	0.00	8,720.46
110270 Investment Account	69,195.70	4.31	0.00	0.00	0.00	69,200.01
<b>Total Fund</b>	<b>77,916.16</b>	<b>4.31</b>				<b>77,920.47</b>
500 ECONOMIC DEVELOPMENT FUND						
110230 Operating Account	-27,677.32	0.00	0.00	0.00	11,506.25	-39,183.57
110270 Investment Account	60,692.58	3.78	0.00	0.00	0.00	60,696.36
<b>Total Fund</b>	<b>33,015.26</b>	<b>3.78</b>			<b>11,506.25</b>	<b>21,512.79</b>
610 WATER FUND						
110230 Operating Account	6,831.07	20,829.58	0.00	68.27	10,501.71	17,090.67
110270 Investment Account	14,734.22	0.91	0.00	0.00	0.00	14,735.13
<b>Total Fund</b>	<b>21,565.29</b>	<b>20,830.49</b>		<b>68.27</b>	<b>10,501.71</b>	<b>31,825.80</b>
620 GAS FUND						
110230 Operating Account	70,509.78	58,987.23	0.00	176.70	62,664.72	66,655.59
110270 Investment Account	73,990.83	4.63	0.00	0.00	0.00	73,995.46
<b>Total Fund</b>	<b>144,500.61</b>	<b>58,991.86</b>		<b>176.70</b>	<b>62,664.72</b>	<b>140,651.05</b>
630 SEWER FUND						
110230 Operating Account	-24,706.28	41,143.26	0.00	193.08	34,440.44	-18,196.54
640 IRRIGATION FUND						
110230 Operating Account	-2,000.85	44.35	0.00	0.00	409.69	-2,366.19
110270 Investment Account	10,367.12	0.63	0.00	0.00	0.00	10,367.75
<b>Total Fund</b>	<b>8,366.27</b>	<b>44.98</b>			<b>409.69</b>	<b>8,001.56</b>
910 PAYROLL CLEARING FUND						
110230 Operating Account	14,714.50	0.00	110,003.27	114,102.55	0.00	10,615.22
930 CLAIMS CLEARING FUND						
110230 Operating Account	13,977.39	0.00	367,929.83	369,207.93	0.00	12,699.29
<b>Totals</b>	<b>2,296,370.64</b>	<b>518,832.80</b>	<b>477,944.50</b>	<b>688,944.25</b>	<b>477,944.50</b>	<b>2,126,259.19</b>

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

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

02/10/22  
16:53:24

TOWN OF IGNACIO  
Statement of Revenue Budget vs Actuals  
For the Accounting Period: 1 / 22

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Fund	Received Current Month	Received YTD	Estimated Revenue	Revenue To Be Received	% Received
100 GENERAL FUND	170,799.13	170,799.13	1,984,766.00	1,813,966.87	9 %
300 CAPITAL IMPROVEMENT FUND	22,322.10	22,322.10	230,180.00	207,857.90	10 %
400 CONSERVATION TRUST FUND	4.31	4.31	80,450.00	80,445.69	0 %
500 ECONOMIC DEVELOPMENT FUND	3.78	3.78	50.00	46.22	8 %
610 WATER FUND	24,371.15	24,371.15	327,125.00	302,753.85	7 %
620 GAS FUND	99,799.86	99,799.86	317,055.00	217,255.14	31 %
630 SEWER FUND	44,412.84	44,412.84	528,500.00	484,087.16	8 %
640 IRRIGATION FUND	0.63	0.63	40,525.00	40,524.37	0 %
<b>Grand Total:</b>	<b>361,713.80</b>	<b>361,713.80</b>	<b>3,508,651.00</b>	<b>3,146,937.20</b>	<b>10 %</b>

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16:55:06

TOWN OF IGNACIO  
Statement of Revenue Budget vs Actuals  
For the Accounting Period: 1 / 22

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100 GENERAL FUND

Account	Received Current Month	Received YTD	Estimated Revenue	Revenue To Be Received	% Received
331000 TAXES/UNRESTRICTED COUNTY-STATE REV.					
331100 Property Tax	146.53	146.53	39,274.00	39,127.47	0 %
331120 Tribe Pmt In Lieu Of Property Tax	0.00	0.00	450.00	450.00	0 %
331200 Specific Ownership Tax	259.06	259.06	3,000.00	2,740.94	9 %
331310 City Sales Tax	44,605.31	44,605.31	460,000.00	415,394.69	10 %
331330 County Sales Tax	92,362.00	92,362.00	1,000,000.00	907,638.00	9 %
331420 Cigarette Tax	200.07	200.07	1,800.00	1,599.93	11 %
331510 CO HUTF - Highway Users	0.00	0.00	29,703.00	29,703.00	0 %
331520 LP County Motor Vehicle License	299.83	299.83	5,000.00	4,700.17	6 %
331530 LP County Road & Bridge	25.77	25.77	3,000.00	2,974.23	1 %
331810 Severence Tax	0.00	0.00	2,000.00	2,000.00	0 %
331820 Franchise tax	0.00	0.00	500.00	500.00	0 %
331830 CO Fed Mineral Dist Tax	0.00	0.00	10,000.00	10,000.00	0 %
Account Group Total:	137,898.57	137,898.57	1,554,727.00	1,416,828.43	9 %
332000 LICENSES / PERMITS					
332100 Business License Fee	320.00	320.00	2,200.00	1,880.00	15 %
332110 Liquor License Fee	0.00	0.00	2,500.00	2,500.00	0 %
332210 Building Permit & Inspection Fee	411.99	411.99	4,000.00	3,588.01	10 %
332250 Vendor Permit Fee	0.00	0.00	200.00	200.00	0 %
332260 Animal License Fee	175.00	175.00	300.00	125.00	58 %
332270 Business Service License	250.00	250.00	2,250.00	2,000.00	11 %
332275 Excavation Permit Fee	0.00	0.00	100.00	100.00	0 %
Account Group Total:	1,156.99	1,156.99	11,550.00	10,393.01	10 %
333000 GRANTS / RESTRICTED FUNDS					
333158 HIDTA	26,664.80	26,664.80	92,712.00	66,047.20	29 %
333400 LGGF	0.00	0.00	10,444.00	10,444.00	0 %
333405 DS Monies	0.00	0.00	5,000.00	5,000.00	0 %
333530 Snow Removal	0.00	0.00	2,000.00	2,000.00	0 %
333591 DOLA American Rescue Plan Act	0.00	0.00	114,113.00	114,113.00	0 %
Account Group Total:	26,664.80	26,664.80	224,269.00	197,604.20	12 %
334000 FINES & FEES					
334110 Court Costs, Fines & Citations	300.00	300.00	1,000.00	700.00	30 %
334130 Plan/Zone Fee	0.00	0.00	1,500.00	1,500.00	0 %
334140 Reproduction Fee	0.00	0.00	20.00	20.00	0 %
334160 NSF Fee	0.00	0.00	100.00	100.00	0 %
334170 Notary Public Fee	0.00	0.00	100.00	100.00	0 %
334240 VIN Inspection	10.00	10.00	150.00	140.00	7 %
334400 Residential Trash	3,370.00	3,370.00	40,000.00	36,630.00	8 %
334401 Recycle	410.00	410.00	2,400.00	1,990.00	17 %
Account Group Total:	4,090.00	4,090.00	45,270.00	41,180.00	9 %
336000 Other Income					
336050 Misc Income	89.28	89.28	100.00	10.72	89 %
336060 Police Department Reimbursement	799.00	799.00	4,000.00	3,201.00	20 %
336061 Resource Officer - School District	0.00	0.00	144,000.00	144,000.00	0 %
336100 Interest Income	100.49	100.49	750.00	649.51	13 %
336300 Building Space Rental	0.00	0.00	100.00	100.00	0 %

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TOWN OF IGNACIO  
Statement of Revenue Budget vs Actuals  
For the Accounting Period: 1 / 22

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100 GENERAL FUND

Account	Received Current Month	Received YTD	Estimated Revenue	Revenue To Be Received	% Received
Account Group Total:	988.77	988.77	148,950.00	147,961.23	1 %
Fund Total:	170,799.13	170,799.13	1,984,766.00	1,813,966.87	9 %

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TOWN OF IGNACIO  
Statement of Revenue Budget vs Actuals  
For the Accounting Period: 1 / 22

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300 CAPITAL IMPROVEMENT FUND

Account	Received Current Month	Received YTD	Estimated Revenue	Revenue To Be Received	% Received
333000 GRANTS / RESTRICTED FUNDS					
333415 Capital Improvement - Sales Tax	22,302.34	22,302.34	230,000.00	207,697.66	10 %
Account Group Total:	22,302.34	22,302.34	230,000.00	207,697.66	10 %
336000 Other Income					
336100 Interest Income	19.76	19.76	180.00	160.24	11 %
Account Group Total:	19.76	19.76	180.00	160.24	11 %
Fund Total:	22,322.10	22,322.10	230,180.00	207,857.90	10 %

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400 CONSERVATION TRUST FUND

Account	Received Current Month	Received YTD	Estimated Revenue	Revenue To Be Received	% Received
333000 GRANTS / RESTRICTED FUNDS					
333100 GoCo Grant	0.00	0.00	72,000.00	72,000.00	0 %
333580 Lottery Income	0.00	0.00	8,400.00	8,400.00	0 %
Account Group Total:	0.00	0.00	80,400.00	80,400.00	0 %
336000 Other Income					
336100 Interest Income	4.31	4.31	50.00	45.69	9 %
Account Group Total:	4.31	4.31	50.00	45.69	9 %
Fund Total:	4.31	4.31	80,450.00	80,445.69	0 %

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500 ECONOMIC DEVELOPMENT FUND

Account	Received Current Month	Received YTD	Estimated Revenue	Revenue To Be Received	% Received
336000 Other Income					
336100 Interest Income	3.78	3.78	50.00	46.22	8 %
Account Group Total:	3.78	3.78	50.00	46.22	8 %
Fund Total:	3.78	3.78	50.00	46.22	8 %



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610 WATER FUND

Account	Received Current Month	Received YTD	Estimated Revenue	Revenue To Be Received	% Received
334000 FINES & FEES					
334120 Late Fee	970.00	970.00	5,000.00	4,030.00	19 %
334419 Reconnect Fee	500.00	500.00	1,500.00	1,000.00	33 %
334420 Metered Water Sales	21,848.78	21,848.78	275,000.00	253,151.22	8 %
334430 Tap Fee	0.00	0.00	7,600.00	7,600.00	0 %
334440 Ready To Serve Fee	1,051.46	1,051.46	13,000.00	11,948.54	8 %
Account Group Total:	24,370.24	24,370.24	302,100.00	277,729.76	8 %
336000 Other Income					
336100 Interest Income	0.91	0.91	25.00	24.09	4 %
Account Group Total:	0.91	0.91	25.00	24.09	4 %
339000 In House Transfer					
339100 Transfer In	0.00	0.00	25,000.00	25,000.00	0 %
Account Group Total:	0.00	0.00	25,000.00	25,000.00	0 %
Fund Total:	24,371.15	24,371.15	327,125.00	302,753.85	7 %

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620 GAS FUND

Account	Received Current Month	Received YTD	Estimated Revenue	Revenue To Be Received	% Received
334000 FINES & FEES					
334412 Gas Residential	56,063.63	56,063.63	200,000.00	143,936.37	28 %
334413 Gas Commercial	37,280.46	37,280.46	90,000.00	52,719.54	41 %
334415 Gas Stand By Fee	967.98	967.98	9,000.00	8,032.02	11 %
334470 Gas Tax	5,483.16	5,483.16	18,000.00	12,516.84	30 %
Account Group Total:	99,795.23	99,795.23	317,000.00	217,204.77	31 %
336000 Other Income					
336100 Interest Income	4.63	4.63	55.00	50.37	8 %
Account Group Total:	4.63	4.63	55.00	50.37	8 %
Fund Total:	99,799.86	99,799.86	317,055.00	217,255.14	31 %

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630 SEWER FUND

Account	Received Current Month	Received YTD	Estimated Revenue	Revenue To Be Received	% Received
334000 FINES & FEES					
334430 Tap Fee	0.00	0.00	2,500.00	2,500.00	0 %
334460 Sewage Collection	44,412.84	44,412.84	501,000.00	456,587.16	9 %
Account Group Total:	44,412.84	44,412.84	503,500.00	459,087.16	9 %
339000 In House Transfer					
339100 Transfer In	0.00	0.00	25,000.00	25,000.00	0 %
Account Group Total:	0.00	0.00	25,000.00	25,000.00	0 %
Fund Total:	44,412.84	44,412.84	528,500.00	484,087.16	8 %

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640 IRRIGATION FUND

Account	Received Current Month	Received YTD	Estimated Revenue	Revenue To Be Received	% Received
334000 FINES & FEES					
334430 Tap Fee	0.00	0.00	500.00	500.00	0 %
334480 Irrigation Water	0.00	0.00	40,000.00	40,000.00	0 %
Account Group Total:	0.00	0.00	40,500.00	40,500.00	0 %
336000 Other Income					
336100 Interest Income	0.63	0.63	25.00	24.37	3 %
Account Group Total:	0.63	0.63	25.00	24.37	3 %
Fund Total:	0.63	0.63	40,525.00	40,524.37	0 %
Grand Total:	361,713.80	361,713.80	3,508,651.00	3,146,937.20	10 %

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Fund	Committed Current Month	Committed YTD	Original Appropriation	Current Appropriation	Available Appropriation	% Committed
100 GENERAL FUND	174,087.50	174,087.50	1,966,514.00	1,966,514.00	1,792,426.50	9 %
300 CAPITAL IMPROVEMENT FUND	184,529.91	184,529.91	175,000.00	175,000.00	-9,529.91	105 %
400 CONSERVATION TRUST FUND	0.00	0.00	120,000.00	120,000.00	120,000.00	0 %
500 ECONOMIC DEVELOPMENT FUND	11,506.25	11,506.25	10,000.00	10,000.00	-1,506.25	115 %
610 WATER FUND	10,490.31	10,490.31	295,929.00	295,929.00	285,438.69	4 %
620 GAS FUND	62,664.72	62,664.72	309,854.00	309,854.00	247,189.28	20 %
630 SEWER FUND	34,440.44	34,440.44	515,538.00	515,538.00	481,097.56	7 %
640 IRRIGATION FUND	409.69	409.69	37,133.00	37,133.00	36,723.31	1 %
Grand Total:	478,128.82	478,128.82	3,429,968.00	3,429,968.00	2,951,839.18	14 %

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100 GENERAL FUND

Account	Object	Committed Current Month	Committed YTD	Original Appropriation	Current Appropriation	Available Appropriation	% Commit
411000	Legislative						
411000	Legislative						
1150	Town Board Salaries	600.00	600.00	7,200.00	7,200.00	6,600.00	8 %
2200	FICA	37.20	37.20	446.00	446.00	408.80	8 %
2250	Medicare	8.72	8.72	105.00	105.00	96.28	8 %
2500	Unemployment Insurance	1.20	1.20	22.00	22.00	20.80	5 %
5800	Travel, Training & Meetings	185.00	185.00	3,000.00	3,000.00	2,815.00	6 %
5810	Hosting Joint Meetings	0.00	0.00	1,500.00	1,500.00	1,500.00	%
	<b>Account Total:</b>	<b>832.12</b>	<b>832.12</b>	<b>12,273.00</b>	<b>12,273.00</b>	<b>11,440.88</b>	<b>7 %</b>
	<b>Account Group Total:</b>	<b>832.12</b>	<b>832.12</b>	<b>12,273.00</b>	<b>12,273.00</b>	<b>11,440.88</b>	<b>7 %</b>
412000	Judicial						
412000	Judicial						
3200	Professional Service - Judge	0.00	0.00	3,000.00	3,000.00	3,000.00	%
5800	Travel, Training & Meetings	0.00	0.00	1,000.00	1,000.00	1,000.00	%
	<b>Account Total:</b>	<b>0.00</b>	<b>0.00</b>	<b>4,000.00</b>	<b>4,000.00</b>	<b>4,000.00</b>	<b>%</b>
	<b>Account Group Total:</b>	<b>0.00</b>	<b>0.00</b>	<b>4,000.00</b>	<b>4,000.00</b>	<b>4,000.00</b>	<b>%</b>
414000	Elections						
414000	Elections						
1105	Election Judges	0.00	0.00	1,250.00	1,250.00	1,250.00	%
4600	Election Supplies	0.00	0.00	1,000.00	1,000.00	1,000.00	%
	<b>Account Total:</b>	<b>0.00</b>	<b>0.00</b>	<b>2,250.00</b>	<b>2,250.00</b>	<b>2,250.00</b>	<b>%</b>
	<b>Account Group Total:</b>	<b>0.00</b>	<b>0.00</b>	<b>2,250.00</b>	<b>2,250.00</b>	<b>2,250.00</b>	<b>%</b>
415000	ADMINISTRATION SALARIES & BENEFITS						
415000	ADMINISTRATION SALARIES & BENEFITS						
1100	Manager Salaries	0.00	0.00	83,200.00	83,200.00	83,200.00	%
1101	Clerk/Treasurer Salaries	4,816.00	4,816.00	62,608.00	62,608.00	57,792.00	8 %
1102	Deputy Clerk/Treasurer	3,338.16	3,338.16	41,330.00	41,330.00	37,991.84	8 %
1103	Admin Assist/Fin Coordinator	4,160.81	4,160.81	55,874.00	55,874.00	51,713.19	7 %
1200	Overtime	0.00	0.00	2,066.00	2,066.00	2,066.00	%
2100	Health Insurance	1,102.54	1,102.54	15,078.00	15,078.00	13,975.46	7 %
2101	Life Insurance	5.60	5.60	67.00	67.00	61.40	8 %
2102	Dental Insurance	42.00	42.00	504.00	504.00	462.00	8 %
2103	Vision Insurance	5.00	5.00	60.00	60.00	55.00	8 %
2104	Aflac	405.30	405.30	4,864.00	4,864.00	4,458.70	8 %
2200	FICA	765.55	765.55	15,195.00	15,195.00	14,429.45	5 %
2250	Medicare	179.03	179.03	3,554.00	3,554.00	3,374.97	5 %
2300	Retirement	447.92	447.92	9,983.00	9,983.00	9,535.08	4 %
2500	Unemployment Insurance	24.79	24.79	490.00	490.00	465.21	5 %
2502	Enterprise Salary & Benefit	0.00	0.00	-133,181.00	-133,181.00	-133,181.00	%
	<b>Account Total:</b>	<b>15,292.70</b>	<b>15,292.70</b>	<b>161,692.00</b>	<b>161,692.00</b>	<b>146,399.30</b>	<b>9 %</b>
	<b>Account Group Total:</b>	<b>15,292.70</b>	<b>15,292.70</b>	<b>161,692.00</b>	<b>161,692.00</b>	<b>146,399.30</b>	<b>9 %</b>
416000	ADMINISTRATION OPERATING						

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416000	ADMINISTRATION OPERATING						
2600	Insurance - Worker's	9,122.25	9,122.25	36,489.00	36,489.00	27,366.75	25 %
2700	Insurance - Property &	11,315.61	11,315.61	41,662.00	41,662.00	30,346.39	27 %
3000	Contract Work / Hydro	9,390.00	9,390.00	10,000.00	10,000.00	610.00	94 %
3201	Legal Service - Attorney	2,663.62	2,663.62	10,000.00	10,000.00	7,336.38	27 %
3203	Professional Service - Audit	0.00	0.00	17,000.00	17,000.00	17,000.00	%
4110	Utilities - Water	181.13	181.13	3,300.00	3,300.00	3,118.87	5 %
4120	Utilities - Sewer	76.97	76.97	2,500.00	2,500.00	2,423.03	3 %
4130	Utilities - Electric	657.42	657.42	8,200.00	8,200.00	7,542.58	8 %
4150	Utilities - Gas	373.53	373.53	2,200.00	2,200.00	1,826.47	17 %
4160	Telephone	497.89	497.89	5,912.00	5,912.00	5,414.11	8 %
4162	Cell Phone	129.22	129.22	7,100.00	7,100.00	6,970.78	2 %
4164	IT Services & Maintenance	1,617.00	1,617.00	16,769.00	16,769.00	15,152.00	10 %
4165	Internet Line	77.90	77.90	2,315.00	2,315.00	2,237.10	3 %
4166	IT Equipment & Supplies	0.00	0.00	6,000.00	6,000.00	6,000.00	%
4191	Recording fees	0.00	0.00	200.00	200.00	200.00	%
4304	Building R & M	0.00	0.00	2,500.00	2,500.00	2,500.00	%
4444	Intergovernmental Payments	6,808.00	6,808.00	28,008.00	28,008.00	21,200.00	24 %
4950	Miscellaneous Expense	0.00	0.00	1,200.00	1,200.00	1,200.00	%
4951	Community Christmas	38.84	38.84	200.00	200.00	161.16	19 %
4952	Community Support	0.00	0.00	1,500.00	1,500.00	1,500.00	%
5400	Advertising/Public Notice	54.28	54.28	2,500.00	2,500.00	2,445.72	2 %
5420	Cleaning Service	276.25	276.25	3,500.00	3,500.00	3,223.75	8 %
5430	Office equipment L & M	0.00	0.00	1,452.00	1,452.00	1,452.00	%
5440	Publication Legal Notice	5.07	5.07	1,000.00	1,000.00	994.93	1 %
5500	Printing Service	1,114.20	1,114.20	4,000.00	4,000.00	2,885.80	28 %
5550	Bank Service Charge	195.72	195.72	800.00	800.00	604.28	24 %
5600	Office Supplies	276.97	276.97	7,000.00	7,000.00	6,723.03	4 %
5650	Operating Supplies	190.31	190.31	4,000.00	4,000.00	3,809.69	5 %
5800	Travel, Training & Meetings	29.68	29.68	3,000.00	3,000.00	2,970.32	1 %
5820	Special Events	0.00	0.00	2,000.00	2,000.00	2,000.00	%
6150	Postage	8.70	8.70	4,500.00	4,500.00	4,491.30	%
6260	Gas & Oil	205.93	205.93	1,500.00	1,500.00	1,294.07	14 %
6450	Membership Fees	1,622.00	1,622.00	11,035.00	11,035.00	9,413.00	15 %
6453	Flexible Spending Account	0.00	0.00	413.00	413.00	413.00	%
6455	Enterprise General Service	0.00	0.00	-51,427.00	-51,427.00	-51,427.00	%
9140	Transfers Out	0.00	0.00	200,000.00	200,000.00	200,000.00	%
	Account Total:	46,928.49	46,928.49	398,328.00	398,328.00	351,399.51	12 %
	Account Group Total:	46,928.49	46,928.49	398,328.00	398,328.00	351,399.51	12 %
419000	COMMUNITY DEVELOPMENT						
419000	COMMUNITY DEVELOPMENT						
2501	Professional Service -	400.00	400.00	20,000.00	20,000.00	19,600.00	2 %
5650	Operating Supplies	0.00	0.00	500.00	500.00	500.00	%
5800	Travel, Training & Meetings	0.00	0.00	1,000.00	1,000.00	1,000.00	%
6450	Membership Fees	0.00	0.00	250.00	250.00	250.00	%
	Account Total:	400.00	400.00	21,750.00	21,750.00	21,350.00	2 %
	Account Group Total:	400.00	400.00	21,750.00	21,750.00	21,350.00	2 %

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100 GENERAL FUND

Account	Object	Committed Current Month	Committed YTD	Original Appropriation	Current Appropriation	Available Appropriation	% Commit
420000	PUBLIC SAFETY SALARIES & BENEFITS						
420000	PUBLIC SAFETY SALARIES & BENEFITS						
1106	Chief Salaries	8,707.20	8,707.20	113,194.00	113,194.00	104,486.80	8 %
1107	Sergeant Salaries	7,711.20	7,711.20	89,107.00	89,107.00	81,395.80	9 %
1108	Officers Salaries	34,197.40	34,197.40	337,106.00	337,106.00	302,908.60	10 %
1110	Resource Officer	4,524.80	4,524.80	124,773.00	124,773.00	120,248.20	4 %
1180	P/T Clerk Salaries	0.00	0.00	2,201.00	2,201.00	2,201.00	%
1200	Overtime	2,368.06	2,368.06	55,099.00	55,099.00	52,730.94	4 %
2100	Health Insurance	7,619.66	7,619.66	88,242.00	88,242.00	80,622.34	9 %
2101	Life Insurance	23.38	23.38	269.00	269.00	245.62	9 %
2102	Dental Insurance	560.00	560.00	4,032.00	4,032.00	3,472.00	14 %
2103	Vision Insurance	71.00	71.00	480.00	480.00	409.00	15 %
2104	Aflac	126.26	126.26	9,600.00	9,600.00	9,473.74	1 %
2130	Legal Insurance	0.00	0.00	2,100.00	2,100.00	2,100.00	%
2200	FICA	0.00	0.00	136.00	136.00	136.00	%
2250	Medicare	779.25	779.25	9,663.00	9,663.00	8,883.75	8 %
2350	Police Pension	3,822.32	3,822.32	49,589.00	49,589.00	45,766.68	8 %
2450	Death & Disability	1,418.40	1,418.40	21,254.00	21,254.00	19,835.60	7 %
2500	Unemployment Insurance	115.03	115.03	1,443.00	1,443.00	1,327.97	8 %
	Account Total:	72,043.96	72,043.96	908,288.00	908,288.00	836,244.04	8 %
	Account Group Total:	72,043.96	72,043.96	908,288.00	908,288.00	836,244.04	8 %
421000	PUBLIC SAFETY OPERATING						
421000	PUBLIC SAFETY OPERATING						
3415	Clinic & Hospital	0.00	0.00	600.00	600.00	600.00	%
4306	Vehicle R & M	10.00	10.00	7,000.00	7,000.00	6,990.00	%
4444	Intergovernmental Payments	446.88	446.88	14,163.00	14,163.00	13,716.12	3 %
4950	Miscellaneous Expense	0.00	0.00	300.00	300.00	300.00	%
4980	Animal Control	0.00	0.00	300.00	300.00	300.00	%
5420	Cleaning Service	48.75	48.75	585.00	585.00	536.25	8 %
5650	Operating Supplies	544.07	544.07	10,000.00	10,000.00	9,455.93	5 %
5800	Travel, Training & Meetings	137.28	137.28	3,000.00	3,000.00	2,862.72	5 %
6110	Uniforms	0.00	0.00	3,000.00	3,000.00	3,000.00	%
6160	Dispatch (Radio) Service	0.00	0.00	10,000.00	10,000.00	10,000.00	%
6230	Firearms & Supplies	0.00	0.00	1,500.00	1,500.00	1,500.00	%
6260	Gas & Oil	1,633.98	1,633.98	17,000.00	17,000.00	15,366.02	10 %
6450	Membership Fees	2,452.52	2,452.52	6,065.00	6,065.00	3,612.48	40 %
8400	Contribution	0.00	0.00	200.00	200.00	200.00	%
9000	Capital Outlay	0.00	0.00	30,000.00	30,000.00	30,000.00	%
9010	Capital - Vehicles	0.00	0.00	36,000.00	36,000.00	36,000.00	%
	Account Total:	5,273.48	5,273.48	139,713.00	139,713.00	134,439.52	4 %
	Account Group Total:	5,273.48	5,273.48	139,713.00	139,713.00	134,439.52	4 %
430000	PUBLIC WORKS SALARIES & BENEFITS						
430000	PUBLIC WORKS SALARIES & BENEFITS						
1109	Public Works Director Salaries	5,712.00	5,712.00	70,720.00	70,720.00	65,008.00	8 %
1111	Foreman Salaries	4,228.38	4,228.38	49,754.00	49,754.00	45,525.62	8 %
1112	Maintenance Worker I Salaries	6,649.76	6,649.76	84,365.00	84,365.00	77,715.24	8 %
1200	Overtime	0.00	0.00	6,706.00	6,706.00	6,706.00	%
2100	Health Insurance	2,755.00	2,755.00	34,698.00	34,698.00	31,943.00	8 %
2101	Life Insurance	11.20	11.20	134.00	134.00	122.80	8 %



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100 GENERAL FUND

Account	Object	Committed Current Month	Committed YTD	Original Appropriation	Current Appropriation	Available Appropriation	% Commit
2102	Dental Insurance	84.00	84.00	1,512.00	1,512.00	1,428.00	6 %
2103	Vision Insurance	10.00	10.00	180.00	180.00	170.00	6 %
2104	Aflac	316.30	316.30	2,000.00	2,000.00	1,683.70	16 %
2200	FICA	1,024.39	1,024.39	12,700.00	12,700.00	11,675.61	8 %
2250	Medicare	239.58	239.58	2,970.00	2,970.00	2,730.42	8 %
2300	Retirement	826.12	826.12	10,739.00	10,739.00	9,912.88	8 %
2500	Unemployment Insurance	33.54	33.54	423.00	423.00	389.46	8 %
2502	Enterprise Salary & Benefit	0.00	0.00	-148,371.00	-148,371.00	-148,371.00	%
Account Total:		21,890.27	21,890.27	128,530.00	128,530.00	106,639.73	17 %
Account Group Total:		21,890.27	21,890.27	128,530.00	128,530.00	106,639.73	17 %
431000	PUBLIC WORKS OPERATING						
431000	PUBLIC WORKS OPERATING						
3000	Contract Work / Hydro	0.00	0.00	12,500.00	12,500.00	12,500.00	%
3415	Clinic & Hospital	200.00	200.00	500.00	500.00	300.00	40 %
3910	Residential Trash	2,695.12	2,695.12	32,000.00	32,000.00	29,304.88	8 %
3911	Recycle	0.00	0.00	2,000.00	2,000.00	2,000.00	%
4130	Utilities - Electric	21.50	21.50	300.00	300.00	278.50	7 %
4225	Rental Equipment & Supplies	150.00	150.00	1,000.00	1,000.00	850.00	15 %
4300	Equipment R & M	309.81	309.81	8,000.00	8,000.00	7,690.19	4 %
4306	Vehicle R & M	1,477.94	1,477.94	5,000.00	5,000.00	3,522.06	30 %
4308	Building & Property R & M	1,448.67	1,448.67	500.00	500.00	-948.67	290 %
4309	Mosquito Control	0.00	0.00	9,560.00	9,560.00	9,560.00	%
4313	Street Repairs	0.00	0.00	50,000.00	50,000.00	50,000.00	%
4316	Street Lights - Electric	1,363.00	1,363.00	20,000.00	20,000.00	18,637.00	7 %
4318	Street Signs	611.05	611.05	2,000.00	2,000.00	1,388.95	31 %
4365	Seasonal Decorations	34.53	34.53	500.00	500.00	465.47	7 %
5800	Travel, Training & Meetings	326.83	326.83	1,000.00	1,000.00	673.17	33 %
6003	Supplies R & M	241.57	241.57	4,000.00	4,000.00	3,758.43	6 %
6004	Tools	17.26	17.26	500.00	500.00	482.74	3 %
6110	Uniforms	669.90	669.90	3,000.00	3,000.00	2,330.10	22 %
6260	Gas & Oil	1,859.30	1,859.30	5,000.00	5,000.00	3,140.70	37 %
6450	Membership Fees	0.00	0.00	1,000.00	1,000.00	1,000.00	%
6453	Flexible Spending Account	0.00	0.00	1,551.00	1,551.00	1,551.00	%
7450	Small Equipment/Vehicle	0.00	0.00	5,000.00	5,000.00	5,000.00	%
Account Total:		11,426.48	11,426.48	164,911.00	164,911.00	153,484.52	7 %
Account Group Total:		11,426.48	11,426.48	164,911.00	164,911.00	153,484.52	7 %
452000	PARKS						
452000	PARKS						
1114	Seasonal Worker Salaries	0.00	0.00	15,080.00	15,080.00	15,080.00	%
2200	FICA	0.00	0.00	935.00	935.00	935.00	%
2250	Medicare	0.00	0.00	219.00	219.00	219.00	%
2500	Unemployment Insurance	0.00	0.00	45.00	45.00	45.00	%
6003	Supplies R & M	0.00	0.00	1,000.00	1,000.00	1,000.00	%
7110	Grounds Improvement	0.00	0.00	5,000.00	5,000.00	5,000.00	%
7180	Trails	0.00	0.00	2,500.00	2,500.00	2,500.00	%
Account Total:		0.00	0.00	24,779.00	24,779.00	24,779.00	%
Account Group Total:		0.00	0.00	24,779.00	24,779.00	24,779.00	%

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100 GENERAL FUND

Account	Object	Committed Current Month	Committed YTD	Original Appropriation	Current Appropriation	Available Appropriation	% Commit
	Fund Total:	174,087.50	174,087.50	1,966,514.00	1,966,514.00	1,792,426.50	9 %

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300 CAPITAL IMPROVEMENT FUND

Account	Object	Committed Current Month	Committed YTD	Original Appropriation	Current Appropriation	Available Appropriation	% Commit
930000	CAPITAL IMPROVEMENT						
930000	CAPITAL IMPROVEMENT						
3204	Professional Services -	0.00	0.00	25,000.00	25,000.00	25,000.00	%
6454	CIP Transfer Out	0.00	0.00	50,000.00	50,000.00	50,000.00	%
9202	Project/Labor Match	184,529.91	184,529.91	0.00	0.00	-184,529.91	%
9230	Professional Service - Capital	0.00	0.00	100,000.00	100,000.00	100,000.00	%
	Account Total:	184,529.91	184,529.91	175,000.00	175,000.00	-9,529.91	105 %
	Account Group Total:	184,529.91	184,529.91	175,000.00	175,000.00	-9,529.91	105 %
	Fund Total:	184,529.91	184,529.91	175,000.00	175,000.00	-9,529.91	105 %

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400 CONSERVATION TRUST FUND

Account	Object	Committed Current Month	Committed YTD	Original Appropriation	Current Appropriation	Available Appropriation	% Commit
700000							
700452	CONSERVATION TRUST						
9000	Capital Outlay	0.00	0.00	120,000.00	120,000.00	120,000.00	%
	Account Total:	0.00	0.00	120,000.00	120,000.00	120,000.00	%
	Account Group Total:	0.00	0.00	120,000.00	120,000.00	120,000.00	%
	Fund Total:	0.00	0.00	120,000.00	120,000.00	120,000.00	%

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500 ECONOMIC DEVELOPMENT FUND

Account	Object	Committed Current Month	Committed YTD	Original Appropriation	Current Appropriation	Available Appropriation	% Commit
500000							
500463	ECONOMIC DEVELOPMENT						
3207	DCI Grant	11,506.25	11,506.25	10,000.00	10,000.00	-1,506.25	115 %
	Account Total:	11,506.25	11,506.25	10,000.00	10,000.00	-1,506.25	115 %
	Account Group Total:	11,506.25	11,506.25	10,000.00	10,000.00	-1,506.25	115 %
	Fund Total:	11,506.25	11,506.25	10,000.00	10,000.00	-1,506.25	115 %

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610 WATER FUND

Account	Object	Committed Current Month	Committed YTD	Original Appropriation	Current Appropriation	Available Appropriation	% Commit
610000							
610416	WATER OPERATIONS						
3000	Contract Work / Hydro	0.00	0.00	7,500.00	7,500.00	7,500.00	%
3204	Professional Services -	0.00	0.00	25,000.00	25,000.00	25,000.00	%
5800	Travel, Training & Meetings	0.00	0.00	1,000.00	1,000.00	1,000.00	%
5901	Enterprise Salary & Benefit	0.00	0.00	88,107.00	88,107.00	88,107.00	%
5902	Enterprise General Services	0.00	0.00	19,047.00	19,047.00	19,047.00	%
6003	Supplies R & M	1,735.13	1,735.13	1,500.00	1,500.00	-235.13	116 %
6004	Tools	0.00	0.00	500.00	500.00	500.00	%
6025	Water Tests	35.00	35.00	3,000.00	3,000.00	2,965.00	1 %
6100	Purchased Water	8,685.18	8,685.18	150,000.00	150,000.00	141,314.82	6 %
6450	Membership Fees	35.00	35.00	275.00	275.00	240.00	13 %
	Account Total:	10,490.31	10,490.31	295,929.00	295,929.00	285,438.69	4 %
	Account Group Total:	10,490.31	10,490.31	295,929.00	295,929.00	285,438.69	4 %
	Fund Total:	10,490.31	10,490.31	295,929.00	295,929.00	285,438.69	4 %

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620 GAS FUND

Account	Object	Committed Current Month	Committed YTD	Original Appropriation	Current Appropriation	Available Appropriation	% Commit
620000							
620416	GAS OPERATIONS						
3000	Contract Work / Hydro	13.20	13.20	6,000.00	6,000.00	5,986.80	%
3410	CDOT Physicals & Drug Tests	0.00	0.00	500.00	500.00	500.00	%
4300	Equipment R & M	0.00	0.00	1,000.00	1,000.00	1,000.00	%
4306	Vehicle R & M	0.00	0.00	500.00	500.00	500.00	%
4950	Miscellaneous Expense	0.00	0.00	500.00	500.00	500.00	%
5800	Travel, Training & Meetings	0.00	0.00	1,500.00	1,500.00	1,500.00	%
5901	Enterprise Salary & Benefit	0.00	0.00	88,107.00	88,107.00	88,107.00	%
5902	Enterprise General Services	0.00	0.00	19,047.00	19,047.00	19,047.00	%
6003	Supplies R & M	1,187.45	1,187.45	3,000.00	3,000.00	1,812.55	40 %
6004	Tools	0.00	0.00	300.00	300.00	300.00	%
6210	Natural Gas Purchase	58,677.47	58,677.47	170,000.00	170,000.00	111,322.53	35 %
6220	Gas Sales Tax	2,447.60	2,447.60	15,500.00	15,500.00	13,052.40	16 %
6250	Energy Outreach Colorado	339.00	339.00	1,700.00	1,700.00	1,361.00	20 %
6260	Gas & Oil	0.00	0.00	2,000.00	2,000.00	2,000.00	%
6450	Membership Fees	0.00	0.00	200.00	200.00	200.00	%
	Account Total:	62,664.72	62,664.72	309,854.00	309,854.00	247,189.28	20 %
	Account Group Total:	62,664.72	62,664.72	309,854.00	309,854.00	247,189.28	20 %
	Fund Total:	62,664.72	62,664.72	309,854.00	309,854.00	247,189.28	20 %

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630 SEWER FUND

Account	Object	Committed Current Month	Committed YTD	Original Appropriation	Current Appropriation	Available Appropriation	% Commit
630000							
630416	SEWER OPERATIONS						
3000	Contract Work / Hydro	0.00	0.00	5,000.00	5,000.00	5,000.00	%
3204	Professional Services -	0.00	0.00	25,000.00	25,000.00	25,000.00	%
5800	Travel, Training & Meetings	0.00	0.00	500.00	500.00	500.00	%
5901	Enterprise Salary & Benefit	0.00	0.00	80,014.00	80,014.00	80,014.00	%
5902	Enterprise General Services	0.00	0.00	9,524.00	9,524.00	9,524.00	%
6003	Supplies R & M	382.50	382.50	2,000.00	2,000.00	1,617.50	19 %
6004	Tools	0.00	0.00	500.00	500.00	500.00	%
6240	SUIT - Treatment	34,057.94	34,057.94	393,000.00	393,000.00	358,942.06	9 %
	Account Total:	34,440.44	34,440.44	515,538.00	515,538.00	481,097.56	7 %
	Account Group Total:	34,440.44	34,440.44	515,538.00	515,538.00	481,097.56	7 %
	Fund Total:	34,440.44	34,440.44	515,538.00	515,538.00	481,097.56	7 %



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TOWN OF IGNACIO  
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640 IRRIGATION FUND

Account	Object	Committed Current Month	Committed YTD	Original Appropriation	Current Appropriation	Available Appropriation	% Commit
640000	IRRIGATION SALARIES & BENEFITS						
640416	IRRIGATIONS OPERATIONS						
3000	Contract Work / Hydro	0.00	0.00	2,000.00	2,000.00	2,000.00	%
3204	Professional Services -	0.00	0.00	500.00	500.00	500.00	%
4315	Water Rights	0.00	0.00	3,500.00	3,500.00	3,500.00	%
5901	Enterprise Salary & Benefit	0.00	0.00	25,324.00	25,324.00	25,324.00	%
5902	Enterprise General Services	0.00	0.00	3,809.00	3,809.00	3,809.00	%
6003	Supplies R & M	409.69	409.69	2,000.00	2,000.00	1,590.31	20 %
	Account Total:	409.69	409.69	37,133.00	37,133.00	36,723.31	1 %
	Account Group Total:	409.69	409.69	37,133.00	37,133.00	36,723.31	1 %
	Fund Total:	409.69	409.69	37,133.00	37,133.00	36,723.31	1 %
	Grand Total:	478,128.82	0.00				
			478,128.82	3,429,968.00	3,429,968.00	2,951,839.18	14 %

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TOWN OF IGNACIO  
Payroll Summary For Payrolls from 01/01/22 to 01/31/22

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Total for Payroll Checks  
-----

	Employee	Employer	Amount
	-----	-----	-----
COMA HOURS (Comp Time Accumulated)	60.00		
COMP HOURS (Comp Time Used)	37.00		740.48
HOL HOURS (Holiday Pay)	261.00		8,312.74
J004 HOURS (CELL PHONE ALLO)	0.00		147.68
*Non Taxable (added to gross wages, no addition to SS, Med, FIT & SIT bases)			
J015 HOURS (IN LIEU OF INSU)	0.00		277.14
LV2 HOURS (HFWA Hrs for PT Employees)	41.00		759.80
OVER HOURS (Overtime)	42.00		2,368.06
REG HOURS (Regular Time)	2,090.50		64,637.79
SICK HOURS (Sick Time)	306.00		9,356.33
VACA HOURS (Vacation Time Used)	27.00		820.11
GROSS PAY	87,420.13	0.00	
NET PAY	61,678.44	0.00	
NET PAY (CHECKS)	2,952.81		
NET PAY (DIRECT DEPOSIT)	58,725.63		
AFLAC-AFTERTAX	293.43	784.18	
AFLAC-PRETAX	1,035.34	63.68	
CEBT DENTAL	0.00	686.00	
CEBT HEALTH	2,888.94	11,200.06	
CEBT LIFE	136.45	40.18	
CEBT VISION	0.00	86.00	
FIT	7,352.01	0.00	
FPPA	5,096.44	3,822.32	
FPPA DROP	1,044.86	0.00	
FPPA-457	816.74	0.00	
FPPA-AD&D	0.00	1,418.40	
GARNISHMENT2	46.14	0.00	
ICMA RET 401	1,130.92	1,274.04	
MEDICARE	1,206.58	1,206.58	
SIT	2,866.70	0.00	
SOCIAL SECURITY	1,827.14	1,827.14	
UNEMPL. INSUR.	0.00	174.56	
BANK 4	4,077.30	0.00	
BANK 8-SAVINGS	3,245.44	0.00	
COMM BANK OF CO	8,400.12	0.00	
FIRST NATIONAL	69.26	0.00	
SANDIA LAB FCU	100.00	0.00	
USAA	4,386.60	0.00	
WELLS FARGO	36,095.36	0.00	
WELLS FARGO N.A	69.26	0.00	
WELLS FARGO NEV	69.26	0.00	
WELLS FARGO OR	2,213.03	0.00	
FIT/SIT BASE	75,122.76	0.00	
MEDICARE BASE	83,211.72	0.00	
SOC SEC BASE	29,469.83	0.00	
UN BASE	87,272.45	0.00	
Total		22,583.14	

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TOWN OF IGNACIO  
Payroll Summary For Payrolls from 01/01/22 to 01/31/22

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Total Payroll Expense (Gross Pay + Employer Contributions): 110,003.27

Check Summary  
-----

Payroll Checks Prev. Out.	\$5,778.33
Payroll Checks Issued	\$2,998.95
Payroll Checks Redeemed	\$7,272.79
Payroll Checks Outstanding	\$1,504.49
Electronic Checks	\$106,829.76

Deductions Accrued		Carried Forward From Previous Month	Deduction Checks Issued	Difference	Liab Account
-----		-----	-----	-----	-----
Social Security	3654.28		3654.28		221700
Medicare	2413.16		2413.16		221710
Unempl. Insur.	174.56			174.56	221760
FIT	7352.01		7352.01		221720
SIT	2866.70		2866.70		221730
FPPA	8918.76		8918.76		221742
AFLAC-PRETAX	1099.02		1099.02		221757
FPPA-457	816.74		816.74		221742
FPPA-AD&D	1418.40		1418.40		221743
ICMA RET 401	2404.96		2404.96		221741
AFLAC-AFTERTAX	1077.61		1077.61		221757
CEBT DENTAL	686.00		686.00		221754
CEBT HEALTH	14089.00		14089.00		221751
CEBT LIFE	176.63		176.63		221755
CEBT VISION	86.00		86.00		221756
GARNISHMENT2	46.14		46.14		221781
FPPA DROP	1044.86		1044.86		221742
Total Ded.	48324.83	0.00	48150.27	174.56	

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

## **RESOLUTION NO. 03-2022**

**A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF IGNACIO, COLORADO, SETTING THE TITLE AND CONTENT OF A BALLOT ISSUE TO BE SUBMITTED TO THE ELECTORATE OF THE TOWN OF IGNACIO AND SETTING FORTH OTHER DETAILS RELATING THERETO AT THE REGULAR MUNICIPAL ELECTION TO BE HELD ON TUESDAY APRIL 5, 2022.**

**WHEREAS**, the Town of Ignacio (the “Town”), is a Colorado statutory town duly organized and existing under laws of the State of Colorado; and

**WHEREAS**, the members of the Board of Trustees of the Town (the “Board”) have been duly elected and qualified; and

**WHEREAS**, Article X, Section 20 of the Colorado Constitution (“TABOR”) requires voter approval for any new tax, the creation of any debt and for spending certain moneys above limits established by TABOR; and

**WHEREAS**, TABOR requires the Town to submit ballot issues (as defined in TABOR) to the Town’s electors on limited election days before action can be taken on such ballot issues; and

**WHEREAS**, April 5, 2022, is one of the dates on which ballot issues may be submitted to the eligible electors of the Town pursuant to TABOR; and

**WHEREAS**, the Board hereby determines that it is necessary to submit to the electors of the Town, at the regular municipal election to be held on April 5, 2022, the question of imposing an occupation tax on the sale of retail and/or medical marijuana within the Town, and whether such sale of retail/medical marijuana shall be permitted within the Town; and

**WHEREAS**, pursuant to the Municipal Code, all elections of the Town are governed by the Colorado Municipal Election Code (defined below) unless otherwise provided in the Charter or by ordinance; and

**WHEREAS**, the Board now determines that it is necessary to submit to the electors of the Town, at the election on April 5, 2022, the ballot questions set forth below; and

**WHEREAS**, it is necessary to set forth certain procedures concerning the conduct of the election.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF IGNACIO, COLORADO, AS FOLLOWS:**

1. All action heretofore taken (not inconsistent with the provisions of this resolution) by the Town and the officers thereof, directed towards the election and the objects and purposes herein stated is hereby ratified, approved and confirmed.

2. Unless otherwise defined herein, all terms used herein shall have the meanings defined in the Uniform Election Code of 1992, Title 1, Articles 1 through 13, C.R.S., as amended (the “Uniform Election Code”) and Title 31, Article 10, C.R.S., as amended (the “Municipal Election Code”).
3. Pursuant to TABOR and the Municipal Election Code, and all laws amendatory thereof and supplemental thereto, the Board hereby determines that a regular election shall be held within the Town on April 5, 2022 (the “election”), and that there shall be submitted to the eligible electors of the Town the questions set forth in Section 4 hereof. The election will be held as a polling place election, and the Board hereby determines that the Town Clerk shall conduct the election on behalf of the Town.
4. The following ballot issues, certified in substantially the form set forth below, are hereby referred to the registered electors of the Town and shall appear on the ballot of the Town at the election with the following ballot title which is set pursuant to Section 31-11-111, C.R.S.:

#### RETAIL MARIJUANA (OCCUPATION TAX):

SHALL THE TOWN OF IGNACIO TAXES BE INCREASED BY \$300,000 IN 2022, AND BY WHATEVER ADDITIONAL AMOUNTS ARE RAISED ANNUALLY THEREAFTER BY IMPOSING, EFFECTIVE JULY 1, 2022, A NEW OCCUPATION TAX ON THE SELLING WITHIN THE TOWN OF RETAIL MARIJUANA AND RETAIL MARIJUANA PRODUCTS PERMITTED BY ARTICLE XVIII, SECTION 16 OF THE COLORADO CONSTITUTION, AT THE RATE OF A MAXIMUM OF \$10 PER SINGLE RETAIL TRANSACTION IMPOSED UPON THE RETAILER (WHICH MAY BE ADJUSTED FROM TIME TO TIME BY THE BOARD OF TRUSTEES BUT WHICH SHALL NOT EXCEED \$10 PER TRANSACTION WITHOUT FURTHER VOTER APPROVAL) IN ACCORDANCE WITH ANY ORDINANCES HEREAFTER APPROVED BY THE BOARD OF TRUSTEES, INCLUDING ORDINANCES RESTRICTING THE NUMBER OF SUCH FACILITIES AND OTHER RULES AND REGULATIONS DEEMED NECESSARY AND APPROPRIATE BY THE TRUSTEES; AND SHALL THE PROCEEDS OF SUCH REVENUE BE UTILIZED BY THE TOWN FOR GENERAL PURPOSES; AND SHALL THE SALE OF RETAIL MARIJUANA AND RETAIL MARIJUANA PRODUCTS BY A RETAIL MARIJUANA BUSINESS BE PERMITTED WITHIN THE TOWN; AND SHALL THE TOWN BE AUTHORIZED TO COLLECT AND SPEND SUCH REVENUE AS A VOTER APPROVED REVENUE CHANGE UNDER ARTICLE X SECTION 20 OF THE COLORADO CONSTITUTION?

#### MEDICAL MARIJUANA (OCCUPATION TAX)

SHALL THE TOWN OF IGNACIO TAXES BE INCREASED BY \$300,000 IN 2022, AND BY WHATEVER ADDITIONAL AMOUNTS ARE RAISED ANNUALLY THEREAFTER BY IMPOSING, EFFECTIVE JULY 1, 2022, A NEW OCCUPATION TAX ON THE SELLING WITHIN THE TOWN OF MEDICAL MARIJUANA AND MEDICAL MARIJUANA PRODUCTS PERMITTED BY ARTICLE XVIII, SECTION 14 OF THE COLORADO CONSTITUTION, AT THE RATE OF A MAXIMUM OF \$10 PER SINGLE RETAIL TRANSACTION IMPOSED UPON THE RETAILER (WHICH MAY BE ADJUSTED FROM

TIME TO TIME BY THE BOARD OF TRUSTEES BUT WHICH SHALL NOT EXCEED \$10 PER TRANSACTION WITHOUT FURTHER VOTER APPROVAL) IN ACCORDANCE WITH ANY ORDINANCES HEREAFTER APPROVED BY THE BOARD OF TRUSTEES, INCLUDING ORDINANCES RESTRICTING THE NUMBER OF SUCH FACILITIES AND OTHER RULES AND REGULATIONS DEEMED NECESSARY AND APPROPRIATE BY THE TRUSTEES; AND SHALL THE PROCEEDS OF SUCH REVENUE BE UTILIZED BY THE TOWN FOR GENERAL PURPOSES; AND SHALL THE SALE OF MEDICAL MARIJUANA AND MEDICAL MARIJUANA PRODUCTS, BY A MEDICAL MARIJUANA BUSINESS BE PERMITTED WITHIN THE TOWN; AND SHALL THE TOWN BE AUTHORIZED TO COLLECT AND SPEND SUCH REVENUE AS A VOTER APPROVED REVENUE CHANGE UNDER ARTICLE X SECTION 20 OF THE COLORADO CONSTITUTION?

5. The Town Clerk is hereby appointed as the designated election official of the Town for purposes of performing acts required or permitted by law in connection with the election.
6. Pursuant to Section 31-10-1308(2), C.R.S. and Section 1-11-203.5, C.R.S., any election contest arising out of a ballot issue or ballot question election concerning the order of the ballot or the form or content of the ballot title shall be commenced by petition filed with the proper court within five days after the title of the ballot issue or ballot question is set.
7. The officers of the Town are hereby authorized and directed to take all action necessary and appropriate to effectuate the provisions of this resolution.
8. If any section, paragraph, clause or provision of this resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall in no manner affect any remaining provisions of this resolution.
9. All resolutions or parts of resolutions inconsistent herewith are hereby repealed only to the extent of such inconsistency. This repealer shall not be construed to revive any resolution or part of any resolution heretofore repealed.
10. The effective date of this resolution shall be immediately upon adoption.

**INTRODUCED, PASSED AND ADOPTED** at a regular meeting of the Board of Trustees of the Town of Ignacio, Colorado, on February 14, 2022.

**TOWN OF IGNACIO, COLORADO**

---

Stella Cox, Mayor

**ATTEST:**

---

Tuggy Dunton, Town Clerk

STATE OF COLORADO )  
 )  
COUNTY OF LA PLATA ) SS.  
 )  
TOWN OF IGNACIO )

**I, Tuggy Dunton, the Town Clerk of the Town of Ignacio, Colorado (the “Town”), do hereby certify:**

1. The foregoing pages are a true and correct copy of a resolution (the “Resolution”) passed and adopted by the Board of Trustees of the Town (the “Board”) at a regular meeting of the Board held on February 14, 2022.
2. The Resolution was duly introduced, moved and seconded, passed and adopted at the regular meeting of February 14, 2022, by an affirmative vote of a majority of the members of the Board as follows:

Name	“Yes”	“No”	Absent	Abstain
Stella Cox, Mayor				
Alison deKay, Trustee				
Tom Atencio, Trustee				
Edward Box III, Trustee				
Sharon Craig, Trustee				
Sandra Maez, Trustee				
Dixie Melton, Trustee				

3. The members of the Board were present at the meeting and voted on the passage of such Resolution as set forth above.
4. The Resolution was approved and authenticated by the signature of the Mayor, sealed with the Town seal, attested by the Town Clerk and recorded in the minutes of the Board.
5. There are no bylaws, rules or regulations of the Board which might prohibit the adoption of said Resolution.
6. Notice of the regular meeting of February 14, 2022, in the form attached hereto as Exhibit A was posted not less than twenty-four hours prior to the meeting in accordance with law.

**IN WITNESS WHEREOF**, I have hereunto set my hand and affixed the seal of the Town of Ignacio, Colorado.

Tuggy Dunton, Town Clerk

## EXHIBIT A



### IGNACIO TOWN BOARD MEETING AGENDA Monday, February 14, 2022 – 6:30 PM Abel F. Atencio Community Room, 570 Goddard Avenue or via Remote Public Meeting

The remote meeting is hosted by Zoom and requires Attendees to login to the Zoom meeting website at the following address: <https://zoom.us/j/95519556854>, or Attendees wishing to participate by phone shall call: 346-248-7799 and key in Webinar ID Number: 955 1955 6854.

There is a Zoom Etiquette file on the Town website that details how Zoom meetings work and what is expected of Attendees. All Attendees will be able to hear and/or see the Town Board meeting. Attendees will be muted until the Mayor takes Attendee comments. Attendees wanting to comment must click on the "Raised Hand" tab at the bottom of the screen, or callers will have to enter \*9. The Mayor will acknowledge which Attendee is to speak (by name or phone number) and the meeting host will allow them to speak. The meeting host will unmute the Attendee (or notify the Attendee if they need to unmute themselves by entering \*6). The Attendee shall first provide their name and address before they begin their comments. Failure to follow directions or maintain meeting decorum will result in the muting of your connection.

- I. **CALL REGULAR MEETING TO ORDER:** Pledge of Allegiance
- II. **ROLL CALL**
- III. **PUBLIC COMMENTS:** *The Town Board values public comment and allows this time for citizens to voice their thoughts and concerns. The Mayor will open the comment period and prior to addressing the Board, state your name and address, and limit your comments to five (5) minutes. Meeting decorum will be maintained and failure to maintain composure and respect will result in the closure of your comment period. The Town Board and/or staff may respond to your comments or take your comments under advisement. Please do not comment on items listed on the Agenda, as opportunity will be given to comment during these discussions. Thank you.*
- IV. **CONSENT AGENDA**
  - A. Regular Town Board Meeting Minutes from January 10, 2022
  - B. Special Town Board Meeting Minutes from January 31, 2022
  - C. Financial Records – January 2022 Check Register and Accounting Reports
- V. **UNFINISHED BUSINESS:**
  - A. Resolution 03-2022 – Setting the Title and Content of a Ballot Issue and Other Details for the Regular Municipal Election to be Held on Tuesday, April 5, 2022
  - B. Rock Creek Housing Plan Presentation
  - C. Broadband Plan Presentation
- VI. **NEW BUSINESS**
  - A. Land Use and Development Code Update and Public Hearing
  - B. Ordinance 350 – Amendment to the Town of Ignacio Municipal Code and Adoption of the Land Use and Development Code and Zoning Map
  - C. Sewer Rate Increase Public Hearing – duly published on February 4 and 11, 2022
  - D. Resolution 04-2022 – Adopting Sewer Rate Increase
  - E. Resolution 05-2022 – Designating Election Official for the Regular Municipal Election on April 5, 2022
  - F. COVID-19 Update
- VII. **STAFF REPORTS**
  - A. Police Department
  - B. Public Works
  - C. Clerk / Treasurer
  - D. Town Manager
  - E. Attorney
- VIII. **TRUSTEE REPORTS**
- IX. **MISCELLANEOUS**
- X. **ADJOURNMENT**





# Town of Ignacio

## Rock Creek Parcel - Development Options

The Town of Ignacio, Colorado

| February 14, 2022



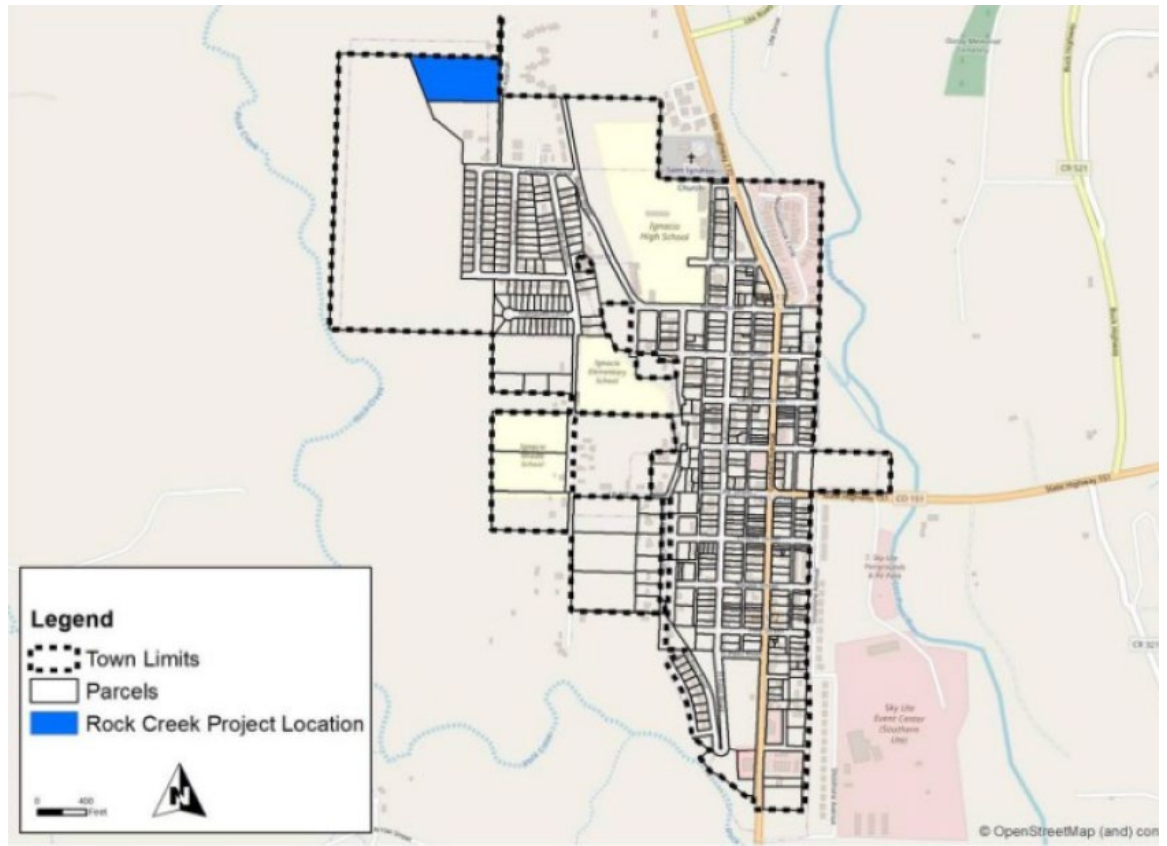
Building a Better World  
for All of Us®

Engineers | Architects | Planners | Scientists

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2	Public Process .....	2
3	Preferred Concepts .....	4
4	Cost Estimates .....	5

# 1 The Site



The proposed site is 5.77 acre parcel located in the northwestern boundary of the Town of Ignacio, Colorado. The property was purchased by the Town of Ignacio with the intent of helping to address housing needs in the Community. The Town teamed with SEH to develop a process of determining public preferences and appropriate land uses. After public input appropriate development options and approximate development costs and needs for infrastructure were developed. The intent of the process was to both determine public preferences and feasible development options at a conceptual level. The Town hopes to use the process to assist with finding development partners for the site. The concepts were developed to illustrate feasible options and it is expected that development partners will revise, combine or amend as deemed appropriate.

The parcel is currently zoned R-1, which allows single family homes at an approximate density of 7 units/acre (6,000 sq. ft. minimum lots). Because the property was obtained by the Town with the intent of addressing housing needs in the Community, re-zoning to a more intensive use is likely. The development options created through this process are not consistent with the existing zoning. The development options are appropriate for a planned unit development zoning. The Town is in the process of revising their land use code to include just such an option, with this property in mind as an appropriate location.

#### Overall Site Conditions:

The property is currently vacant except for an irrigation water storage pond located in the northwest corner of the property. The Town uses the property for some outdoor storage uses that could easily be relocated.



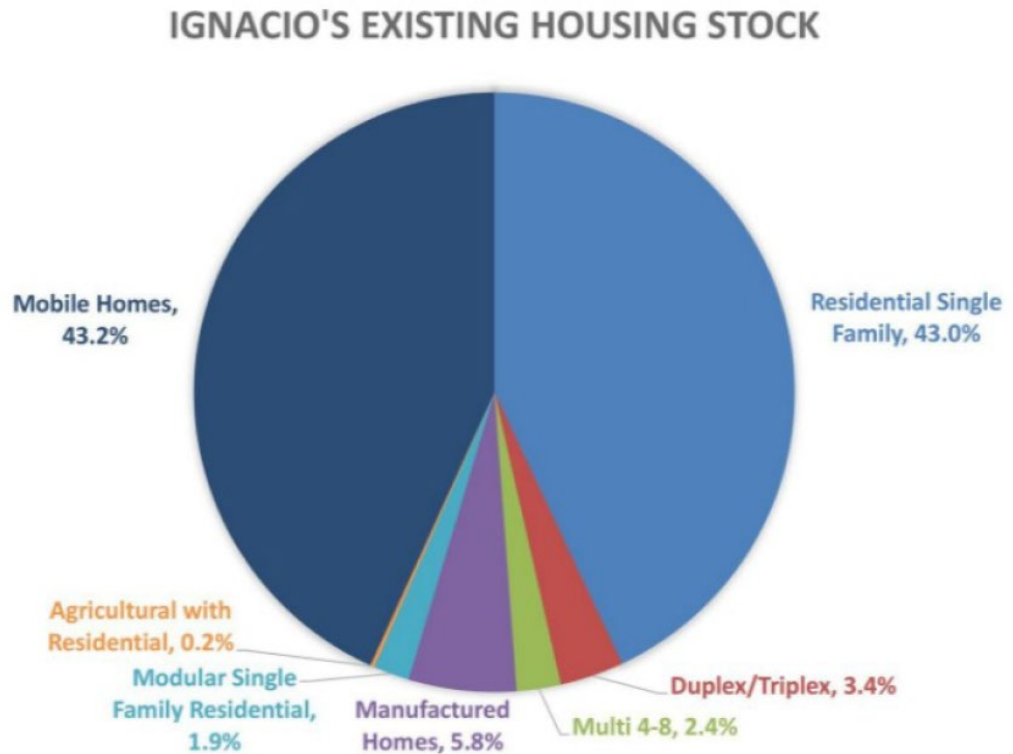
The site is well served with a paved public road, Quichas Hill Ave, which currently provides access to a Southern Ute Tribe housing development. All utilities are located in Quichas Hill Ave. including water, sewer and dry utilities.

## 2 Public Process

A public meeting was held virtually on October 1, 2021. The meeting was well attended, with active participation. The presentation started with a Housing Needs analysis completed as part of this process for the Town. The Housing needs analysis documented an aging housing stock and significant lack of multi-family/duplex housing units in the community. The housing study final recommendations included:

- Ignacio should prioritize housing projects to help retain its millennial population and also capture the expected population growth that is forecasted for La Plata County.

- Ignacio should redevelop tax exempt parcels that are currently underutilized, to increase the town's tax base and also its housing supply and options.
- Ignacio should focus redevelopment efforts on diversifying its housing stock.



Following the housing study presentation, the public reviewed potential types of development and options for development of the site. Preferences were expressed for a mix of development options including single family homes, duplexes, townhomes and apartment style units with both ownership and rental options.

In addition to a mix of housing types, the Community expressed desires for a development with park space, walking trails, outdoor gathering areas, solar energy options (passive and active) and other family friendly amenities.

## What community amenities do you envision at Rock Creek?



### 3 Preferred Concepts

Three preferred concepts were developed (attached as Concepts A, B, & C) based on the public process and Town Board preferences. These options are intended to be illustrative of the site possibilities, densities and community desires. The team worked with Indie Dwell ([www.indiedwell.com](http://www.indiedwell.com)) a company with a plant located in Pueblo, CO whose mission is to provide modular solutions for affordable housing developers. While the concepts used IndieDwells footprints for multi-family and single family options, they should be adaptable to other building types and modular developers.

#### Concept A includes:

Type/Description	# Dwelling Units
Single Family w/garage	3
Single Family (no garage)	4
Duplex w/garage	14
Apartments	62
Total	83

#### Concept B includes:

Type/Description	# Dwelling Units
Single Family w/garage	8

Single Family live/work w/garage	8
Duplex single level w/garage	14
Duplex live/work 2 story w/garage	62
Quadplex –	16
Total	108

**Concept C includes:**

Type/Description	# Dwelling Units
Single Family no garage	16
Sixplex two story no garage	16
Quadplex two story no garage	4
Apartments	56
Total	92

## 4 Cost Estimates

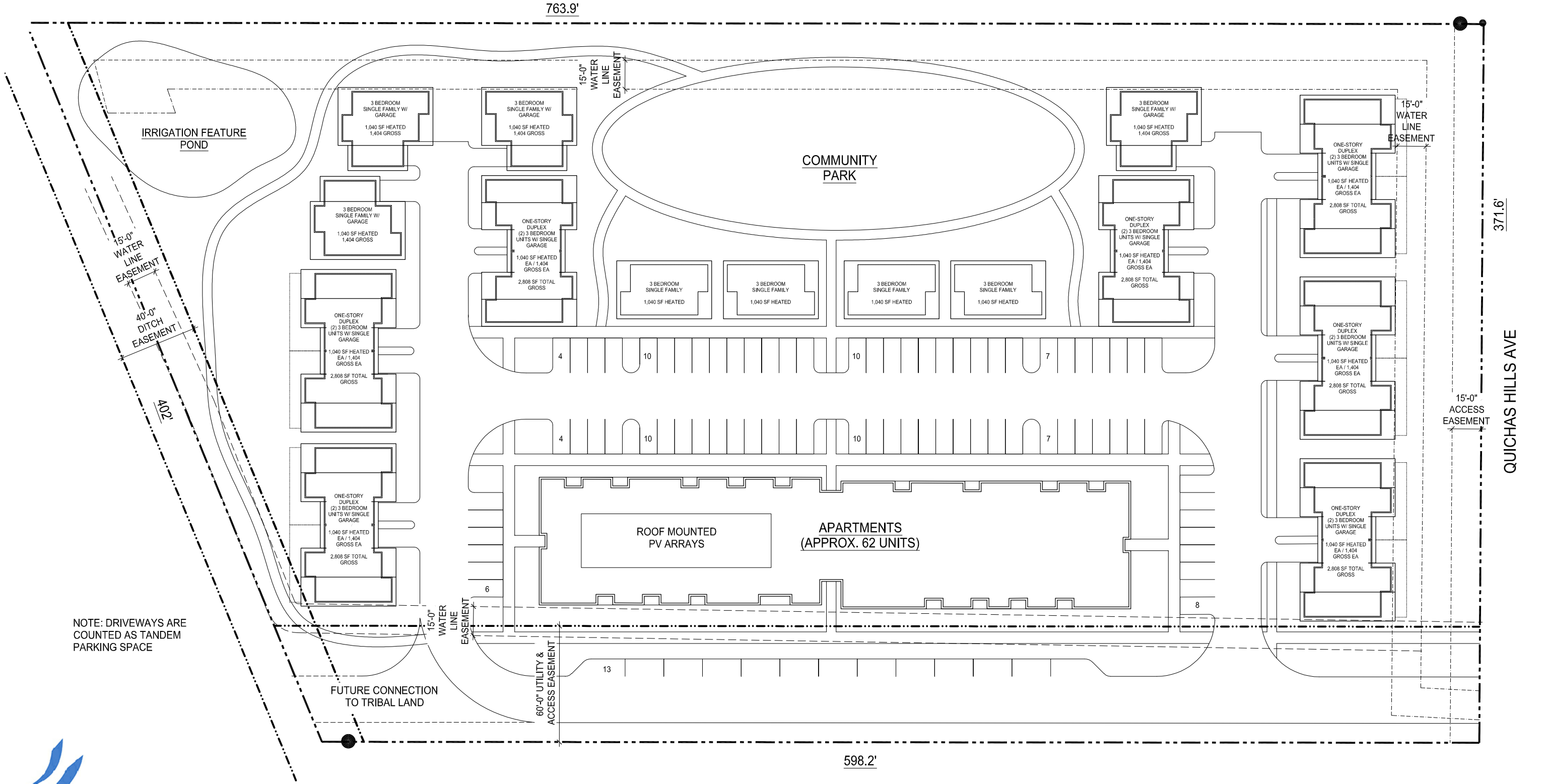
Feasibility level cost estimates were developed for each of the concepts and are attached. The costs include required site improvements and some vertical building construction numbers based on modular (IndieDwell) construction. All costs should be considered concept level and will vary based on actual construction/material costs at time of development. Two sets of costs are included, those initially developed and then updated in November 2021 given large variations in cost during this time period.



CONCEPT A

83 DWELLING UNITS / 5.76 ACRES = 14.41 UNITS / ACRE  
APPROX. 125 PARKING SPACES (1.5 PARKING STALLS/DWELLING UNIT)

BLDG QTY	TYPE/DESCRIPTION	# DWELLING UNITS	#BEDS EA. UNIT	#BATHS EA. UNIT	UNIT HEATED AREA	UNIT GARAGE AREA	GROSS BLDG AREA
3	SINGLE FAMILY W/ GARAGE	3	3	2	1,040 SF	364 SF	1,404 SF
4	SINGLE FAMILY RESIDENCES (NO GARAGE)	4	3	2	1,040 SF	-	1,040 SF
7	DUPLEX - SINGLE LEVEL W/ GARAGES	14	3	2	1,040 SF	364 SF	2,808 SF
1	APARTMENTS	62	MIX OF STUDIO, ONE, & TWO BEDS				58,032 SF



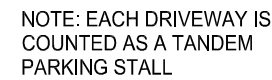
NOTE: DRIVEWAYS ARE COUNTED AS TANDEM PARKING SPACE





48 UNITS / 5.76 ACRES = 8.33 UNITS / ACRE  
APPROX. 98 PARKING SPACES (1.98 STALLS/UNIT)

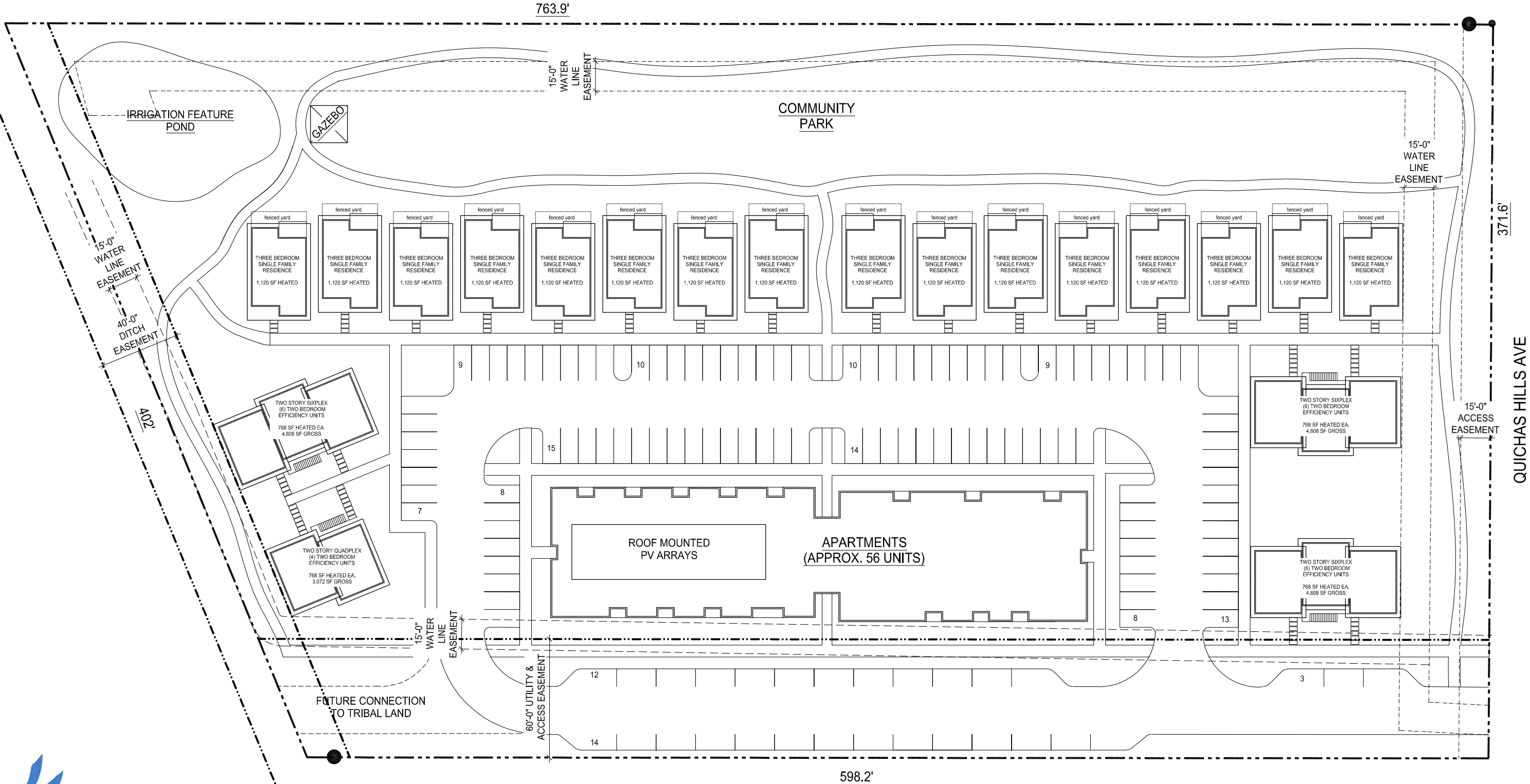
763.9'



CONCEPT C

82 UNITS / 5.76 ACRES = 14.24 UNITS / ACRE  
129 PARKING SPACES (1.57 PARKING STALLS/UNIT)

BLDG QTY	TYPE/DESCRIPTION	# DWELLING UNITS	#BEDS EA. UNIT	#BATHS EA. UNIT	UNIT HEATED AREA	GROSS BLDG AREA
16	SINGLE FAMILY RESIDENCE (NO GARAGE)	16	3	2	1,120 SF	1,404 SF
3	SIXPLEX TWO-STORY (NO GARAGE)	18	2	1	768 SF	4,608 SF
1	QUADPLEX TWO-STORY (NO GARAGE)	4	2	1	768 SF	3,072 SF
1	APARTMENTS	56	MIX OF STUDIO, ONE, & TWO BEDS			51,112 SF



<b>Town of Ignacio</b>
Rock Creek Affordable Housing
<b>OPINION OF PROBABLE COST - FEASIBILITY</b>
June 13, 2021
SHORT ELLIOTT HENDRICKSON, INC.



Option A										
Unit Type	Building							Qty of Building		Total Cost for Buildings
	Heated Area (square feet)	IndieDwell Cost/SF Heated	Garage Area (square feet)	Cost/SF Garage	Cost/SF Foundation	Subtotal Cost Per Building	Cost/Unit	# of units		
Duplex - single story	2080	\$ 135	728	\$ 225.00	\$ 25	\$514,800	\$ 257,400	7	14	\$ 3,603,600
Single Family w/garage	1040	\$ 135	364	\$ 225.00	\$ 25	\$257,400	\$ 257,400	3	3	\$ 772,200
Single Family (no garage)	1040	\$ 135	0	\$ -	\$ 25	\$166,400	\$ 166,400	4	4	\$ 665,600
Apartments (62)	58032	\$ 135	0	\$ -	\$ 25	\$9,250,000	\$ 149,194	1	62	\$ 9,250,000
							Vertical Construction Cost		\$ 14,291,400	
							Site Development Cost		\$ 2,216,450	
							Total Hard Construction Cost		\$ 16,507,850	
Density Calculation										
# of units		Acres	Density (units/acre)				Soft Costs			
83		5.76	14.41							
Overall Cost/Unit			\$ 288,123.11							
							Construction Survey		2%	\$ 44,329
							Contractor Overhead & Profit		7%	\$ 1,155,550
							Mobilization		7%	\$ 1,155,550
							Stormwater Management		5%	\$ 110,823
							Material Testing		2%	\$ 44,329
							Design Fees (% of hard cost)		10%	\$ 1,429,140
							Contingency		10%	\$ 1,650,785
							Insurance/Bonds		8%	\$ 1,320,628
							Permitting		3%	\$ 495,236
							Subtotal Other Costs		\$ 7,406,368	
							Total Development Cost		\$ 23,914,218	

Option B										
Building										
Unit Type	Heated Area (square feet)	IndieDwell Cost/SF Heated	Garage Area (square feet)	Cost/SF Garage	Cost/SF Foundation	Subtotal Cost Per Building	Cost/Unit	Qty of Building Type	# of units	Total Cost for Buildings
Duplex - single story	2080	\$ 135	728	\$ 225.00	\$ 25	\$514,800	\$ 257,400	4	8	\$ 2,059,200
Single Family w/garage	1040	\$ 135	364	\$ 225.00	\$ 25	\$257,400	\$ 257,400	8	8	\$ 2,059,200
Single Family Live/Work w/ Garage	1568	\$ 135	560	\$ 225.00	\$ 25	\$390,880	\$ 390,880	8	8	\$ 3,127,040
Duplex Live/Work w/ Garages	3136	\$ 135	1120	\$ 225.00	\$ 25	\$781,760	\$ 390,880	4	8	\$ 3,127,040
Quadplex - two story	3072	\$ 135	0	\$ -	\$ 25	\$453,120	\$ 113,280	4	16	\$ 1,812,480
								Vertical Construction Cost		\$ 12,184,960
								Site Development Cost		\$ 1,822,050
								Total Hard Construction Cost		\$ 14,007,010
Density Calculation								Soft Costs		
# of units		Acres	Density (units/acre)					Construction Survey		2% \$ 36,441
48		5.76	8.33					Contractor Overhead & Profit		7% \$ 980,491

Overall Cost/Unit                      \$ 422,748.83

Mobilization	7%	\$	980,491
Stormwater Management	5%	\$	91,103
Material Testing	2%	\$	36,441
Design Fees (% of hard cost)	10%	\$	1,218,496
Contingency	10%	\$	1,400,701
Insurance/Bonds	8%	\$	1,120,561
Permitting	3%	\$	420,210
Subtotal Other Costs		\$	6,284,934
Total Development Cost			\$ 20,291,944

Option C										
Unit Type	Building						Qty of Building			
	Heated Area (square feet)	IndieDwell Cost/SF Heated	Garage Area (square feet)	Cost/SF Garage	Cost/SF Foundation	Subtotal Cost Per Building	Cost/Unit	Type	# of units	Total Cost for Buildings
Single Family (no garage)	1120	\$ 135	0	\$ -	\$ 25	\$179,200	\$ 166,400	4	4	\$ 716,800
Sixplex (2-story)	4608	\$ 135	0	\$ -	\$ 25	\$737,280	\$ 122,880	3	18	\$ 2,211,840
Quadplex (2-story)	3072	\$ 135	0	\$ -	\$ 25	\$491,520	\$ 122,880	1	4	\$ 491,520
Apartments (56 units @ 3 stories)	51120	\$ 135	0	\$ -	\$ 25	\$8,750,000	\$ 141,129	1	56	\$ 8,750,000

Vertical Construction Cost	\$	12,170,160
Site Development Cost	\$	2,159,150
Total Hard Construction Cost	\$	14,329,310

**Density Calculation**

# of units	Acres	Density (units/acre)
82	5.76	14.24

Overall Cost/Unit                      \$ 253,120.83

<b>Soft Costs</b>			
Construction Survey	2%	\$	43,183
Contractor Overhead & Profit	7%	\$	1,003,052
Mobilization	7%	\$	1,003,052
Stormwater Management	5%	\$	107,958
Material Testing	2%	\$	43,183
Design Fees (% of hard cost)	10%	\$	1,217,016
Contingency	10%	\$	1,432,931
Insurance/Bonds	8%	\$	1,146,345
Permitting	3%	\$	429,879
Subtotal Other Costs		\$	6,426,598
Total Development Cost			\$ 20,755,908

1. Cost Estimate based on 2021 general construction cost data & general IndieDwell provided numbers
2. This document is an opinion of probable cost and not an official bid.
3. The overhead and profit percentage for the general contractor is unknown for modular construction

## Town of Ignacio

Rock Creek Affordable Housing

OPINION OF PROBABLE COST - FEASIBILITY

November 24, 2021

SHORT ELLIOTT HENDRICKSON, INC.



### Option A

Unit Type	Building				Cost/SF		Subtotal Cost		Qty of Building		Total Cost for	
	Heated Area (square feet)	IndieDwell Cost/SF Heated	Garage Area (square feet)	Cost/SF Garage	Foundation	Per Building	Cost/Unit	Cost/Unit	Type	# of units	Buildings	
Duplex - single story	2080	\$ 135	728	\$ 225.00	\$ 25	\$514,800	\$ 257,400			7	14	\$ 3,603,600
Single Family w/garage	1040	\$ 135	364	\$ 225.00	\$ 25	\$257,400	\$ 257,400			3	3	\$ 772,200
Single Family (no garage)	1040	\$ 135	0	\$ -	\$ 25	\$166,400	\$ 166,400			4	4	\$ 665,600
Apartments (62)	58032	\$ 135	0	\$ -	\$ 25	\$9,250,000	\$ 149,194			1	62	\$ 9,250,000

Vertical Construction Cost	\$	14,291,400
Site Development Cost	\$	2,003,000
Total Hard Construction Cost	\$	16,294,400

#### Density Calculation

# of units	Acres	Density (units/acre)
83	5.76	14.41

#### Soft Costs

Overall Cost/Unit \$ 268,007.47

Construction Survey	2%	\$	40,060	site costs o
Contractor Overhead & Profit	7%	\$	1,000,398	vert costs c
Mobilization	7%	\$	140,210	site costs o
Stormwater Management	5%	\$	100,150	site costs o
Material Testing	2%	\$	40,060	site costs o
Design & CA Fees (% of hard cost)	10%	\$	1,629,440	both costs
Insurance/Bonds	3%	\$	488,832	both costs
Permitting	3%	\$	488,832	both costs
Subtotal Other Costs		\$	20,222,382	
Contingency - 10%	10%	\$	2,022,238	
Total Development Cost			\$	22,244,620

### Option B

Unit Type	Building				Cost/SF		Subtotal Cost		Qty of Building		Total Cost for	
	Heated Area (square feet)	IndieDwell Cost/SF Heated	Garage Area (square feet)	Cost/SF Garage	Foundation	Per Building	Cost/Unit	Cost/Unit	Type	# of units	Buildings	
Duplex - single story	2080	\$ 135	728	\$ 225.00	\$ 25	\$514,800	\$ 257,400			4	8	\$ 2,059,200
Single Family w/garage	1040	\$ 135	364	\$ 225.00	\$ 25	\$257,400	\$ 257,400			8	8	\$ 2,059,200
Single Family Live/Work w/ Garage	1568	\$ 135	560	\$ 225.00	\$ 25	\$390,880	\$ 390,880			8	8	\$ 3,127,040
Duplex Live/Work w/ Garages	3136	\$ 135	1120	\$ 225.00	\$ 25	\$781,760	\$ 390,880			4	8	\$ 3,127,040
Quadplex - two story	3072	\$ 135	0	\$ -	\$ 25	\$453,120	\$ 113,280			4	16	\$ 1,812,480

Vertical Construction Cost	\$	12,184,960
Site Development Cost	\$	1,957,250
Total Hard Construction Cost	\$	14,142,210

#### Density Calculation

# of units	Acres	Density (units/acre)
48	5.76	8.33

#### Soft Costs

Overall Cost/Unit \$ 402,670.37

Construction Survey	2%	\$	39,145	site costs o
Contractor Overhead & Profit	7%	\$	852,947	vert costs c
Mobilization	7%	\$	137,008	site costs o
Stormwater Management	5%	\$	97,863	site costs o
Material Testing	2%	\$	39,145	site costs o
Design & CA Fees (% of hard cost)	10%	\$	1,414,221	both costs

Insurance/Bonds	3%	\$	424,266	both costs
Permitting	3%	\$	424,266	both costs
Subtotal Other Costs		\$	17,571,071	
Contingency	10%	\$	1,757,107	
<b>Total Development Cost</b>			<b>\$ 19,328,178</b>	

Option C											
Building											
	Heated Area	IndieDwell	Garage Area		Cost/SF	Subtotal Cost		Qty of Building	Total Cost for		
Unit Type	(square feet)	Cost/SF Heated	(square feet)	Cost/SF Garage	Foundation	Per Building	Cost/Unit	Type	# of units	Buildings	
Single Family (no garage)	1120	\$ 135	0	\$ -	\$ 25	\$179,200	\$ 166,400	16	16	\$ 2,867,200	
Sixplex (2-story)	4608	\$ 135	0	\$ -	\$ 25	\$737,280	\$ 122,880	3	18	\$ 2,211,840	
Quadplex (2-story)	3072	\$ 135	0	\$ -	\$ 25	\$491,520	\$ 122,880	1	4	\$ 491,520	
Apartments (56 units @ 3 stories)	51120	\$ 135	0	\$ -	\$ 25	\$8,750,000	\$ 141,129	1	56	\$ 8,750,000	
							Vertical Construction Cost		\$ 14,320,560		
							Site Development Cost		\$ 1,989,650		
							Total Hard Construction Cost		\$ 16,310,210		
Density Calculation						Soft Costs					
# of units	Acres	Density (units/acre)									
94		5.76	16.32								
Overall Cost/Unit			\$ 236,858.40								



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We're confident in our ability to balance these requirements.

[Join Our Social Communities](#)





# BROADBAND ROADMAP

## Town of Ignacio

December 2021

### Abstract

*The pandemic has shown a light on the disparities of communities that have robust, affordable and abundant broadband and those that do not. In response to these disparities, there are numerous federal and state programs available to invest in broadband infrastructure. Municipalities are taking a more active role in ensuring their communities have reliable, abundant and affordable broadband services for their citizens, and models of public private partnerships provide a path to implementation. This report provides a roadmap for the Town of Ignacio to improve broadband services by leveraging partnerships and various funding programs.*

Prepared for the Town of Ignacio, by Diane Kruse, NEO Connect



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# BROADBAND ROADMAP TOWN OF IGNACIO

## Introduction

The Town of Ignacio has hired NEO Fiber, doing business as NEO Connect, to provide strategic planning for facilitation of better broadband services for the community. Planning activities included providing high-level estimated capital costs for building fiber to every home and business within the Town, outreach and facilitation of partnerships and strategies to leverage grant programs to implement fiber infrastructure.

As having access to very high-speed broadband and data communication services is becoming a critical component for education, government services, economic development, healthcare, utility operations, first responders and business operations, municipalities are considering various approaches and strategies that can be taken to facilitate more investment in fiber optic infrastructure. This facilitation can take the form of implementing broadband friendly policies and ordinances to reduce the cost of implementation by the private sector, to investing and implementing fiber on major roads within the community, to entering into a public-private partnership to promote a Gigabit strategy, to full blown implementation and operations of a municipally-owned Internet Service Provider. As the Town of Ignacio has expressed it has little interest in becoming an Internet Service Provider, much of the work for the broadband roadmap has focused on working with the private sector to facilitate better infrastructure.

Considerations that impact a local government's broadband strategy and involvement include the level or amount of municipal investment, examination of models and approaches implemented by other communities, exploration of how networks are typically implemented, constructed and operated, as well as exploration of public-private partnership models that are emerging in the industry and possible financing strategies for implementation.

Included in this report are recommendations for improving broadband infrastructure and the associated capital costs for implementation. Information regarding possible partnerships and funding opportunities are also included within this report.

## Understanding Broadband Speeds and Technology Options

The FCC and the State of Colorado require existing service providers to report their advertised service offerings on a quarterly basis. This information is compiled and mapped through a number of databases and mapping tools. The mapping information is a notoriously incorrect representation of the actual speeds and service levels available for two primary reasons. First, the service levels and speeds are based upon advertised speeds, rather than actual speeds available. Second, if one household within a census block has access to certain speed, the service providers are able to report this service level is

available to the entire census block. There has been a national conversation within the past several years to work on ways to improve the mapping data to better reflect actual speeds.

The State of Colorado is in the process of requiring service providers to report advertised speeds on an address-level basis, rather than relying on reporting availability on a census-block basis.

The FCC maps now have companion maps, produced by the National Telecommunications and Information Administration (NTIA), provide information on actual speed test data and other data that establishes indication of broadband need. NTIA is the Executive Branch agency that is principally responsible for advising the President on telecommunications and information policy issues. NTIA's programs and policymaking focus largely on expanding broadband Internet access and adoption in America, expanding the use of spectrum by all users, and ensuring that the Internet remains an engine for continued innovation and economic growth.

It is important to view the FCC and State of Colorado mapping data with caution and to gather speed test and other available data to determine actual speeds available. Speed test data provides actual speeds available at a household level and is a better indication of existing broadband service available. Another data point is to enter address data into the service provider's websites to determine what level of service can be ordered.

Before we discuss the available speeds in Ignacio, it is helpful to understand various benchmarks of download and upload speeds. In Colorado, the State uses the FCC's definition and threshold of 25 megabits per second (Mbps) in download speeds and 3 Mbps in upload speeds to determine whether an area is **served**. An **unserved** area is an area in which households or businesses lack access to broadband service at speeds that meet the FCC threshold of 25 megabits per second (Mbps) in download speeds and 3 megabits per second in upload speeds.

There are a number of funding programs that use another threshold – that being **underserved**. An **underserved** area is an area in which households or businesses do receive service at or above the FCC threshold but lack access to broadband service at speeds 100 Mbps in download and 20 Mbps in upload speeds. These thresholds are important because they determine whether an area is unserved or underserved, or in other words, whether or not these areas are eligible for various funding programs.

Another distinction is how service is being provided. **Wireline** service refers to service that is being provided over copper wire such as DSL, over coax such as most cable systems or over fiber optic facilities. **Wireless** broadband connects a home or business to the Internet using a radio link between the customer's location and the service provider's facility.

The gold standard for bandwidth capability is quickly becoming offering Gigabit services or speeds that support 1,000 Mbps. This requires building fiber to every home and business and is referred as "Fiber-to-the-Premise," or "Fiber-to-the-Home," or "Fiber-to-the-Business." With the tremendous growth in broadband demand, plans for long-term implementation of infrastructure must take into consideration the need for more fiber networks to be deployed and expanded.

## Broadband Technologies

Below is a brief description of the various technologies used in broadband deployment:

DSL (Digital Subscriber Line) uses existing copper phone lines to deliver download and upload broadband speeds typically of 1.5 Mbps to 7 Mbps. DSL speeds diminishes as distance increases from the telephone company's central office. Homes or businesses located more than three miles from the central office will not receive as fast of speeds. There have been many improvements to DSL technologies to improve the speed available. In general, most forms of DSL service improvements support up to 10 Mbps. VDSL (Very High Bit Rate Digital Subscriber Line) can support up to 30 Mbps, but most Internet service providers do not support this type of service, including providers in the region.

Cable modem service uses coaxial cables already installed by the cable TV operators to provide broadband service. Most cable networks support speeds comparable to DSL. Cable operators are upgrading their cable networks by installing fiber optic cable closer to neighborhoods. These network improvements allow cable modem service to be able to support up to 30 Mbps. This connection type is a shared service, meaning, as more people are on the network within a neighborhood, the speed available to each customer diminishes.

Fiber optic technology converts electrical signals carrying data to light and sends the light through glass fibers about the diameter of a human hair. Fiber transmits data at speeds far exceeding current DSL or cable modem speeds, typically by tens or even hundreds of Mbps. Fiber is the best way to provide abundant broadband, but it often is the most capital-intensive to build. As fiber optic technology transmit pulses of light, more bandwidth can be delivered on a fiber optic network by adding various colors of light or additional spectrum. Fiber is unique because it can carry high bandwidth signals over long distances without signal or bandwidth degradation and it can provide that capacity in both directions – for both upload and downloading information.

Wireless broadband connects a home or business to the Internet using a radio link between the customer's location and the service provider's facility. Wireless technologies using longer-range directional equipment provide broadband service in remote or sparsely populated areas where DSL or cable modem service would be costly to provide or fiber network installations may be too capital intensive.

Wireless broadband can be mobile or fixed. Wireless speeds are generally comparable to DSL and cable modem. Wireless services can be offered using both licensed spectrum and unlicensed devices. Wi-Fi networks typically use unlicensed spectrum. Wi-Fi networks use wireless technology from a fixed point and often require direct line-of-sight between the wireless transmitter and receiver. Wi-Fi networks can be designed for private access within a home or business, or be used for public Internet access at "hot spots" such as restaurants, coffee shops, hotels, airports, convention centers, and city parks. Using licensed spectrum, greater amounts of bandwidth can be delivered and often do not require direct line-of-sight.

In some communities, especially sparse, geographically diverse rural communities, small providers build out a wireless solution since wireless infrastructure is not as capital-intensive as building out a fiber optic infrastructure. While wireless technology does have its limitations, needing to be designed to get around "line of sight" requirements as well as to support "shared" bandwidth on the network, smart engineering can deliver good connectivity.

Cellular 4G and LTE. Cellular service is often referred to as wireless service and it can be confused with Wi-Fi. Cellular and Wi-Fi are both wireless systems, meaning both use radio frequencies to transmit and receive data. But Wi-Fi has a radio transmitter and receiver that operates only at a range of 200 feet or so. The range of cellular is measured in miles. Wi-Fi's transmitter and receiver is called an access point. It is mounted in the corner of a room, or on a lamp post, or in a hotel lobby. A cellular transmitter and receiver are called a cell site, or a base station and can transmit for miles.

“4G” refers to the fourth and latest generation technology for data transmission over a cellular network. It can support greater data speeds than most public Wi-Fi networks and is used primarily when a customer is out of the range of a Wi-Fi network. LTE, which stands for “Long Term Evolution,” is the fastest, most consistent variety of 4G.

To date, the cellular companies have charged for data usage either by the amount of data used or with a flat fee for unlimited data use.

Wireless Local Area Networks (WLANs) provide wireless broadband access over shorter distances and are often used to extend the reach of a "last-mile" wireline or fixed wireless broadband connection within a home, building, or campus environment. An in-home Wi-Fi network is a WLAN – it does not use spectrum, rather it sends radio waves at a limited range. Mobile wireless broadband services are also becoming available from mobile telephone service providers. These services are generally appropriate for highly-mobile customers and require a special wireless card with a built-in antenna that plugs into a user's laptop computer. Generally, they provide lower speeds, in the range of several hundred Kbps.

Satellite broadband is another form of wireless broadband, and is also useful for serving remote or sparsely populated areas. Typically, a consumer can expect to receive (download) at a speed of about 500 Kbps and send (upload) at a speed of about 80 Kbps. These speeds are slower than DSL and cable modem, but they are about 10 times faster than the download speed with dial-up Internet access. Service can be disrupted in extreme weather conditions and are typically oversubscribed.

As mentioned above, the “gold standard” in solving the last mile connectivity is in building more fiber out to homes and businesses. This methodology is currently the only reliable way of providing Gigabit or 1,000 Mbps of broadband services to end users. There have been dramatic improvements in wireless technologies and although we are now seeing the ability for wireless to support Gigabit speeds, the wireless access points need to be fed with fiber and have a Gigabit reach of less than 500 feet. Gigabit players, Google Fiber and AT&T have announced plans to trial Gigabit wireless services in select markets in the U.S. for serving homes and businesses, but are not yet commercially available. Siklu is a company that is currently providing wireless equipment that supports Gigabit capacity; again, wireless access points need to be fed with fiber.

## Existing Providers and Service Levels

The FCC information show two wireline providers offering services within the Town of Ignacio. CenturyLink provides DSL service to 88% of the households and Zito Media provides cable service to approximately 20.5% of the households located within the zip code of 81137<sup>1</sup>. There are several

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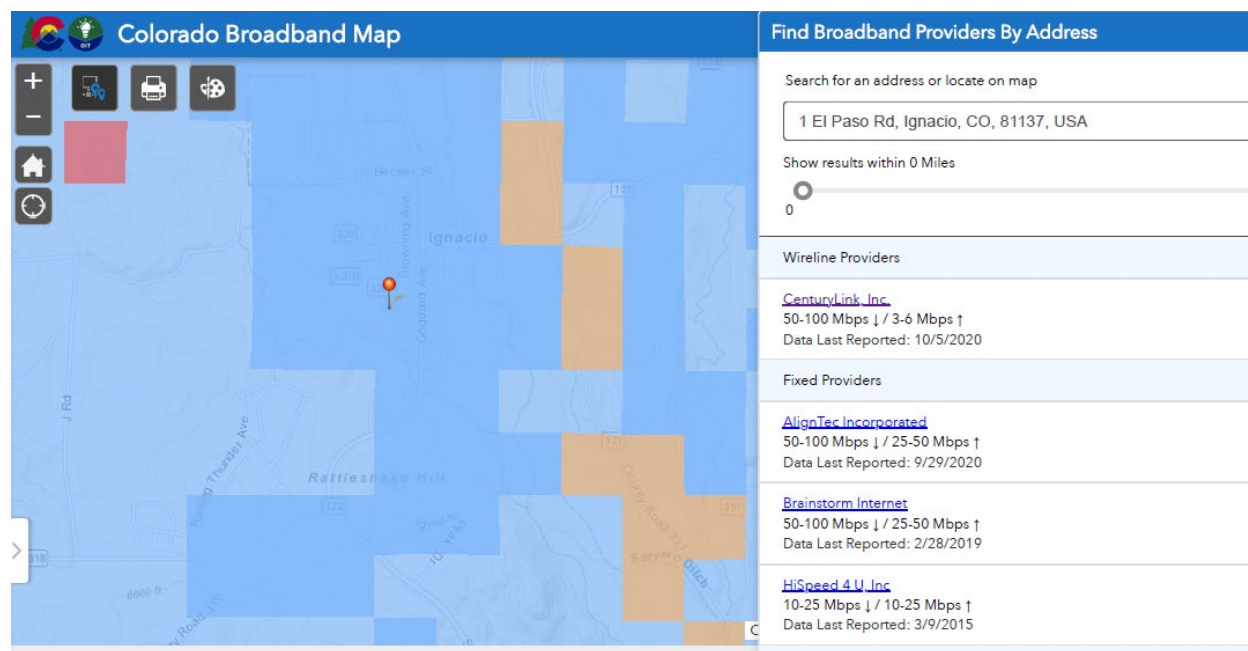
<sup>1</sup> See <https://broadbandnow.com/Colorado/Ignacio?zip=81137> service availability in zip code 81137.

wireless service providers offering services within the town. AlignTec advertises wireless speeds up to 50 Mbps to 91.6% of the households and Visionary Broadband advertises wireless speeds up to 50 Mbps to 71.9% of the households within the zip code. FastTrack provides services to business and commercial entities within the community and Forethought advertises up to 10 Mbps in wireless speeds.

According to Broadband Now, a website that compiles the FCC mapping data and other sources of information, the average download speed in Ignacio is 20.86 Mbps. This download speed is 86.3% slower than the average in Colorado and 414.9% slower than the national average.

The Colorado Office of Information Technology (OIT) mapping information shows one wireline provider that provides broadband services to the Town of Ignacio - CenturyLink. Zito Media does not report their availability to the State of Colorado. According to the Colorado OIT mapping data as of December 2021, for most of the addresses, CenturyLink is claiming they offer 25-50 Mbps in download speeds and 3-6 Mbps in upload speeds. In some locations, CenturyLink is claiming they offer 50-100 Mbps in download speeds and 3-6 Mbps in upload speeds. **The OIT maps are not correct.** In order to verify this information, NEO looked up what services could be ordered from CenturyLink on the CenturyLink website on an address-level basis.

For example, here is a screen shot of what services are available on the OIT map for 1 El Paso Rd, in Ignacio.



**Colorado Broadband Map**

**Find Broadband Providers By Address**

Search for an address or locate on map

1 El Paso Rd, Ignacio, CO, 81137, USA

Show results within 0 Miles

0

**Wireline Providers**

[CenturyLink Inc.](#)  
50-100 Mbps ↓ / 3-6 Mbps ↑  
Data Last Reported: 10/5/2020

**Fixed Providers**

[AlignTec Incorporated](#)  
50-100 Mbps ↓ / 25-50 Mbps ↑  
Data Last Reported: 9/29/2020

[Brainstorm Internet](#)  
50-100 Mbps ↓ / 25-50 Mbps ↑  
Data Last Reported: 2/28/2019

[HiSpeed 4 U Inc.](#)  
10-25 Mbps ↓ / 10-25 Mbps ↑  
Data Last Reported: 3/9/2015

When one enters the same address into the CenturyLink check availability portion of their website, only 6 Mbps of service is available.



1 EL PASO RD, IGNACIO, CO 81137, USA [Change Address](#)



[Already a Customer?](#)



Great! You qualify for up to **6 Mbps** with unlimited data.  
This is the speed with the best offer at your address!

Your Speed: ⓘ

Up to  
✓ **6 Mbps**

- Unlimited data
- WiFi to connect your devices
- Online gaming
- Stream videos and music
- Shop, pay bills, and surf at ease



765 1/2 BROWNING AVE, IGNACIO, CO 81137, USA [Change Address](#)



[Already a Customer?](#)



Great! You qualify for up to **10 Mbps** with unlimited data.  
This is the speed with the best offer at your address!

Your Speed: ⓘ

Up to  
✓ **10 Mbps**

- Unlimited data
- Work from home
- Attend class virtually
- WiFi to connect your devices
- Online gaming
- HD streaming on 1 device

Monthly prepayment required.



Great! First let's choose an Internet speed.  
Up to 15 Mbps is available at your address

**Price For Life!** Pay the same monthly rate year after year.  
***Our best offers are online!***

**No Contract!**

Up to  
**15**  
Mbps

**\$49**/MO

Prepay required. Additional taxes, fees,  
and surcharges apply. Offer Details

**Add to Cart**

According to the OIT map, AlignTec claims to offer up to 100 Mbps of service; however, when one goes to their website to learn more, the most AlignTec advertises as available is up to 50 Mbps. AlignTec therefore, has also overstated their service capability with OIT.

There are numerous disclaimers about not guaranteeing speeds advertised on the AlignTec website. The disclaimers start with requiring a site survey to verify whether or not service is actually available.

**A site survey MUST be performed to determine service and  
speed availability at your address**

The website states "Results are not 100% accurate....." see below.



[HOME](#)

[ABOUT US](#)

[SMOKIN' FAST INTERNET](#)

[SUPPORT](#)

[ACCOUNT](#)

[CONTACT](#)

Results are not 100% accurate. Trees, buildings and other obstructions are not taken into account and terrain data is not always accurate. Please submit your information on our site survey form so we can make a positive determination on service availability.

\*LINE-OF-SITE REQUIRED WITH  
SUITABLE MOUNTING LOCATION. ALL  
SPEEDS ARE "UP TO" AND NOT  
GUARANTEED.  
HIGHER SPEEDS AVAILABLE IN SELECT  
AREAS.

Services require line of site and all speeds are "up to" and are not guaranteed.

Services are "best effort" only.

 [HOME](#) [ABOUT US](#) [SMOKIN' FAST INTERNET](#) [SUPP](#)



## Best Effort Internet

0

0

0

Share

Tweet

Pin

AlignTec provides residential (or consumer-class) internet service which is offered on a "best-effort" basis. To gain a better understanding of this industry standard we hope you will find the following links informative:

<http://www.stephouse.net/2015/07/difference-between-best-effort-and-dedicated/>

[https://en.wikipedia.org/wiki/Best-effort\\_delivery](https://en.wikipedia.org/wiki/Best-effort_delivery)

As well, please refer to our service terms and network maintenance policies for additional information about AlignTec services and policies.

[AlignTec Acceptable Use Policy](#)

There are a few locations where Brainstorm or Forethought is showing that they provide service up to 100 Mbps via their **wireless** networks. According to their website, they offer the following levels of service:

Monthly 3.0	up to 3.0 Mbps	\$57	\$195
Annual 3.0	up to 3.0 Mbps	\$624 (\$52/mo)	\$95
Monthly 5.0	up to 5.0 Mbps	\$70	\$195
Annual 5.0	up to 5.0 Mbps	\$780 (\$65/mo)	\$95
Monthly 10.0	up to 10.0 Mbps	\$85	\$195
Annual 10.0	up to 10.0 Mbps	\$960 (\$80/mo)	\$95

\*All plans offer up to 1.5 Mbps upload speed

Brainstorm offers competitive pricing on Business Wireless Services up to 20Mbps x 20Mbps.

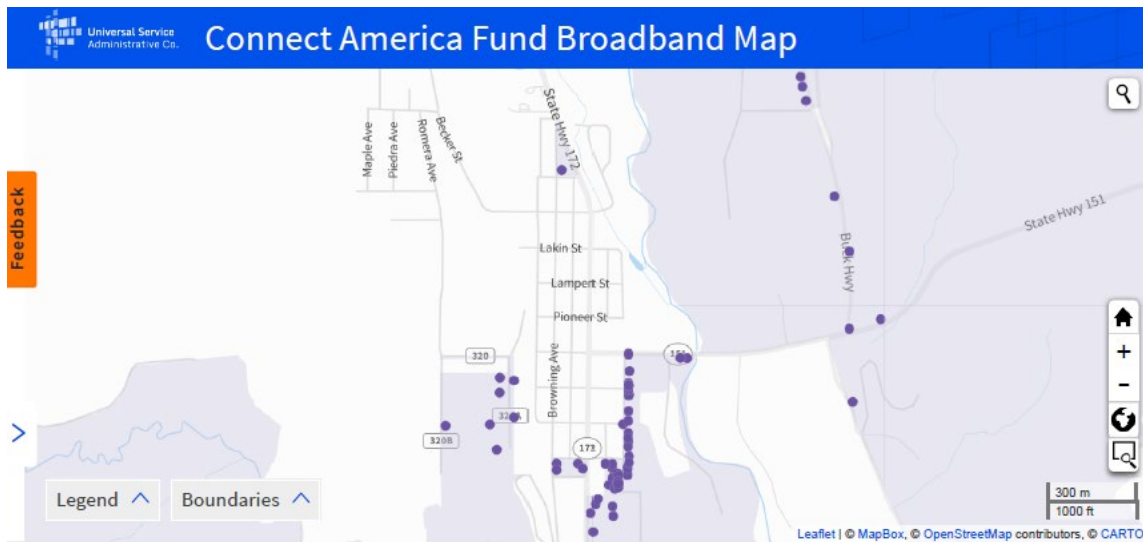
For more information fill out the form below or call Brainstorm at (970) 247-1442.

The maximum download speed is 10 Mbps and “\*All plans offer up to 1.5 Mbps upload speed.” That is very different from 100 Mbps in service which they reported to OIT.

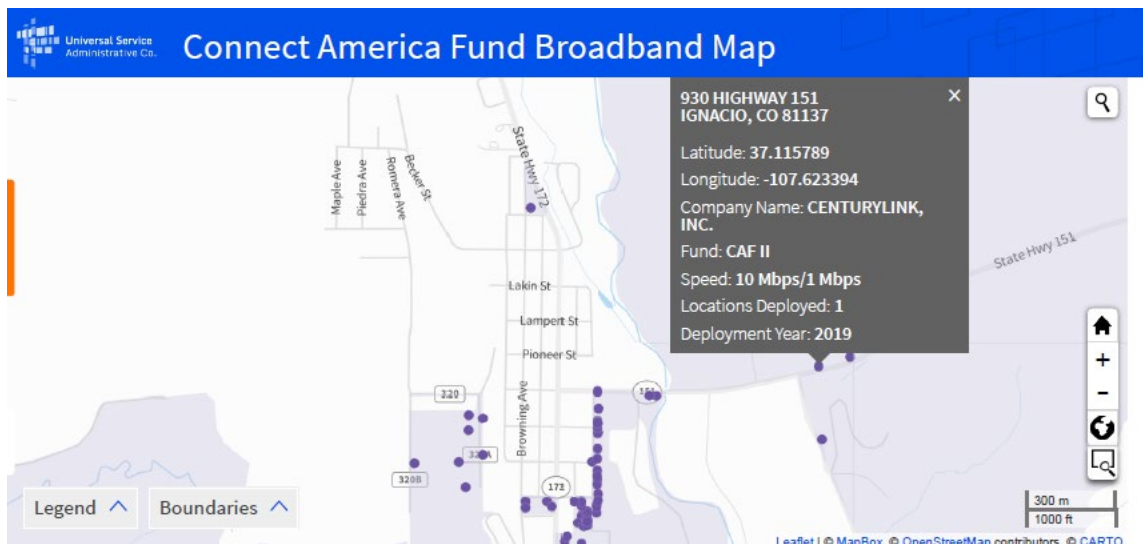
It is doubtful that either company, Brainstorm or AlignTec can support these levels of speed over their wireless network; as wireless technology does not support this level of service. Given this information, NEO’s research shows Ignacio to be mostly unserved; meaning, most households within the Town of Ignacio receive less than 25/3 Mbps in service.

### Past investment in Ignacio, CAF II Program and CenturyLink

CenturyLink did receive CAF II funding for parts of Ignacio; however, the maximum speed using CAF II funds is 10/1 Mbps. Below is an overview map of CenturyLink’s CAFII build out in and near the Town of Ignacio.



Detailed data regarding their build-out to the addresses show a maximum speed of 10/1 Mbps.



This information is included within the report as many funding programs will not provide additional funding to areas that have already received federal funding to support a minimum service level of 25/3 Mbps. As shown above, for the Town of Ignacio, CenturyLink received federal funding, but the funding only brought service levels of 10/1 Mbps.

## Our Recommendations: Strategies to Improve Broadband Infrastructure

The appetite for broadband investment varies between municipalities and local governments. Local governments can implement many strategies and investment levels to improve broadband infrastructure in their communities. NEO recommends the following strategies to the Town of Ignacio.

- Implement Broadband Friendly Policies, Ordinances and Incentives
- Continue to invest in Conduit
- Invest in Middle-mile Infrastructure to Reduce Backhaul and Transport Costs
- Leverage Key Partnerships to Facilitate use of Existing Fiber and Grant Programs
- Leverage Funding and Grant Programs

These strategies are discussed in detail below.

## Implement Broadband Friendly Policies and Ordinances

Often a municipality does not have the capital to invest in a comprehensive broadband network, but it will have the ability to provide in-kind contributions, tax and other economic incentives, use of existing assets, and to enact policies and ordinances that are broadband-friendly. All of these strategies have the effect of lowering the cost for a private provider to deploy a fiber or wireless network within a community, with little to no investment directly from the municipality.

### **Dig Once and Shadow Conduit Policies**

Sixty to eighty percent of a fiber optic network's capital costs are in opening a trench or in burying conduit that will house fiber optic cable. Policies that encourage placement of conduit or fiber optic cable when a trench is open eliminate much of the capital costs for network deployment. By coordinating with other City, County or State capital projects such as sidewalk improvements, establishment of trails, implementation of street lighting, road construction and road widening projects, additional conduit can be placed within the trench when other work is being performed in the right of way. Coordination with other utility projects can substantially decrease the costs of broadband infrastructure.

A Dig Once Policy typically has the following components:

- All public works or installation of other telecom, cable or utility infrastructure allows for conduit to be placed on behalf of the local or State government and any other entities that want to participate. If there is an open trench, the policy provides for coordination of street cuts and excavations with utilities, public works, developers and other interested parties. This maximizes the opportunity for broadband-specific conduit installation, while minimizing cost, community disruption and damage to existing infrastructure.
- A notice period informing other entities that an open trench will be available for placement of their conduit and/or fiber optic facilities.
- Allows for shadow conduit to be placed on behalf of the local and/or State government. The installation of empty and/or spare conduit by a public agency when excavations occur in the public right of way, with the local government agency's costs limited to the incremental costs of the conduit only.

A standard, conduit-specification document can be developed that addresses capacity, separation of facilities, proper sizing and placement. The specification document also addresses access to the conduit with detailed provisions for vaults and all access points. Cost sharing or cost recovery stipulations can be put in place for materials and labor assignment. Engineering specifications and drawings that address conduit sweeps, bend radius and physical placement requirements can be provided with the standard conduit specification.

Additionally, various government agencies can establish Joint Trench Agreements and Joint Build Agreements with other telecommunications, cable or utility providers. Cost for placement of conduit or fiber will be shared amongst all entities, allowing each to take advantage of the other's trenching. Standardization of these agreements across all potential owners of underground infrastructure can be established to ensure all parties are aware of the joint trenching opportunities as they become available.

### **Streamlined Permitting Processes and Abandoned Fiber and Conduit Policies**

A slow permitting process can add uncertainty in the construction timeline as well as significant costs. Crews can sit idle while waiting for permitting approvals and this adds to the overall cost of construction. A Streamlined Permitting Process can be implemented placing the responsibility for approval of broadband infrastructure projects solely in the public works department via an encroachment permit processes. Limiting this process to one department can reduce delays in the approval process. Additionally, a bulk permitting process can enable a single approval for multiple sections, further streamlining the overall process.

Create an Abandoned Fiber and Conduit Policy to regain control of abandoned facilities. Any abandoned fiber and/or conduit that is left vacant, and is not claimed by the owner within a designated time period, would revert to the local government agency.

### **One-touch Make Ready Processes**

One of the most unpredictable and costly components of fiber optic construction is the "make-ready" process. "Make-Ready" refers to the inspections, engineering, and rearrangements necessary to accommodate the installation of multiple cables on a utility pole. Make-ready engineering for placement of fiber optic cables needs to comply with the National Electric Safety Code (NESC). Compliance may include moving existing fiber optic cable, increasing the load bearing ability of poles and/or the transfer or replacement of existing poles required to accommodate the attachment of new fiber optic cable. At times, the make-ready process can require multiple companies to dispatch crews with specialized equipment and bucket trucks to move their physical attachments on the communications portion of utility poles, causing slowdowns and duplicate expense for deployments.

In order to better streamline this time consuming and high-cost element, a One-touch Make-Ready Process or One Truck-Roll Procedure can be established to enable and encourage all of this work to be done by one company rather than by many.

### **Encourage standards for placement of conduit and/or fiber in new developments**

The integration of broadband "utility" codes into land development policies and city ordinances ensures uniform and standardized placement of conduit and/or fiber optic facilities. These land development codes would require all new commercial and residential developments to install fiber optic infrastructure. New building codes could describe the specific and compatible communications components and architectures of all new construction. Further, these codes could describe the development and use of City/County rights-of-way for communications connectivity, and could specify standardized wiring requirements for new buildings.

## **Standardize Pole Attachment Rates for Placement of Aerial Fiber, Reducing the Operational Costs for Pole Rental Rates**

Pole attachment rates vary dramatically across various jurisdictions and utility companies for attaching aerial fiber on existing utility poles. Rates are typically charged per pole per year and can range from \$4 per pole up to \$26 per pole. Standardizing the pole attachment rates to a reasonable annual fee per pole per year will reduce the operating expenses for placement of fiber optic cable. Deploying fiber using existing utility poles is less expensive than placement of fiber in a conduit where a trench would need to be opened. Standardizing and minimizing the pole attachment rates can eliminate uncertainty and operational expenses.

### **Set up funding mechanisms or Set-asides to allow for adoption of these policies.**

Conduit is not expensive. However, if the funding mechanism does not exist to place conduit, often opportunities to take advantage of open trenches or joint builds do not occur. A funding set-aside or budget process must be put in place to allow for implementation of these policies. The funding mechanism will allocate monies to build broadband infrastructure when opportunities arise and the fund would maintain a reserve or set-aside for unanticipated projects.

### **Keep a GIS database of all infrastructure, and provide for a process to submit plans.**

Develop a policy that all construction permits issued would require the submission of final as-built drawings. This policy would define all planning and construction documentation requirements for utilities, developers, contractors and others in an appropriate GIS format.

These policies can be implemented to facilitate investment from the private sector and can also be used to gain substantial assets owned by the Town of Ignacio that can be leveraged for future broadband deployment.

Other municipal facilitation to encourage and support investment could include removing roadblocks and creating efficiencies that a private company cannot achieve on its own.

## **Use of Existing Assets**

Existing assets can include tower facilities, water towers, land, rights of way, existing conduit and existing fiber. Sixty to eighty percent of a fiber optic network's capital costs are in opening a trench or in burying conduit that will house fiber optic cable. Using existing conduit therefore, substantially reduces the capital costs of network deployment. If a municipality has existing conduit or fiber, these assets can be leveraged to entice further deployment of investment by the private sector. New networks can and are built on the foundation a community's already existing fiber and/or conduit as well as available land.

## **Economic Incentives**

Economic incentives as well as logistic assistance from a city can help pave the way for more powerful broadband service. Most tax incentives are implemented at the State-level, but the municipality could

influence the State's consideration of providing tax incentives in the form of accelerated depreciation, reduced property taxes and reduced sales taxes.

## Continue to Invest in Conduit

The Town has an abandoned natural gas line throughout the community that may be used for placement of fiber optic cable. An on-site inspection of the abandoned natural gas line should be conducted to determine whether this can be used.

Giving access to existing conduit owned by the Town of Ignacio can be leveraged to attract potential partners that may be willing to deploy an all-fiber network. The Town of Ignacio has worked with Bonfire and the Southern Ute Tribe to install conduit when work is being done in the public right-of-way. The Town should continue to partner in this manner and should implement a shadow conduit policy that requires installation of additional conduit whenever work is being done within the Town's right of way. By creating and implanting a shadow conduit policy, the Town will gain additional conduit that can be used to leverage further investment.

There are hundreds of examples of municipalities that are using smart conduit construction to gain assets and attract potential partners. In Centennial, CO, the City began a fiber optic and conduit initiative in 2008 as a public works effort connecting city buildings, traffic signals and other public facilities. The City implemented a dig once policy that required additional conduit be installed when work was being done in the right of way. To date, the City has installed more than 60 miles of conduit and fiber optic infrastructure suitable for broadband deployment while spending less than \$600,000. This network is currently valued well over \$6 Million. The City recently engaged in a formal process to incent providers to deploy a Gigabit-enabled fiber network to every home and business within the city limits. The City announced an agreement with Ting, where Ting would be able to use existing conduit and fiber to roll out its Gigabit services to the community.

As the community of Mesa, Arizona, began to grow, community leaders recognized that telecommunications would be a key element to its success. Mesa was an early adopter of "dig once" policy, placing conduit whenever streets were excavated for any other infrastructure purpose. Mesa has also taken advantage of non-traditional existing infrastructure, placing fiber in abandoned conduit that had been used for other utility purposes. This resulted in a network of 150 - 200 miles of fiber throughout the community. The investment has paid off in a number of ways over time and helped the city establish a broadband-friendly environment for economic development, allowing private sector companies to use the existing conduit and fiber to reduce their overall costs of infrastructure deployment.

Bozeman, MT invested in multi-duct conduits, making it possible for nonprofit Bozeman Fiber, who leases the conduit, to reach more residences and businesses with service. Lincoln, Nebraska invested \$700,000 to install a conduit system in 2012. Since then, their conduit network has grown to more than 300 miles and has served as a key component to attracting multiple (six) private carrier providers who lease the conduit, helping to pay off the initial investment.

Local governments and state agencies have been connecting their community anchor institutions with fiber optic networks for over twenty years. Community anchor institutions are state, county and local government offices and buildings, schools and libraries, hospitals, medical facilities and first responders. In fact, in the U.S., thousands of schools, libraries, community centers, and public health and safety



providers obtain their broadband connectivity from local government and state non-profit networks, including state research and education networks.

Connecting these anchor institutions with fiber allows each location to receive very high-speed Internet and data connectivity while eliminating or drastically reducing the monthly lease or access costs paid to the private sector service providers. Anchor institutions often cannot afford to purchase high-capacity circuits from the private sector service providers and therefore, simply cap their bandwidth purchased. Capping their bandwidth requires the anchor institutions to choose which applications to deploy and limits their ability to use applications that require high bandwidth. Building a municipally-owned fiber network to anchor institutions allows these critical key facilities to have the bandwidth they need to support all of their applications and once these networks are in place, additional bandwidth needs can easily be met without additional capital cost for construction.

The Town of Ignacio could consider connecting their community anchor institutions with fiber to ensure that they have the highest-quality broadband connectivity. This could be done in collaboration with the other agencies to share in the cost of construction. Then, once these networks are built, the Town could also consider leasing excess capacity of conduit or of fiber to the private sector for last mile build out and use. Once a network is built that serves schools, government offices, fire districts and the like, generally, this network reaches deep into neighborhoods and past business parks. These networks can then serve as an opportunity to allow the private sector to lease excess capacity and in turn serve homes and businesses with high-speed fiber. This trend is fast accelerating as hundreds of municipalities make available spare fiber optic capacity to private sector companies at rates designed to incentivize new private sector investment and opportunity.

An additional benefit of building a community anchor institution network for municipalities is it will be equipped to support “smart city” applications when the time comes for city service innovation. Smart city applications may include connecting traffic lights, traffic management, and smart journey planning. Smart journey planning systems use open city data in order to recommend how individuals can best navigate from one place to the next. The systems are becoming sophisticated enough to take into consideration personal preferences such as cost, safety concerns and CO2 footprint, as well as real-time traffic congestion and traffic patterns.

Other smart city applications may include connecting smart parking meters, automated meter reading and utilities management. Street lights are often connected with fiber and applications are emerging that allow active safety; increasing light levels in city centers when the light system detects individuals or motion, at bus stops or along walkways.

Another top smart city application is environmental monitoring, where a city that uses monitoring stations for pollution or weather conditions can now connect and use these systems for real time data collection and can pinpoint potential sources of pollution or weather issues and quickly react and efficiently deal with potential problems.

Other smart city applications are emerging around transport sharing, whether it is sharing bikes or cars or rideshare. Smart cars and electric cars will be a key enabler for wider adoption of city center car sharing, providing information to individuals about location and availability of shared cars and up-to-date information of pickup times for rideshare applications.

## Invest in Middle-mile Infrastructure to Reduce Backhaul and Transport Costs

Bringing high-speed Internet and data communications capacity into and between communities and to an Internet hub is often referred to as “Middle-mile Infrastructure.” Existing middle-mile, fiber infrastructure is owned by La Plata Electric and CenturyLink.

Broadband networks require access to an Internet “supply” – locations where there is an Internet hub, backhaul or transport point, located in population centers. These Internet hubs can either be accessed by building fiber directly to the location, utilizing a point-to-point digital microwave link or leasing existing infrastructure. The costs for leasing existing facilities or backhaul are often based upon mileage. In either of these options, the costs to build directly from the Internet “supply” to rural areas are extremely capital intensive and/or the monthly access charges for leasing infrastructure are too high.

In rural areas, incumbent providers have infrastructure to link fiber back to these Internet hubs. The Internet hubs for this region are based in Albuquerque, Farmington, Denver, Salt Lake City or Grand Junction. However, CenturyLink to date has not allowed other entities or local governments to “tap into their fiber” to extend a network, as is common for new homes to tap into a main waterline. CenturyLink has recently allowed other ISPs to lease dark fiber for connectivity to the various communities, but their excess fiber is limited and they, in most cases, are the only company that has fiber in the region and therefore, the lack of competition still does not drive down backhaul costs.

High monthly backhaul-charges or up-front capital costs to connect to Internet hubs are difficult to finance since most rural areas do not have the population to support an adequate return on investment for any providers to upgrade their networks. This issue was raised with other providers serving the area.

## Leverage Key Partnerships to Facilitate use of Existing Fiber and Grant Programs

NEO reached out to several entities that might have fiber assets in place today and/or may be potential partners for fiber expansion projects in the future. Key potential partners identified in this process are the Colorado Department of Transportation (CDOT), Tri-State, LaPlata Electric, LaPlata County, the Southwest Colorado Council of Governments (SWCCOG), Region 10, FastTrack and the Southern Ute Tribe.

### **CDOT**

CDOT is completing a fiber build over Wolf Creek Pass and has identified a number of key fiber routes as high priorities. CDOT is investing in fiber optic facilities, according to their website, “to quickly detect and verify traffic incidents, allowing CDOT to work with law enforcement and emergency responders to ensure fast, appropriate levels of response to incidents, thereby increasing the ability to save lives. Building out this technology will also allow the department to monitor and detect rapidly changing weather conditions and quickly relay this information to travelers.” Investments in telecommunications backbone or fiber facilities are connected to the CDOT Transportation Management Center in Golden. This center is responsible for disseminating statewide traveler information, including weather, traffic congestion, and travel route information. Information is disseminated to travelers via message boards,

phone apps, and other means. CDOT also uses information from the backbone to make operational decisions such as when and how to initiate road maintenance projects.

CDOT is also implementing infrastructure to support its “Connected Vehicles” applications. These applications include vehicle-to-vehicle and vehicle-to-infrastructure communications, which is part of a federal traffic management initiative that envisions facilitating communication between vehicles and infrastructure to increase safety and mobility and decrease the environmental impact of driving. Through communications interconnection, the traffic management infrastructure will help vehicles to avoid crashes while reducing traffic congestion and associated fuel use. A reliable, high-speed communications network is required to implement Connected Vehicles technology.

CDOT also uses this infrastructure to connect its network to the Nationwide Public Safety Broadband Network, and create a platform to work with neighboring states to provide levels of transportation services that travelers expect.

CDOT has implemented these strategies through deployment of their RoadX project. Again, according to the CDOT website, “The RoadX program will employ a multi-pronged DO-IT (deployment, operations, innovation, technology) approach with the objective of being the most efficient, agile, and flexible system for bringing transportation technology to market. The RoadX program will implement several efforts along the DO-IT spectrum in 2016–18. CDOT plans to partner with private industry and others to deploy advanced technology to reduce the cost of transporting goods by 25%; to turn a rural state highway into a zero-death road; and to improve congestion on Colorado’s critical corridors.”<sup>2</sup>

### **TriState**

TriState Generation and Transmission has installed fiber throughout the State of Colorado. In the southwest Colorado region, TriState has fiber from Grand Junction to Cortez, from Cortez to Durango and from Durango to Albuquerque. TriState has digital microwave service communications from Durango to Ignacio. TriState has provided excess fiber to many municipalities, counties, electric cooperatives and service providers throughout the State and has a dedicated team assigned to use of its fiber for telecommunication purposes. TriState could potentially provide excess fiber to this project and could potentially provide wireless connectivity between many of the communities in the study area.

### **La Plata Electric**

Electric companies and cooperatives throughout the State of Colorado have deployed fiber between some of their substations and have been good partners to potentially help with middle-mile infrastructure deployment. LaPlata Electric and their broadband company, FastTrack, has fiber throughout the southwest region of the State. Deploying fiber using existing utility lines and poles is sometimes a less expensive alternative than underground construction. Use of LaPlata Electric’s utility lines and poles may be an attractive alternative to build fiber between communities in La Plata County and the southwest region. La Plata Electric has expressed interest in expanding fiber and broadband facilitation throughout their territory.

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<sup>2</sup> See <https://www.codot.gov/programs/roadx>

## LaPlata County

Many counties throughout the U.S. are planning to invest their local Covid relief funding provided through the American Rescue Plan Act on broadband infrastructure. La Plata County may be a good partner to help finance critical middle-mile infrastructure throughout the region.

## SWCCOG

The Southwest Colorado Council of Governments has been working to improve broadband infrastructure in the region for several years. In August of 2021, the SWCCOG teamed up with service provider, Clearnetworx in an application to NTIA's Broadband Infrastructure Grant program. The application proposes to build a middle-mile fiber route from the Town of Bayfield's collocation to the community of Vallecito along County Road 501. The route will then veer west and follow County Road 240 to connect into a data center in the City of Durango. This proposed route could provide services to over 1,900 homes, numerous businesses, 4 fire stations from two Fire Protection Districts, and create redundancy for the Town of Bayfield, the Bayfield School District, and the La Plata County Clerk and Recorder. Eventually, if funded, this route could support redundancy for the Southern Ute Indian Tribe and the Town of Ignacio. NTIA plans to announce grant recipients in early 2022.



## Region 10

Region 10 is a non-profit organization based in Montrose. Region 10 consists of six counties in western Colorado (Delta, Montrose, Hinsdale, San Miquel, Ouray and Gunnison) and the municipalities located within these counties. Region 10 received grant funding for broadband implementation from the Department of Local Affairs (DOLA) to build a network connecting the communities within their region with fiber as well as their key community anchor institutions. The project has pulled in several

partnerships with electric cooperatives and companies that have existing fiber in place, as well as partnerships with many of the local Internet Service Providers for collaboration. The network supports 1 Gbps and 10 Gbps connectivity between all points on the network, providing abundant, reliable and affordable Internet and data services throughout the region.

Region 10 is currently working with Garfield and Mesa Counties to extend their network from Grand Junction to Glenwood Springs, and from Glenwood Springs to Denver. Region 10 is also currently expanding its network south to Durango, with plans to complete a ring throughout the State of Colorado by connecting Durango to Walsenburg and Walsenburg to Denver.

### **FastTrack Communications**

Through the engagement with NEO, the Town of Ignacio conducted a competitive process to select a partner to apply for last-mile grant funding available through the State of Colorado's Department of Local Affairs' Broadband Deployment Board. HB21-1289 appropriated an additional \$35 Million in grant funding, in addition to the program annual high-cost support mechanism grant for funding last-mile broadband infrastructure. The Town received a few proposals from service providers to partner with the Town and FastTrack Communications was selected as the Town's partner for this grant opportunity. FastTrack submitted a grant application during the Summer and Winter 2021 grant cycles to build Fiber to the Premise within the Town's boundaries to serve all homes and businesses located within the Town. Neither grant application was awarded to FastTrack, but the Town could continue to submit applications through this program and in partnership with FastTrack.

### **Southern Ute Tribe**

NEO and Town of Ignacio staff met several times with the Southern Ute Tribe to identify areas of collaboration to improve broadband services in the region. The Southern Ute Tribe has received funding of \$10 Million through the State of Colorado and has also applied for funding available through the Tribal Broadband Connectivity Program. The Tribal Broadband Connectivity Program, which was funded by the Consolidated Appropriations Act of 2021, makes \$980 million available for grants to eligible Native American, Alaska Native, and Native Hawaiian entities for broadband deployment, digital inclusion, workforce development, telehealth, and distance learning. Southern Ute Tribe included funding for building a Fiber to the Premise network for the Town of Ignacio within their application. NTIA is continuing to review the more than 280 remaining applications received during the application window, which closed on Sept. 1, 2021. The Tribal Broadband Connectivity Program will announce additional awards on a rolling basis as they go through NTIA's review process.

The recently enacted Infrastructure Investment and Jobs Act provides an additional \$2 billion in funding for this program. NTIA anticipates issuing a new Notice of Funding Opportunity for the additional funds in 2022.

## Leverage Funding and Grant Programs

There are several strategies local governments have used to finance municipal broadband networks. Municipalities can sometimes appropriate funds available through the general fund, to cover the capital costs of network builds. Funds can be appropriated either on a one-time or multi-year basis.

If there is not sufficient funding available in the general fund, a number of municipalities have used general obligation bonds, revenue bonds, or certificates of participation to finance the network build-out. Other financing options include New Market tax credits, for which allocations would have to be secured; economic development retail sales tax funds, internal loans, TIF, economic development financing programs, and crowd sourcing.

There is also a growing interest among private financial institutions willing to invest in municipal networks. Local governments may be able to find alternative means of financing government anchor networks using private capital.

### **Traditional Grant Funding Programs for Broadband**

Grant funding is available from a number of state and national sources. At the federal level, E-rate and the Rural Healthcare Grants are provided through the Universal Service Administrative Company (USAC). USAC is an independent, not-for-profit organization, designated by the FCC to administer the Universal Service Fund. This fund receives approximately \$10 billion annually and is used to deliver funding through four programs (E-rate, the Rural Healthcare Program, Lifeline Program and the High-Cost Program). The E-rate program will pay for 40-60% of the capital costs to build fiber to schools and libraries. The Rural Healthcare Program will pay for 60-65% of the capital costs to build fiber to qualifying medical facilities. Although there are strict rules through USAC and the E-rate Program regarding the use of excess fiber deployed through the grant, there may be opportunities to obtain a waiver of this rule, allowing the Town to partner with the school district on portions of their build.

Another federal program for financing broadband is the Economic Development Administration (EDA). EDA will fund development for partnership planning, local technical assistance and economic adjustment assistance. EDA will fund implementation and construction of broadband networks for public works projects and economic adjustment assistance projects. Other federal programs are offered through the US Housing and Urban Development. A variety of funding sources and funding mechanisms are available through HUD for planning and implementation of broadband networks.

At the state level, the Colorado Department of Local Affairs (DOLA) sets aside \$3.5 – 5 million annually for middle-mile broadband networks and for planning activities through the Energy and Mineral Impact Fund for regional councils of governments and municipalities. DOLA has three rounds of financing applications with deadlines for grant submission being April 1<sup>st</sup>, August 1<sup>st</sup> and December 1<sup>st</sup>.

Another state program is administered through the Colorado Department of Regulatory Affairs and the Broadband Deployment Board. This program has recently been moved to the Colorado Broadband Office to administer programs for funding last-mile infrastructure through the high-cost support mechanism grant.

## **Other Potential Sources of Funding, Supplemental Tax Revenues, Streaming and Over-the-Top Services**

Across the U.S., cable companies are seeing their customers cancel their traditional broadband TV services and choose to receive their entertainment through over-the-top services or streaming services such as Hulu, Amazon Video, Netflix and HBO Go. As cord-cutting increases, some municipalities have been trying to recoup lost franchise fees received from cable companies by charging taxes on over-the-top services.

Within the past year, approximately 45 cities in California are implementing or planning to implement a tax on streaming services and video games, using their city's existing tax rate for cable providers. Their tax rates on video services range from 4.5 to 11 percent. Already taxing these services at rates from 6% - 9.4% include communities in Pennsylvania, Minnesota and Chicago.

There has been push-back from content and streaming providers on this tax and it is likely that these taxes will be challenged in court. An argument can be made that taxes on Internet sales are not allowed without a physical address within states, and therefore, this streaming and gaming tax could be struck down as well.

## **Charging Fees for Use of Right of Ways**

Cities in Oregon have started charging private and public entities for use of their right of ways as a means to fund infrastructure improvements. The fee amount varies based on the kind of utility and how many facilities are used in the right-of-way. Charging right of way fees may be another funding mechanism for cities to build broadband infrastructure.

## **Grant Funding in Response to the Pandemic**

In response to the pandemic, there are billions of grant dollars that can be invested in broadband infrastructure. Some of these programs are underway and many of these programs are being fleshed out.

The December 2020 Appropriations Act provided support for the Tribal Broadband Connectivity Program and the NTIA Broadband Infrastructure Program. These grant programs are underway and the deadline for submission has already passed. Announcements for funding will be made during the first part of 2022.

## **American Rescue Plan Act, \$340 Billion Available in Broadband Funding**

Below is a list of various programs and the agency administering the funds.

- **Economic Development Administration (Department of Commerce):** *\$3 billion* in additional funding to the Public Works and Economic Adjustment Assistance (PWEAA) program through September 2022
- **Coronavirus Capital Projects Fund (Department of the Treasury):** *\$10 billion* for "capital projects directly enabling work, education, and health monitoring, including remote options, in response to the public health emergency"; in addition to capital projects, eligible efforts include



ancillary services (such as broadband mapping) to increase efficiencies of capital projects, and cost support efforts (such as subsidies). [The State of Colorado will receive \\$171 Million under this program for broadband implementation. The State will roll out the rules and requirements for application and administration of this funding in 2022.](#)

- **Emergency Connectivity Fund (FCC):** *\$7.2 billion* for E-Rate support to reimburse schools and libraries for provision of eligible equipment and advanced telecommunications and information services during the pandemic, including for locations other than schools and libraries
- **Coronavirus State Fiscal Recovery Fund:** *\$219.8 billion* for investments in water, sewer, or broadband infrastructure. [The State of Colorado set aside an additional \\$35 Million for last-mile \(Colorado Broadband Office\) and \\$5 Million \(DOLA\) for middle-mile programs with use of this funding.](#)
- **Coronavirus Local Fiscal Recovery Fund:** *\$130.2 billion* for rural community development block grants (CDBG) (\$45.6 billion), rural areas (\$19.5 billion), and counties (\$65.1 billion, population-based), including for investments in water, sewer, or broadband infrastructure
- **Local Assistance and Tribal Consistency Fund:** *\$500 million* (\$250 million per year for 2022 and 2023) for Tribal use only “for any governmental purpose other than a lobbying activity”

President Joe Biden’s multibillion-dollar Infrastructure Investment and Jobs Act includes \$65 billion in broadband spending. The bill provides \$42 billion in grants to states to build out broadband infrastructure, improve broadband maps, or increase broadband adoption programs. [The State of Colorado will receive a minimum allocation of \\$100 Million under this program.](#)

The bill provides approximately \$14 billion toward a \$30 monthly benefit to expand an existing program to help people with lower incomes pay for broadband service and requires internet service providers who take this federal money to offer lower-cost options. Additionally, the bill provides \$2 billion in funding broadband infrastructure to tribes.

## Capital Costs for Last Mile, Fiber to the Premise Infrastructure

NEO’s team put together preliminary design and projected capital cost estimates for building a fiber-to-the-premise network that is capable of handling symmetrical Gigabit broadband speeds. The following estimate assumes a 75% take rate percentage or market share.



Estimate Dashboard				
Major Assumptions	Values			FTTH GPON
# Parcels/Passings	521	Overall	Project Cost	\$2,696,850
Total Plant Miles	12.55		Cost per HHP	\$5,176.29
# Poles	0		Cost per HHS	\$6,901.73
Est. Aerial Miles	0.00		Cost per MI	\$214,830.05
Est. UG Miles	12.55			
Aerial %	0%	Engr. Labor	Project Cost	\$107,087
UG %	100%			
Density HH/Mile	41.50	Aerial Labor	Project Cost	\$0
Take Rate	75%			
Make Ready Cost per mile (all in labor only)	\$ -	UG Labor	Project Cost	\$1,562,557
ADSS or Strand/Lash	Strand/Lash			
Missile Bore/Open Trench %	0%	Tech Services Labor	Project Cost	\$38,175
Directional Bore %	100%			
Plow %	0%	Customer Premise Labor and Install Materials including	Project Cost	\$441,086
LD Downtown %	0%			
HD Downtown %	0%			
Rock Adder %	10%			
Cut/Restore %	2%	OSP Materials	Project Cost	\$489,910
Make Ready Construction	no			
OLT Equipment	yes	Electronics	Project Cost	\$58,035
ONT Equipment	yes			

It was noted earlier in the report that the Town of Ignacio has an abandoned natural gas line within the community. If this abandoned system can be used to place fiber optic cable, the following estimate provides cost savings for implementing the Fiber to the Premise system.

Estimate Dashboard				
Major Assumptions	Values			FTTH GPON
# Parcels/Passings	521	Overall	Project Cost	\$2,302,160
Total Plant Miles	12.55		Cost per HHP	\$4,418.73
# Poles	0		Cost per HHS	\$5,891.64
Est. Aerial Miles	0.00		Cost per MI	\$183,389.19
Est. UG Miles	12.55			
Aerial %	0%	Engr. Labor	Project Cost	\$107,087
UG %	100%			
Density HH/Mile	41.50	Aerial Labor	Project Cost	\$0
Take Rate	75%			
Make Ready Cost per mile (all in labor only)	\$ -	UG Labor	Project Cost	\$1,167,867
ADSS or Strand/Lash	Strand/Lash			
Missile Bore/Open Trench %	0%	Tech Services Labor	Project Cost	\$38,175
Directional Bore %	100%			
Plow %	0%	Customer Premise Labor and Install Materials including	Project Cost	\$441,086
LD Downtown %	0%			
HD Downtown %	0%			
Rock Adder %	10%			
Cut/Restore %	2%	OSP Materials	Project Cost	\$489,910
Make Ready Construction	no			
OLT Equipment	yes	Electronics	Project Cost	\$58,035
ONT Equipment	yes			

There are other possible ways to implement this network more cost-effectively. For example, underground construction is more expensive than using existing utility poles to construct the network in an aerial manner. The estimates above assume 100% of the network is built underground.

Use of contractors typically is more expensive than use of existing staff. Many of the service providers in the region have existing staff that can build these networks more cost effectively than having a contractor build it. Additionally, many service providers have economies of scale on materials.

## Further Discussion on Models of Operations and Public Private Partnerships

The most ambitious strategy for a municipality to consider is the opportunity to connect all homes and businesses with fiber. More challenging geographies are sometimes forced to utilize wireless technologies to deliver service with a hybrid fiber/wireless network. Cities are building or facilitating Fiber to the Premise networks or "Gigabit-enabled" networks, allowing for Internet speeds of 1,000 Mbps or 1 Gbps in both upload and download speeds for all homes and businesses within a city's boundary.

There are a number of models to finance, design, construct and operate a Fiber to the Premise network. One of the models in the industry is when the municipality designs, builds, owns and operates a network and becomes the Internet Service Provider to homes and businesses. This model is often referred to as a

Retail Model and is discussed in detail below. Another model is one in which the municipality builds and owns the fiber network and Internet services are provided directly by the private sector. This has often been referred to as a Wholesale Model, and again, is discussed in detail below.

### **Fiber to the Premise, Retail Model**

In this model, the municipality and/or municipal utility designs, builds, owns and operates the network, and essentially becomes the Internet Service Provider. An increasingly prevalent case for investing in building municipal broadband is being made by advocates defining the Internet as a “utility” and thus a necessity for the public sector to provide when otherwise unavailable.

Most municipalities that have deployed a retail, Fiber to the Premise strategy have been providing electric services to their constituents. Municipal electric utilities have an easier implementation path because they already have the access to utility poles and other infrastructure, billing processes in place, customer service centers operational, and business relationships with each and every homeowner and business.

The City of Longmont has deployed this approach and is nationally known as a model of success. Dubbed “NextLight,” this Gigabit fiber network is owned and operated by the City and its power utility, Longmont Power & Communications (LPC). Longmont opted out of Colorado’s SB 152 law in November of 2011 with 60% of the vote. Two years later, Longmont voters approved a \$40.3 million bond issuance to cover the startup costs and network build.

Longmont followed Google Fiber’s marketing strategy by launching a pre-build sign-up campaign. The neighborhood with the most market share or “take rate” would be the first area where Longmont would build. The first neighborhood received a 72% take rate prior to construction. Longmont’s 38,000 homes and businesses now have symmetrical Gigabit service for \$50 per month for those who signed up early. The \$50 per month is guaranteed for the lifetime of the home as well as the owner/tenant of the home if he/she moves within the City limits. Longmont’s business service includes symmetrical 100 Mbps for \$230 per month and symmetrical 250 Mbps service for \$500 per month.

Longmont is experiencing an average take rate percentage of 56%. The initial feasibility study conducted in 2013 predicted a 27% take rate. Late in 2016, the City voted to increase LPC’s budget by \$7 million, sourced from the Electric and Broadband Utility Fund balance, to hire staff needed to support take rates twice as high as initially predicted.

Meanwhile NextLight is helping businesses and fostering growth by providing connectivity that’s enabling the community to successfully compete with its neighbor to the south, Boulder. Local businesses that were looking to expand outside the city elected to stay and grow in Longmont thanks to the Gigabit network. The network is also attracting regional work-from-home Coloradans looking for an ideal place to work and raise their family.

### **Fiber to the Premise – Wholesale Model**

Municipalities can take one of two approaches with the wholesale model, owning the fiber only or owning the fiber and the equipment it takes for it to run or be “lit.” Fiber optic cable that does not have

equipment on the ends of it is referred to as “dark” fiber. Fiber optic cable that has equipment in place is referred to as “lit” fiber.

Whether the municipality provides dark or lit fiber, the wholesale model assumes at least one and possibly multiple service providers are available to provide Internet services. The municipality owns the network, and in some cases, the equipment to light the network, and the service provider(s) pay a lease fee to the municipality in the form of a monthly payment or in the form of a revenue share, a percentage of the gross revenues generated by service fees on the network.

This ownership by a municipality, run by a private entity approach is nothing new; it has been prevalent for decades with toll roads that are managed privately. What is a new and emerging trend, is communities funding a network and turning it over to a traditional carrier to manage and operate the network.

As part of the Northwest Colorado Regional Broadband Strategic Plan effort, Rio Blanco County identified that broadband service in the County was inadequate to sustain 21<sup>st</sup> century economic development. Rio Blanco County is deploying a wholesale Fiber to the Premise model. In 2014, Rio Blanco County voted to opt out of SB 152 and reclaimed their local telecommunications authority. Shortly after opting out, Rio Blanco received grant funding with the Colorado Department of Local Affairs (DOLA) to build out the network. The County and some of the local community anchor institutions are providing the match funding required by the grant. The County is building fiber infrastructure to the block in Rangely and Meeker and service providers will finish the build-out to each home or business. In the more rural parts of the county, subscribers will be served by wireless infrastructure and technologies.

Subscribers have the option to choose between two providers which are offering services on Rio Blanco’s network. Local Access Internet (LAI) and Cimarron Telecommunications are offering symmetrical Gigabit Internet access (1,000 Mbps or 1 Gbps) for \$70 per month.

In addition to the retail and wholesale Fiber to the Premise models, there are a number of emerging public-private partnership models that are just being introduced in the industry. A description of typical funding mechanisms for municipalities will be discussed below as well as a description of the emerging public-private partnership models.

## Public Private Partnerships

In addition to the above funding sources, there are a number of public-private partnership models that have recently emerged that allow the municipality to pursue a Gigabit-enabled network, while sharing in the risk, rewards and capital cost outlay of the network.

When evaluating public-private partnerships, municipalities need to balance the tension between control, risk and reward against the City’s goals for the project. Control, in this context, refers to ownership of the network or how much capital the municipality is willing to invest. A municipality must consider how much control or capital is needed to be invested to minimize risks and maximize rewards. Risks are associated primarily with financial risks such as debt and debt coverage, as well as implementation, execution and operational risks. Reward is often associated with where and how fast a network is constructed, coupled with what type of services will be offered and at what price. There may

be other benefits that are classified under “reward” such as fiber built for the city’s benefit at no cost or construction and operational efficiencies gained from the potential partnership.



Partners can include private for-profit companies, local non-profits, other anchor institutions and even local residents. In some instances, the municipality may have a very limited role in a partnership and may only provide access to rights of way or other city infrastructure such as conduit, excess fiber, water or public safety towers, licensed spectrum, light poles or local government buildings. In other cases, a municipality may agree to become an anchor tenant and pay for service on the network

for a contracted term, providing a guaranteed revenue source for the network project partner to justify the business plan to build out further in the community. In more extensive partnerships, the municipality can play a larger role, such as providing capital for part or all of the network construction. In some public partnership models, the private sector provides financing, while the municipality shares in some of the risk. In other models, the municipality pays for a substantial portion or all of the network build and contracts the operation of the network to the project partner. Sharing in the financial and operational risks and in the associated benefits of a project can allow communities to pursue broadband endeavors that may otherwise be unattainable.

Below are examples of three public partnership models that have been implemented by communities in the recent years.



## **Google Fiber, No Capital Outlay from the Municipality**

Perhaps the most coveted example of a public-private partnership is the Google Fiber project in the Kansas City area. Google chose Kansas City, KS and Kansas City, MO as the community to embark upon its first foray into building fiber infrastructure. Kansas City, KS committed to facilitate access to local infrastructure and conduit that it owned and provided access to its rights of way. Kansas City, MO committed to waive local permitting fees and provided Google with unfettered access to dedicated city staff to support the project.

In return, Google has agreed to build and operate a fiber-to-the-premise network and provide Internet access service with 1 Gbps speeds to homes at \$70 per month and to businesses at \$300 per month. Google Fiber did not commit to ubiquitous coverage in Kansas City, but agreed to build out fiber in neighborhoods (called “fiberhoods”) that met a predetermined take rate percentage prior to construction.

Google Fiber used this same approach in Austin, TX and in Provo, Utah. Although in the past three years Google has announced plans to replicate this model in 35 other cities, Google has recently announced that it is pulling back its fiber-to-the-premise strategy and is experimenting with Gigabit wireless technologies. Currently Gigabit wireless technology is limited to 500 feet; meaning, fiber optic cable still needs to be installed very close to homes and businesses for the wireless technology to deliver Gigabit bandwidth. Nevertheless, Google’s pull back has caused some trepidation in the industry. Google is evaluating other models for partnership with cities and their pause in fiber-to-the-premise implementation should not be taken as an indication of their appetite for collaboration with cities.

In the Google Fiber KS model, the local governments do not commit capital to build the network. This limits the cities’ financial risk substantially, but it also curbs the control they have over how and where the network is built. The municipalities in the Google Fiber projects have no say over prices charged to the customers, how the network is built or how fast. Google makes all of the decisions regarding current and future operations, and whether or not they pull out of a market. Given their most recent announcements of pulling back their plans, this has proven to be a substantial risk to the communities. Critics of Google’s fiberhood approach claim that Google has “cherry-picked” more affluent neighborhoods to build its fiber and has left economically challenged neighborhoods off its build list.

## **Ting, Municipality Builds the Fiber Network, Ting pays for Equipment and Operates the Network**

Canada’s Ting has recently made a name for itself as a private carrier that will deliver fiber-to-the-premises services over a city-owned network. Already underway in Westminster, MD, Santa Cruz, CA, and Huntsville, AL, Ting is now partnering with Centennial, CO to bring Gigabit fiber Internet access to Centennial’s 107,000 residents and its local businesses.

In this model the municipality provides the capital to build, own and maintain the “dark” fiber throughout the community and to every home and business. Ting “lights” the fiber by providing capital for the equipment. Ting provides Gigabit services to homes for \$89 per month and to businesses for \$139 per month. In order for the city to pay down its debt associated with building the fiber network, Ting pays the city a fee for homes and businesses that are fiber-ready or have been passed with fiber and another fee when homes and businesses start subscribing to Internet services.

While the fiber network is the property of the city and eventually an “open network,” meaning several service providers can use it to offer services to homes and businesses, Ting partnerships typically feature an “exclusive right to operate network” for a minimum amount of time. While the build is the responsibility of the respective cities, Ting will lease and light the fiber and provide all equipment and Internet access. Cities partnering with Ting are mitigating risk and staying out of the challenging ISP business, but have more control over where, how and how fast the network is built. The cities also have control over pricing and services offered and can require that the network is available for others to use after an initial period of time.

Other companies are now replicating this model. Companies in Colorado that have stated they would enter into public-private partnerships similar to Ting’s model include Cedar Networks, Allo, FastTrack and Forethought. Others may also offer a similar model if asked to respond to a formal Request for Information or Proposal.

### **Long-term Lease, Shared Take Rate Risks or Utility Fee**

Private firms including SiFi and Symmetrical Networks will fund a network build, and will oversee design, engineering, construction and operation of the network with a 20-year exclusive lease agreement. These firms are forecasting that the subscription rates they receive will provide healthy returns on their investment. And for extra measure, they ensure a sufficient return by requiring cities to guarantee take rates, or pay the difference. The good news is that these potential city paybacks have a long ramp-up time before ever going into effect. Additionally, the guaranteed take rate is typically more than achievable at somewhere between 30-38%, depending on the negotiated terms. At the end of the negotiated years, the city owns the network free and clear but can continue to lease the fiber to their established partner(s).

Macquarie Capital will also work with communities to establish a fiber network using a similar model to that described above or with a utility fee structure model. This utility fee structure model was recently used to rescue Utah’s Utopia network from its financial woes. In the Utopia project, Macquarie charges a flat utility fee for every home and business that the network passes, whether the home or business signs up for services or not. Terms of the deal were reported to be \$22.60 per month for five cities. In terms of revenue sharing, each city is able to keep 75% of wholesale revenue after the first \$2M per year. This arrangement is expected to wipe out Utopia’s debt by 2021 if the network sees a 24% take rate for premium services

Macquarie Capital is also providing financing, design, engineering, construction and operations for an anchor institutions network for the State of Kentucky. This “concessionaire model” provides a long-term agreement of 30 years where Macquarie is the lead vendor coordinating all financing and implementation for the project and the State of Kentucky, in turn, shares in the risks and rewards of the project.

Notice of Ignacio Town Board Public Hearing on  
Ignacio Land Use and Development Code Update, And Proposed Zoning Ordinance  
Amendment, And Amendments to the Town of Ignacio's Official Zoning Map as Part of  
Town-Wide Rezoning of Property within the Town of Ignacio

Notice is hereby given that the Town Board of Trustees will host a Public Hearing on February 14, 2022, at 6:30 PM, in the Abel F. Atencio Community Room (570 Goddard Ave), and via Remote Public Meeting, to allow for comments on the Land Use and Development Code update, and on the proposed zoning ordinance amendment and amendments to the Town of Ignacio's official zoning map as part of the town-wide rezoning of property within the Town of Ignacio. Details of how to participate in the Public Hearing, as well as a draft version of the Code and a draft version of the Town of Ignacio's official zoning map as part of town-wide rezoning of property within the Town of Ignacio, will be available on the Town's website ([townofignacio.colorado.gov](http://townofignacio.colorado.gov)) and at the Library; the agenda will also be posted on the Town website, at the Library, on the front door of the Community Room, and at the Post Office a minimum of 24 hours prior to the Public Hearing. Written comments must be received at Town Hall (540 Goddard Ave) by close of business on Wednesday, February 9, 2022. Among other changes, the draft zoning ordinance amendments and amendments to the Town of Ignacio's official zoning map will create new zoning districts for Planned Unit Development and for Community/Public uses, and will convert Business zoned property to R2 (Multi-Family Residential) and will convert certain R3 (Mobile Home Park) zoned properties to R1 (Single-Family Residential).

Published in the Durango Herald on January 28 and February 4, 2022.





Mark Garcia <mgarcia@townofignacio.com>

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## In Favor of change to R2 for 360 Browning Ave

2 messages

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Brook Lee <brook@casgravel.com>

Mon, Oct 4, 2021 at 10:46 AM

To: "mgarcia@townofignacio.com" <mgarcia@townofignacio.com>

Hello,

My company, Irrigo, LLC, owns two residential lots on Browning Avenue: 330 and 320. We support keeping Browning Avenue a residential area. Browning Avenue is continually improving and being gentrified by those who own properties on it. Allowing a multi-purpose or commercial use would drastically change the residential feeling and gentrification.

Regards,

**Brook E. Lee**

IRRIGO, LLC

Office Manager

PO Box 1635

Ignacio, CO 81137

(970) 883-4014

(970) 946-6230 Cell

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Mark Garcia <mgarcia@townofignacio.com>

Mon, Oct 4, 2021 at 4:00 PM

To: Brook Lee <brook@casgravel.com>

Hi Brook,

Thanks for your email and comments on the draft Land Use and Development Code. Your email will be entered into the public comment documentation and shared with the Town Board. Please contact me if you have any questions. Thanks.

Mark

October 5, 2021

To Whom It May Concern:

I am writing this letter to express my strong support of the change for 360 Browning to R-2 Zoning.

I currently reside at 350 Browning, which is located directly next to 360 Browning. As a neighbor to this property, any business located here will directly affect my family and the families in the surrounding homes. If the zoning at this location is allowed to remain Mixed Use, this would affect us in very negative ways and be detrimental to our area.

One concern in allowing this property to remain Mixed Use is the size and type of businesses currently permitted. A poorly planned development here will create many conflicts between the commercial and residential tenants. Residents will see an increase in traffic near our homes bringing accidents, pollution, and congestion. Parking in front of our homes will become a problem. Noise levels may greatly increase, lights will likely shine directly into homes. All of this will affect our quality of life.

Additionally, Browning has always been a very family-friendly street for the residents. It has been safe for children and pets to play outside and cross the street. Families can safely take walks, neighbors are able to sit on their porches and chat, and many children currently walk to and from school on Browning. All of this could be taken away from the residents with the development of a currently-allowed business.

I would urge you to approve the proposed rezoning of 360 Browning to an R-2 zoning and thank you for your continued service and support of our community.

Sincerely,

Kerrie Lorenzini



Mark Garcia <mgarcia@townofignacio.com>

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## R-2 Zoning

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LINDA L. <lindalsanders@msn.com>

Tue, Oct 5, 2021 at 12:51 PM

To: "mgarcia@townofignacio.com" <mgarcia@townofignacio.com>

I support the change for 360 Browning to R-2 zoning to protect the residential character of the Browning Ave. neighborhood.

Linda Sanders  
320 Browning Ave.  
Ignacio, Co 81137  
970-764-0650



Mark Garcia <mgarcia@townofignacio.com>

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## Land Use Code

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Dee Wesner <freetobedee@gmail.com>

Mon, Oct 11, 2021 at 12:09 PM

To: Mark Garcia <mgarcia@townofignacio.com>, Tuggy Dunton <tdunton@townofignacio.com>

Dee Wesner

400 Browning Avenue, Ignacio

I would like to share comment IN FAVOR of the zoning changes captured in the Town of Ignacio Land Use Code.

I do appreciate the hard work and consideration that has been exercised these last years in completing this work, including vision with standards for future improvement to our Town without incurring immediate hardship to its current residents.

Of particular interest to me is the zoning change for 360 Browning from Mixed Use (business use) to R-2 Residential Use. As a homeowner across the street from, and directly impacted by the future of 360 Browning, I am in full favor of the zoning being changed from mixed use to strictly residential.

Browning Avenue is one of our town's oldest and prettiest residential streets. I would advocate to maintain its look and feel as such, and encourage commercial and mixed use development to look at Goddard Avenue instead. Shared parking for church-goers, Ignacio Auto Body clients, and residents of Browning Avenue is already challenged, and the impact of a new business opening on Browning would draw even more driving traffic, more speed infractions, more parking issues, as well as change the general look and feel of this street as it exists now.

Thank you Town of Ignacio and Board Members for your work on these issues, and fellow citizens for the opportunity to share my voice.

## STATEMENT OF FACTS

Browning Avenue spans ten blocks.  
It contains 16 properties used non-residentially.  
My property is being considered for down-zoning.  
It is the sole one being singled out for such treatment.

It has a grant by right to be used for business.  
This came about with the first planning and zoning code.

A use for business began in 1939 when the town was being electrified.  
In 1983 it began uses as the cable offices and head-end.  
Other businesses have used it with store, shop and maintenance facilities.  
Some of these uses continue today.

I have submitted statements in support of my continued use of the property.  
Please make them part of the record.

I have submitted 16 photographs taken recently. also for the record.  
They are of the non-residential properties.  
They do not include former ones of historical interest only.  
The Town recently decided that my hearing will be held remotely.  
Thus there is not enough time to caption them.  
They will be familiar to everyone without captions.

The Town has had this in mind for more than half a year.  
There has been no notice provided other than a letter in December.  
Therefore I regret my testimony being abbreviated.

This proposal is arbitrary and capricious.  
Browning Avenue contains many non-residential uses.  
It fails to take notice of these other similar uses.  
It revokes a longstanding use by right that I possess.  
It unfairly singles out my property while ignoring 15 others.  
This proposal is unwarranted and serves no purpose.  
I request that this proposal be tabled and closed.

Christopher L May  
Owner  
Block 3, Lots 11 through 13  
Town of Ignacio

TO THE IGNACIO TOWN BOARD AND THE PLANNING COMMISSION

I am a concerned citizen and resident of Ignacio. I wish to speak on rezoning for 360 Browning Avenue and for 255 Lampert Street. They have existed for many decades as B zoning. They have been businesses since long before zoning. Our Town needs a favorable business environment and should not punish businesses. B zoning here is an asset to the neighborhood and adds to the vitality of Ignacio.

[illegible]

TO THE IGNACIO TOWN BOARD AND ITS PLANNING COMMISSION:

I support leaving the zoning for 360 Browning Avenue and for 255 Lampert Street as it has existed for many decades as B zoning. These business uses are suitable and desirable to the neighborhood and contribute greatly to the welfare of the Town of Ignacio. I shop in Ignacio and support its businesses.

[illegible]





































































## **ORDINANCE NO. 350**

### **AN ORDINANCE OF THE TOWN OF IGNACIO, COLORADO, AMENDING THE TOWN OF IGNACIO MUNICIPAL CODE CHAPTERS II AND III IN THEIR ENTIRETY, ESTABLISHING A NEW CHAPTER II TITLED LAND USE AND DEVELOPMENT CODE, AND AMENDING THE OFFICIAL ZONING MAP OF THE TOWN OF IGNACIO AS PART OF A TOWN-WIDE REZONING OF PROPERTY**

**WHEREAS**, the Town of Ignacio (Town) is a statutory town within the State of Colorado and has an adopted Town Municipal Code in accordance with state statutes; 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 Board obtained grant funding in 2018 for work on the Municipal Code with a focus on needed changes specifically on Chapters II and III; and

**WHEREAS**, the Town Planning Commission was tasked by the Town Board to rewrite Chapters II and III in their entirety and draft a new Land Use and Development Code (LUDC); and

**WHEREAS**, the Planning Commission conducted multiple work session for over three (3) years on a draft LUDC and with assistance from a planning consultant and Town staff; and

**WHEREAS**, the Planning Commission concluded their work on the LUDC in 2021 and recommended the draft LUDC be forwarded to the Town Board for further review with joint work sessions between the Planning Commission and Town Board; and

**WHEREAS**, after several joint work sessions a final draft LUDC was completed in October, 2021 (dated 10/05/21) and public hearings were formally held by the Town Board for public comments on the final draft LUDC with several comments submitted for the record, and

**WHEREAS**, the Planning Commission conducted a public hearing on January 12, 2022, seeking comments on the final draft LUDC and amended Zoning Map, and

**WHEREAS**, following the public hearing the Planning Commission considered and approved Planning Commission Resolution 01-2022, recommending approval of the LUDC to the Town Board, and

**WHEREAS**, following the public hearing the Planning Commission considered and did not approve Planning Commission Resolution 02-2022, recommending approval of the amended Zoning Map 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 February 14, 2022 for public comments on the final draft LUDC and amended Zoning Map; and

**WHEREAS**, notice of this February 14, 2022 meeting was properly published in the Durango Herald on January 28 and February 4, 2022; and

**WHEREAS**, the adoption of the new draft LUDC and final draft of the amended Zoning Map that is part of a Town-Wide Rezoning is ready for Town Board consideration and adoption at the conclusion of the scheduled public hearing and Town Board deliberation. Among other changes, the final draft of the amended Zoning Map creates new zoning districts for Planned Unit Development and for Community/Public uses, and will convert Business zoned property to R2 (Multi-Family Residential) and certain Mobile Home Park zoned property to R1 (Single Family Residential); and

**WHEREAS**, the Town Board, after considering public comment, finds that adopting the Land Use Development Code and adopting the amended Zoning Map are within the proper exercise of its police 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; and

**WHEREAS**, the Town Board finds that the final draft of the amended Zoning Map promotes the community welfare, best defines existing compatible and surrounding uses with the Town, has little likelihood in substantial harm to properties, and is most consistent with the availability and suitability of lands already zoned to allow permitted uses.

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

Section 1. The current Town of Ignacio Municipal Code, Chapters II and III, are hereby amended in their entirety and a new Chapter II will result and be titled: Land Use and Development Code. The Chapter II is hereby approved and attached to this Ordinance as Exhibit A, and incorporated herein by reference.

Section 2. Chapter III of the Land Use and Development Code is now reserved for future use.

Section 3. The Town Zoning Map that results from the new LUDC and developed in accordance with Chapter II: Section 3 Zoning Districts, subsection 1) Zoning Map, is attached to this Ordinance as Exhibit B, incorporated herein by reference, is hereby approved, and shall replace in its entirety the Town's prior zoning map.

Section 4. The effective date of this Ordinance shall take effect within 30 days of publishing this Ordinance by title.

**PASSED, APPROVED, ADOPTED AND ORDERED PUBLISHED**, this 14th day of February, 2022, by the Board of Trustees of the Town of Ignacio, Colorado.

Town of Ignacio

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Stella Cox, Mayor

ATTEST:

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Tuggy Dunton, Town Clerk

Notice of Ignacio Town Board Public Hearing on  
Potential Sewer Rate Increase

Notice is hereby given that the Town Board of Trustees will host a Public Hearing on February 14, 2022, at 6:30 PM, in the Abel F. Atencio Community Room (570 Goddard Ave), and via Remote Public Meeting, to allow for comments on the potential sewer rate increase for the remainder of 2022. Details of how to participate in the Public Hearing will be included in the agenda for this meeting. The agenda will be posted on the Town website, at the Library, on the front door of the Community Room, and at the Post Office a minimum of 24 hours prior to the Public Hearing.

Published in the Durango Herald on February 4 and 11, 2022



## **RESOLUTION 04-2022**

### **A RESOLUTION OF THE TOWN OF IGNACIO, COLORADO ADJUSTING UTILITY RATES IN THE SEWER ENTERPRISE FOR 2022**

WHEREAS, on December 13, 2021, the Town adopted the 2022 Utility Rate Sheet, which set utility rates for the water, sewer, natural gas and irrigation utilities; and

WHEREAS, after further review of sewer utility billing with the adopted rates there is a funding shortage that necessitates a change to the sewer utility rate; and

WHEREAS, the Board of Trustees finds it necessary to set sewer rates and charges that are needed to cover the associated operations and maintenance costs and fees charged for sewer treatment by the Southern Ute Utility Department.

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

1. The schedule of rates and charges related to the provision of water, sewer, natural gas and irrigation services by the Town shall be in accordance with the schedule attached hereto as Exhibit A and entitled 2022 Utility Rate Sheet.
2. The said rates and charges shall be effective for the March 2022 bill (which covers February usage), and shall remain in force until amended by further action of the Board.

**ADOPTED THIS 14<sup>th</sup> DAY OF FEBRUARY, 2022.**

THE TOWN OF IGNACIO, COLORADO

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Stella Cox, Mayor

*Attest:*

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Tuggy Dunton, Town Clerk

## **RESOLUTION NO. 05-2022**

### **A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF IGNACIO, COLORADO REGARDING THE DESIGNATION OF THE ELECTION OFFICIAL AND REGARDING THE APPOINTMENT OF ELECTION JUDGES FOR THE 2022 REGULAR MUNICIPAL ELECTION.**

WHEREAS, the regular election for the Town is on Tuesday, April 5, 2022; and

WHEREAS, the Town Board of Trustees desires to appoint a designated election official to conduct that election.

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

- 1) Tuggy Dunton, Town Clerk for Ignacio, Colorado, is hereby appointed as the Designated Election Official to conduct the 2022 Regular Municipal Election on Tuesday April 5, 2022, including the authority to undertake all necessary and proper acts prior to, during and after the said election.
- 2) The Town Clerk is also delegated the authority and responsibility under C.R.S. 31-10-401 to appoint election judges for that election.

**ADOPTED THIS 14<sup>th</sup> DAY OF FEBRUARY, 2022.**

TOWN OF IGNACIO, COLORADO

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Stella Cox, Mayor

*Attest:*

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Tuggy Dunton, Town Clerk

## Ignacio Police Department

February 2022

K8

In past meetings, I have discussed that the Town has received grants for portable radios and body worn cameras. Just to update the Board, these items have been ordered and we should have them soon.

And keeping on the grant topic, the 2022 Justice Assistance Grant (JAG) has opened for 2023. With your permission, I will be applying for grant funds to replace our in-car mobile radios for \$47,000.

The Town and the police department are dealing with an aging computer server. The PD is working on a 2008 version and the Admin side is working with a 2012 version.

We utilize EForce as our Records Management System (RMS). All of our records are stored in-house and on our server. As you can imagine, there are software updates that need to be updated on a regular basis. EForce is trying to upgrade our software version so that we are in compliance with Senate Bill-217, as it relates to data capture and mandatory reporting. While trying to download the update, we learned that our server is not capable of this upgrade, due to it's age.

We are currently working with EForce to see what other options are available.

If you have any questions, please call me at 563-4206 ext 3001. Thanks.





Town of Ignacio

P.O. Box 459  
540 Goddard Ave  
Ignacio, CO 81137

970/563-9494   
townofignacio.com 

# Public Works Department Staff Report

02/07/2022

## Compliance

Lionel is in contact with several individuals on compliance issue in the Town limits  
In person contact has been made. Several certified letters have been mailed with no response received as of report date 2/07/2022

## Natural Gas System

Monthly meter reads and re-reads  
Leak Survey  
Mercaptan Testing  
Energy World Net operator qualification Compliance for D.O.T. compliance  
P.U.C filing and compliance  
State compliance and filing  
Electro fusion and Butt fusion training completed 2/1/2022  
320A gas project pipe and fitting ordered and received 2/02/2022  
DOT training  
OQ training  
615 Browning gas service that was damaged hydro-excavated  
Identify and repair no functioning components on the system  
Replacing meters and registers

## Sewer and Storm Drain System

Monthly line flushing  
State compliance training and filing  
Confined space training  
H2s training  
Gas Clip MGC-IR Four gas monitor purchased  
Darren Stewart with SEH has completed the storm water model for the Browning Ave Storm drain system. We are reviewing the model, price and availability on pipe and components to budget this project





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### Drinking Water system

Monthly meter reads and re- reads  
Monthly water sampling  
Identify and repair non functioning and problem areas in the system  
State compliance training and filing  
New water meter installs and pit repairs  
Meter inventory and leak survey  
Lead and Copper water sampling  
320 a water project 6" C900 pvc and fittings ordered and received 2/04/2022

### Irrigation System

Irrigation turned off 10/4/2021  
Begin repairs on the blow down and valving system on the south end of Center alley

### Parks

### Roadways and Alleys

Street sweeping  
Asphalt patching  
Install and maintain snow removal equipment  
Sand ordered and delivered  
Snow removal and sanding on roadways  
Drainage maintenance and repair

### General Maintenance

UNCC locates completed filed and reported  
Daily and weekly trash collection  
Daily Utilities issues and complaint call outs addressed  
Maintain and clean up the burn pile area  
Clean and organize shop and yard





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## Equipment and Vehicles

Daily maintenance

Monthly maintenance

DOT Inspections completed

## Building code enforcement

Modular building installation is officially canceled. Unable to obtain a contractor to meet budget requirements, The units are free to anyone willing to remove from property. Contact Nita Emerson @SOCCOA.

695 Goddard Ave Creme De La Creme Coffee shop is officially closed at this location

270 Goddard Ave formally CJs Pizza. Currently under re model pending permits and business license (Contractor: Joe Atencio)

815 Shoshone pending sale. Owner request permanent foundation inspection. Initial inspection failed. Currently under repair. Final inspection schedule pending

405 Browning Ignacio Community Church 2<sup>ND</sup> floor near completion. Final scheduled in February

365 Goddard Ave Section C near completion. Final inspection scheduled for March 2022

## CROSS CONNECTION CONTROL PROGRAM

CDPHE Regulation 11.93(3) Requires cross control

All business required have been established and contacted with positive response. Continue to work and communicate with plumbing contractors to monitor and implement the regulation requirements. Goal is to be fully compliant at the end of the year 2022





# Town Clerk / Treasurer Report

February 2022

Honorable Mayor and Trustees,

Happy Valentine's Day! I appreciate the work each of you do for our community!

The following is a report on some of my activities since the Board Meeting in January.

## **Utility Billing:**

The new rates have been entered and billing has been sent out.

The phone calls have increased, with people wondering about their new bills. The biggest change (besides the sewer rate) was that gas went from approximately 6.6 per MCF in December to approximately 8.2 per MCF in January, and January was especially cold. This has definitely has created an onslaught of questions and complaints. (As a personal example, my gas bill for November and December was about \$90 each month; in January my gas bill was \$145...and I keep my thermostat at about 65 at night and about 52 during the day). Thankfully the rate will be lower in February, back down to approximately 6.5 per MCF. There is a Public Hearing this evening for an additional increase in the sewer rate per 3,000 gallons, and a resolution for your consideration that establishes the new rate. This public hearing was published in the Durango Herald on February 4 and 11, and a copy of the notice is in your packet.

## **Elections:**

Work has continued on the marijuana ballot language; the Resolution is on the agenda for this evening's meeting. Although the office is open and phones are on from 10 AM to 2 PM, either Morgan or I are available to answer any election questions from 8 AM to 5 PM, Monday through Friday. One of the things I am considering is whether or not to have a drive-through polling place as we did two years ago, or simply use the Community Room as we have done in years past. I will make that determination in ample time to post it at the polling place (per statute, a minimum of 10 days prior to the election).

## **Licenses:**

Animal: 36 current – the 2022 renewals are still are coming in

Business: 60 current – the 2022 renewals are still are coming in

Business Service: 59 current

Liquor: None for this month

## **Treasurer:**

The finance reports for January 2022 are included in the consent agenda.

## **Town of Ignacio Online:**

The website and Facebook page are being kept current.

## **Meetings Attended:**

I attended the Ignacio Creative District Board Meeting, the Ignacio Creative District Work Session, the Chamber Board Meeting, the Chamber General Membership Meeting, and the Region 9 Board Meeting.

## **Events:**

Town Hall will be closed on Monday, January 17, in observance of Martin Luther King, Jr. Day.

Please contact me with any questions. Thank you.

Tuggy



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## Town Managers Report

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**DATE:** February 11, 2022

**REPORT PERIOD:** January 08, 2022 – February 11, 2022

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

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

#### **V. OLD BUSINESS:**

- A. Resolution 03-2022 – Setting the Title and Content of a Ballot Issue and Other Details: This is a resolution establishing ballot language relating to recreation and medical marijuana sales within the Town of Ignacio. This resolution and associated ballot language were discussed in detail during the January 31<sup>st</sup> meeting, and consensus was the language should consider the establishment of an occupational tax if the ballot question does pass with a majority yes vote. Please contact me with any questions.
- B. Rock Creek Housing Plan Presentation: Enclosed is a plan detailing the work and final recommendations for three (3) conceptual housing plans for the Rock Creek property. The plan includes the completed analysis and public input, three conceptual plans with color renderings and estimated infrastructure costs. Appendices to the plan also include the work completed on the Ignacio Housing Study, Planning Charette information and also work completed on full buildout costs for utilization of a modular building concept provided by indieDwell. This plan will help with future development planning and with conversations with potential developers. Nancy Dosdall will present the plan and respond to questions during the meeting. The grant for this project is also complete and all material submitted for final project closeout. Please contact me with any questions.
- C. Broadband Plan Presentation: The Broadband Plan was completed by NeoConnect and looked at the deployment of fiber optics throughout town and with fiber to the premises. The plan considered using the Town's abandoned and buried natural gas piping as possible conduit and also an aerial build. The information obtained in this plan was used by Fasttrack Communications for two (2) DORA grant which if awarded would have extended fiber throughout Town. The Town supported the grant efforts but unfortunately the grant funding was received. Diane Kruse from NeoConnect will present the plan and respond to questions during the meeting. The grant for this project is also complete and all material submitted for final project closeout.

#### **VI. NEW BUSINESS:**

- A. Land Use and Development Code Update and Public Hearing: The Planning Commission (PC) completed a final review of the Land Use and Development Code (LUDC) and zoning map, and conducted a public hearing on January 12<sup>th</sup>. The public hearing was posted in accordance

with state statutes. One attendee (Chris May) was in attendance for the hearing and posed a number of questions to the PC on the LUDC and associated zoning map. Dialogue between the PC and the attendee focused on a proposed zoning change of a property on Browning Avenue. The attendee also provided information that was entered into the record for this hearing. The PC concluded the public hearing and deliberated the LUDC and proposed zoning changes. Town staff and the planning consultant (Nancy Dosdall) working on the project also provided information and responses to questions and comments. Staff stated that other public comments had been provided during previous public hearings hosted by the Town Board, and that the comments supported the proposed zoning map and would also be entered into the record. Two resolutions were considered for action on the LUDC and zoning map. The PC voted (2-1) to approve Planning Commission Resolution 01-2022, which recommends approval of the LUDC to the Town Board. The PC voted (2-1) to not pass Planning Commission Resolution 02-2022, which was for the recommended approval of the final zoning map.

A public hearing has been published and noticed in accordance with state statutes for comments on the final LUDC and associated final zoning map. Please contact me with any questions on the LUDC and associated zoning map.

- B. Ordinance 350 – Amendment to the Town of Ignacio Municipal Code and Adoption of the Land Use and Development Code and Zoning Map: Ordinance 350 details the adoption of the new LUDC and zoning map and the necessary changes to the Town Municipal Code. Specifically, the ordinance details that the current Chapters II and III of the Municipal Code will be amended in their entirety and the new LUDC will become the new Chapter II. Chapter III is reserved for future use. The ordinance also defines that a new zoning map is established in accordance with Section 3 of the new LUDC. The new zoning map details changes to existing zoning and also identifies new zoning districts identified in the LUDC.

Adoption of this ordinance will culminate over three (3) years of hard work by the Planning Commission and the establishment of a new LUDC that will help facilitate land use and development within the Town of Ignacio. Please contact me with any questions.

- C. Sewer Rate Increase Discussion and Public Hearing: The Sewer Fund has been operating in the negative for two years, and at the conclusion of 2021 the Town Board authorized the transfer of General Funds to the Sewer Fund necessary to make the fund whole and without a negative fund balance. The Town Board also instructed staff to obtain new sewer rates that would establish rates that would cover the total operation costs of the Sewer Fund. In 2021, the Town retained a consultant to review and recommend sewer rates for the Sewer Enterprise Fund. The consultant provided rate details for usage and base charges and recommended new rates, which were reviewed and recommended for approval in December of 2021. A noticed public hearing was completed during the consideration of new sewer rates. Staff worked on updating sewer rates for the first billing cycle for January usage and identified errors in the new rates. The consultant was contacted and the error was confirmed and unfortunately a subsequent rate increase is needed in order to cover all Sewer Fund costs. The error stemmed from the consultant including Meadow Brook Mobile Home park customers which were not to be included in the analysis. In addition, standby customers

were also included and created additional errors that compounded the rate recommendations. A letter from the consultant is enclosed in your packet detailing their findings, which results in a \$50/ERT charge associated with 3000 gallon incremented usage. This is an increase of \$6/ERT from the previously approved \$44/ERT rate. The base charge will remain the same as previously approved \$18.58 charge. A public hearing has been noticed for the consideration of an additional rate increase in the sewer fund. This rate increase is unfortunately necessary in order for the Sewer Fund to operate without additional funding from other sources. If approved, this rate will take effect for February usage. Please contact me with any questions and information.

- D. Resolution 04-2022 – Adopting Sewer Rate Increase: This resolution is required for the adoption of new sewer rates detailed above. Please contact Tuggy or I with any questions.
- E. Resolution 05-2022 – Designating Election Official for the Regular Municipal Election on April 5, 2022: This is a resolution necessary for coordination of the April Municipal Election. Please contact Tuggy with any questions.
- F. COVID-19 Update: This is an ongoing agenda item. There are still high positivity rates in our region due to the omicron variant and our area hospitals are still operating in surge capacity. Tuggy has also been working on the implementation of a new federally mandated leave policy for employees who have contracted COVID. Please contact her with any questions. Please contact me if you have any questions on this matter.

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

Staff Work: Town staff are working hard and keeping the doors open and the Town functioning fully. The Town is operating at 100% capacity and staff morale is again good and everyone is working on their respective tasks.

Becker/Goddard Intersection: This project is now complete and we are in final project closeout. We have received the final pay invoice and hope to have this project closed out completely in a few weeks. Please contact Jeremy or myself with any questions.

Town Storm Drainage Project: The Town storm drainage utility has had problems for years and Jeremy has prioritized this project for this year. We are working with SEH to develop a plan and design for repairing this utility. I will be writing a grant that will hopefully cover a large percentage of this project, but funds will be needed and we have options. We will report back to you on needed funds and the overall total of the project.

Ignacio Downtown Redevelopment Plan: The University of Colorado Technical Assistance work is underway. The CU crew was in town on January 12<sup>th</sup> and have debriefed Town staff on their work and next steps. We will keep you apprised of this work and provide information when it becomes available. Thank you.

Regional Housing Alliance: Mayor Cox and I continue to work with this organization and the efforts to bring it out of dormancy. The RHA is considering a proposal from a firm that will assist the RHA on a number of tasks and work will be covered with existing funding. Future year funding obligations will result from this work and this will be a report back to you later in the year. Building housing is the key objective and hopefully they can assist Ignacio in moving our housing projects forward. Please contact Mayor Cox or I with any questions.

Southwest Colorado Council of Governments (SWCCOG): The SWCCOG is also experiencing challenges and substantial work has been required. The future of the SWCCOG is under consideration and a retreat is planned to consider next steps for the organization. The scheduled retreat was cancelled due to the COVID spike in January. I will report back on decisions and directions for the SWCCOG

Live/Work Housing and Ignacio Creative District (ICD) Work: Calls on this project have occurred since our last meeting and it looks like Ignacio is going to be considered for a potential “Space to Create” project. This project is led by the Colorado Creative Industry which is a state agency, and the first steps of this project will be the completion of a local market study and feasibility study. Funding maybe required for grant matching funds that would cover this work. If the Town is selected, this work will occur this fall. I will provide more details on this once I learn more about the process and obligations.

Zito Media License Agreement: The draft cable franchise agreement has been completed and forwarded to Zito for their review. I have not heard from them with any comments. I will apprise you of any activities on this agreement.

MEETINGS ATTENDED – I continue to attend numerous conference calls and webinars remotely on a variety matters as well as on the local and state response to the COVID-19 crisis. I have also been actively involved in meetings and calls on the RHA and SWCCOG with both entities involved in restructuring. I continually exchange multiple emails and phone calls on related town matters and projects.

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