



**IGNACIO TOWN BOARD MEETING AGENDA**  
**Monday, August 8, 2022 – 6:00 PM**  
**Abel F. Atencio Community Room, 570 Goddard Avenue**  
**or via Remote Public Meeting**

*The remote meeting is hosted by Zoom and requires Attendees to login to the Zoom meeting website at the following address: <https://us06web.zoom.us/j/86402891733>, or Attendees wishing to participate by phone shall call: **346-248-7799** and key in Webinar ID Number: **864 0289 1733**.*

*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 July 9, 2022
  - B. Financial Records for July 2022
  - C. The Rose Café Liquor License Renewal Application
  - D. Wells Liquor South Liquor License Renewal Application
- V. UNFINISHED BUSINESS:**
  - A. ELHI Facility Update and ISD Negotiations
- VI. NEW BUSINESS**
  - A. Planning Commission Application from Michael Montoya
  - B. Ignacio Creative District Update and Request for Street Mural Approval
  - C. Public Hearing for Special Event Permit Request from the Chamber of Commerce
  - D. Action on Special Event Permit Request from the Chamber of Commerce
  - E. Public Hearing on FAMLI
  - F. Resolution 08-2022 – Opting Out of FAMLI
  - G. Resolution 09-2022 – Annexation Petition for Ignacio South Properties
  - H. 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**

08/02/22  
17:23:33

TOWN OF IGNACIO  
Check Register for Checking  
For the Accounting Period: 7/22

Page: 1 of 3  
Report ID: AP300

Claim Checks

Check #	Type	Vendor #/Name	Check Amount	Date Issued	Period Redeemed	Claim #	Claim Amount
-97826	E	893 AT&T	433.26	07/01/22	7/22	CL 16055	433.26
6119 *	S	53 AUTO PARTS INC	345.00	07/15/22	7/22	CL 16112	345.00
6120	S	91 BRENNAN OIL COMPANY	232.83	07/15/22	7/22	CL 16073	232.83
6121	S	1187 Cardmember Service (TBK Bank)	8112.17	07/15/22	7/22	CL 16090	157.59
						CL 16091	351.90
						CL 16092	681.29
						CL 16093	219.67
						CL 16094	1087.17
						CL 16095	2457.50
						CL 16096	346.44
						CL 16097	200.23
						CL 16098	889.59
						CL 16099	366.29
						CL 16100	485.35
						CL 16101	869.15
6100 *	S	921 CASCADE WATER	30.00	07/01/22	7/22	CL 16067	30.00
6122	S	921 CASCADE WATER	30.00	07/15/22	7/22	CL 16082	30.00
6101	S	121 CIRSA	9723.61	07/01/22	7/22	CL 16071	9723.61
6102	S	976 CIRSA WC	9122.25	07/01/22	7/22	CL 16072	9122.25
6123	S	976 CIRSA WC	500.00	07/15/22	7/22	CL 16108	500.00
6103	S	135 COLORADO DEPT OF REVENUE	44.04	07/01/22	7/22	CL 16056	44.04
6124	S	1225 CORE & MAIN	5180.96	07/15/22	7/22	CL 16104	5180.96
6104	S	1119 DUB'S AUTO BODY	661.60	07/01/22	7/22	CL 16057	661.60
6125	S	999999 EDWARD BOX III	11.70	07/15/22	7/22	CL 16083	11.70
6105	S	240 ESSCO PIPE & SUPPLY	30.99	07/01/22	7/22	CL 16068	30.99
6126	S	240 ESSCO PIPE & SUPPLY	232.66	07/15/22	7/22	CL 16103	232.66
6127	S	971 FASTTRACK COMMUNICATIONS INC	127.13	07/15/22	7/22	CL 16074	127.13
6128	S	257 FOUR CORNERS WELDING & GAS SUPPLY	7.00	07/15/22	7/22	CL 16107	7.00
6129	S	695 GFL Environmental	2851.96	07/15/22	7/22	CL 16075	2851.96

08/02/22  
17:23:33

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Page: 2 of 3  
Report ID: AP300

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Check #	Type	Vendor #/Name	Check Amount	Date Issued	Period Redeemed	Claim #	Claim Amount
6130	S	278 GRAND JUNCTION PIPE & SUPPLY #1116	335.88	07/15/22	7/22	CL 16077	335.88
6131	S	981 HI PERFORMANCE CARWASH LLC	114.94	07/15/22	7/22	CL 16076	114.94
-97825	E	845 HOME DEPOT CREDIT SERVICES	697.34	07/01/22	7/22	CL 16059	697.34
6106	S	1130 IMAGENET CONSULTING LLC	308.11	07/01/22	7/22	CL 16058	308.11
6132	S	1223 K&C Transport, LLC.	1134.88	07/15/22	7/22	CL 16106	1134.88
6107	S	894 KRISTIN ROEHRS	325.00	07/01/22	7/22	CL 16060	325.00
6133	S	1228 Lawn Slingers & the Works	3750.00	07/15/22	7/22	CL 16111	3750.00
6134	S	394 LEWIS TRUE VALUE MERCANTILE	59.40	07/15/22	7/22	CL 16078	59.40
6135	S	999999 LIONEL FLORES	90.00	07/15/22	7/22	CL 16086	90.00
6108	S	1087 MARK GARCIA - GOV-PLUS LLC	9330.00	07/01/22	7/22	CL 16069	9330.00
6109	S	1173 Metron-Farnier, LLC	2321.99	07/01/22	7/22	CL 16061	2321.99
6136	S	999999 MICHALA HALL	222.00	07/15/22	7/22	CL 16089	222.00
6110	S	1192 Mitel Networks, Inc.	377.42	07/01/22	7/22	CL 16062	377.42
6137	S	1192 Mitel Networks, Inc.	785.12	07/15/22	7/22	CL 16085	785.12
-97824	E	737 PITNEY BOWES INC	84.99	07/01/22	7/22	CL 16063	84.99
-97823	E	737 PITNEY BOWES INC	503.50	07/15/22	7/22	CL 16079	503.50
6138	S	590 SAN JUAN BASIN HEALTH DEPARTMENT	35.00	07/15/22	7/22	CL 16109	35.00
6111	S	1172 Short Elliott Hendrickson, Inc.	940.00	07/01/22	7/22	CL 16064	940.00
6139	S	600 SOUTHERN UTE UTILITIES DIVISION	51604.50	07/15/22	7/22	CL 16087	51604.50
6140	S	730 SOUTHWEST AG	790.17	07/15/22	7/22	CL 16088	790.17
-97822	E	143 STATE OF COLORADO-SALES TAX	1086.66	07/15/22	7/22	CL 16080	1086.66
6112	S	632 TARGET RENTAL	548.21	07/01/22	7/22	CL 16065	548.21
6141	S	650 TOWN OF IGNACIO	859.63	07/15/22	7/22	CL 16084	859.63
6142	S	675 UTILITY NOTIFICATION CENTER OF CO	36.40	07/15/22	7/22	CL 16081	36.40

08/02/22  
17:23:33

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Page: 3 of 3  
Report ID: AP300

Claim Checks

Check #	Type	Vendor #/Name	Check Amount	Date Issued	Period Redeemed	Claim #	Claim Amount
6143	S	1100 VECTOR DISEASE CONTROL	1969.03	07/15/22	7/22	CL 16110	1969.03
6144	S	690 WACI-CI TRADING COMPANY	109.97	07/15/22	7/22	CL 16105	109.97
6113	S	692 WALKER DO IT BEST HARDWARE	216.20	07/01/22	7/22	CL 16066	216.20
Total for Claim Checks			116313.50				
Count for Claim Checks			45				

\* denotes missing check number(s)

# of Checks: 45                      Total: 116313.50



# TOWN OF IGNACIO

2021 City Sales Tax	Month	Year-To-Date	2022 City Sales Tax	331310 Month	Difference	% up/down from PYM	Year-To-Date	Difference	% up/down from PYT
Jan	45,778.54	45,778.54	1 Feb/Jan	50,799.76	5,021.22	10.97%	50,799.76	5,021.22	10.97%
Feb	34,956.77	80,735.31	2 Mar/Feb	41,290.95	6,334.18	7.85%	92,090.71	11,355.40	14.06%
Mar	34,875.59	115,610.90	3 Apr/Mar	43,286.70	8,411.11	7.28%	135,377.41	19,766.51	17.10%
Apr	40,256.52	155,867.42	4 May/Apr	44,081.72	3,825.20	2.45%	179,459.13	23,591.71	15.14%
May	39,924.32	195,791.74	5 Jun/May	43,055.54	3,131.22	1.60%	222,514.67	26,722.93	13.65%
June	40,842.76	236,634.50	6 Jul/Jun	47,274.66	6,431.90	2.72%	269,789.33	33,154.83	14.01%
July	47,265.88	283,900.38	7 Aug/Jul						0.00%
Aug	46,527.60	330,427.98	8 Sep/Aug						0.00%
Sept	41,298.20	371,726.18	9 Oct/Sept						0.00%
Oct	44,132.78	415,858.96	10 Nov/Oct						0.00%
Nov	46,196.31	462,055.27	11 Dec/Nov						0.00%
Dec	44,605.31	506,660.58	12 Jan/Dec						0.00%
<b>2021 City Total</b>	<b>506,660.58</b>		<b>2022 City Total</b>	<b>269,789.33</b>					14.32%
<b>2021 BUDGET</b>		<b>360,000.00</b>	<b>2022 BUDGET</b>			<b>xx% Increase</b>		<b>460,000.00</b>	

2021 County Sales Tax	Month	Year-To-Date	2022 County Sales Tax	331330 Month	Difference	% up/down from PYM	Year-To-Date	Difference	% up/down from PYT
Mar/Jan	78,241.00	78,241.00	1 Mar/Jan	86,662.00	8,421.00	10.76%	86,662.00	8,421.00	10.76%
Apr/Feb	75,662.00	153,903.00	2 Apr/Feb	83,423.00	7,761.00	5.04%	170,085.00	16,182.00	10.51%
May/Mar	93,841.00	247,744.00	3 May/Mar	100,800.00	6,959.00	2.81%	270,885.00	23,141.00	9.34%
June/Apr	88,608.00	336,352.00	4 June/Apr	93,125.00	4,517.00	1.34%	364,010.00	27,658.00	8.22%
July/May	99,100.00	435,452.00	5 July/May	106,167.00	7,067.00	1.62%	470,177.00	34,725.00	7.97%
Aug/June	109,515.00	544,967.00	6 Aug/June						0.00%
Sept/July	112,626.00	657,593.00	7 Sept/July						0.00%
Oct/Aug	105,307.00	762,900.00	8 Oct/Aug						0.00%
Nov/Sept	109,105.00	872,005.00	9 Nov/Sept						0.00%
Dec/Oct	97,095.00	969,100.00	10 Dec/Oct						0.00%
Jan/Nov	92,362.00	1,061,462.00	11 Jan/Nov						0.00%
Feb/Dec	111,170.00	1,172,632.00	12 Feb/Dec						0.00%
<b>2021 County Total</b>	<b>1,172,632.00</b>		<b>2022 County Total</b>	<b>470,177.00</b>					10.21%
<b>2021 BUDGET</b>		<b>850,000.00</b>	<b>2022 BUDGET</b>			<b>xx% Increase</b>		<b>1,000,000.00</b>	

08/02/22  
17:41:43

TOWN OF IGNACIO  
Cash Report  
For the Accounting Period: 7/22

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	-435,055.43	353,517.86	53.10	114,317.99	172,419.26	-368,221.72
110250 Savings Account	51,106.44	4.06	0.00	0.00	0.00	51,110.50
110270 Investment Account	1,438,140.71	116,237.52	0.00	0.00	0.00	1,554,378.23
<b>Total Fund</b>	<b>1,054,291.72</b>	<b>469,759.44</b>	<b>53.10</b>	<b>114,317.99</b>	<b>172,419.26</b>	<b>1,237,367.01</b>
300 CAPITAL IMPROVEMENT FUND						
110230 Operating Account	187,744.00	23,637.34	0.00	0.00	940.00	210,441.34
110270 Investment Account	317,102.10	445.90	0.00	0.00	0.00	317,548.00
<b>Total Fund</b>	<b>504,846.10</b>	<b>24,083.24</b>			<b>940.00</b>	<b>527,989.34</b>
400 CONSERVATION TRUST FUND						
110230 Operating Account	14,208.09	0.00	0.00	0.00	0.00	14,208.09
110270 Investment Account	69,358.87	97.53	0.00	0.00	0.00	69,456.40
<b>Total Fund</b>	<b>83,566.96</b>	<b>97.53</b>				<b>83,664.49</b>
500 ECONOMIC DEVELOPMENT FUND						
110230 Operating Account	1,330.25	0.00	0.00	0.00	0.00	1,330.25
110270 Investment Account	60,835.71	85.57	0.00	0.00	0.00	60,921.28
<b>Total Fund</b>	<b>62,165.96</b>	<b>85.57</b>				<b>62,251.53</b>
610 WATER FUND						
110230 Operating Account	77,751.47	29,601.96	0.00	0.00	17,575.77	89,777.66
110270 Investment Account	14,768.98	20.78	0.00	0.00	0.00	14,789.76
<b>Total Fund</b>	<b>92,520.45</b>	<b>29,622.74</b>			<b>17,575.77</b>	<b>104,567.42</b>
620 GAS FUND						
110230 Operating Account	180,522.88	25,499.94	0.00	0.00	7,618.17	198,404.65
110270 Investment Account	74,165.27	104.28	0.00	0.00	0.00	74,269.55
<b>Total Fund</b>	<b>254,688.15</b>	<b>25,604.22</b>			<b>7,618.17</b>	<b>272,674.20</b>
630 SEWER FUND						
110230 Operating Account	67,377.99	46,568.91	0.00	0.00	35,547.51	78,399.39
640 IRRIGATION FUND						
110230 Operating Account	929.54	6,351.77	0.00	0.00	1,329.88	5,951.43
110270 Investment Account	10,391.60	14.62	0.00	0.00	0.00	10,406.22
<b>Total Fund</b>	<b>11,321.14</b>	<b>6,366.39</b>			<b>1,329.88</b>	<b>16,357.65</b>
910 PAYROLL CLEARING FUND						
110230 Operating Account	11,663.47	0.00	119,063.99	118,766.05	0.00	11,961.41
930 CLAIMS CLEARING FUND						
110230 Operating Account	34,361.58	0.00	116,313.50	149,673.84	0.00	1,001.24
<b>Totals</b>	<b>2,176,803.52</b>	<b>602,188.04</b>	<b>235,430.59</b>	<b>382,757.88</b>	<b>235,430.59</b>	<b>2,396,233.68</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.

08/02/22  
17:43:26

TOWN OF IGNACIO  
Statement of Revenue Budget vs Actuals  
For the Accounting Period: 7 / 22

Page: 1 of 1  
Report ID: B110F

Fund	Received Current Month	Received YTD	Estimated Revenue	Revenue To Be Received	% Received
100 GENERAL FUND	232,593.87	773,766.45	1,984,766.00	1,210,999.55	39 %
300 CAPITAL IMPROVEMENT FUND	24,083.24	110,686.68	230,180.00	119,493.32	48 %
400 CONSERVATION TRUST FUND	97.53	5,748.33	80,450.00	74,701.67	7 %
500 ECONOMIC DEVELOPMENT FUND	85.57	48,775.70	50.00	-48,725.70	*** %
610 WATER FUND	148.82	152,705.83	327,125.00	174,419.17	47 %
620 GAS FUND	104.28	326,273.89	317,055.00	-9,218.89	103 %
630 SEWER FUND	128.04	283,237.02	528,500.00	245,262.98	54 %
640 IRRIGATION FUND	14.62	13,638.10	40,525.00	26,886.90	34 %
Grand Total:	257,255.97	1,714,832.00	3,508,651.00	1,793,819.00	49 %

08/02/22  
17:45:41

TOWN OF IGNACIO  
Statement of Expenditure - Budget vs. Actual Report  
For the Accounting Period: 7 / 22

Page: 1 of 1  
Report ID: B100F

Fund	Committed Current Month	Committed YTD	Original Appropriation	Current Appropriation	Available Appropriation	% Committed
100 GENERAL FUND	167,250.62	1,464,341.26	1,966,514.00	1,966,514.00	502,172.74	74 %
300 CAPITAL IMPROVEMENT FUND	940.00	14,666.50	175,000.00	175,000.00	160,333.50	8 %
400 CONSERVATION TRUST FUND	0.00	0.00	120,000.00	120,000.00	120,000.00	0 %
500 ECONOMIC DEVELOPMENT FUND	0.00	0.00	10,000.00	10,000.00	10,000.00	0 %
610 WATER FUND	17,575.77	90,291.44	295,929.00	295,929.00	205,637.56	31 %
620 GAS FUND	7,618.17	203,368.92	309,854.00	309,854.00	106,485.08	66 %
630 SEWER FUND	35,547.51	195,784.88	515,538.00	515,538.00	319,753.12	38 %
640 IRRIGATION FUND	1,329.88	7,167.22	37,133.00	37,133.00	29,965.78	19 %
Grand Total:	230,261.95	1,975,620.22	3,429,968.00	3,429,968.00	1,454,347.78	58 %

08/02/22  
17:47:10

TOWN OF IGNACIO  
Payroll Summary For Payrolls from 07/01/22 to 07/31/22

Page: 1 of 2  
Report ID: P130

Total for Payroll Checks  
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	Employee	Employer	Amount
	-----	-----	-----
COMA HOURS (Comp Time Accumulated)	69.00		
COMP HOURS (Comp Time Used)	84.50		2,273.12
HOL HOURS (Holiday Pay)	136.00		4,281.94
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		199.80
OVER HOURS (Overtime)	55.00		3,111.36
REG HOURS (Regular Time)	1,971.25		60,403.53
SICK HOURS (Sick Time)	234.50		7,444.97
TRMC HOURS (Termination Comp Time)	210.25		4,154.54
TRMS HOURS (Sick Leave Termination)	83.05		1,641.07
TRMV HOURS (Vacation Leave Termination)	160.19		3,165.35
VACA HOURS (Vacation Time Used)	207.50		6,836.56
WC HOURS (Workman's Comp Hours)	40.00		1,057.60
GROSS PAY	94,717.52	0.00	
NET PAY	65,923.86	0.00	
NET PAY (CHECKS)	11,524.13		
NET PAY (DIRECT DEPOSIT)	54,399.73		
AFLAC-AFTERTAX	260.28	378.88	
AFLAC-PRETAX	1,035.34	63.68	
CEBT DENTAL	0.00	770.00	
CEBT HEALTH	2,888.94	12,395.06	
CEBT LIFE	136.45	42.98	
CEBT VISION	0.00	96.00	
FIT	9,260.84	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	1,384.80	1,517.96	
MEDICARE	1,312.38	1,312.38	
SIT	3,170.77	0.00	
SOCIAL SECURITY	2,339.68	2,339.68	
UNEMPL. INSUR.	0.00	189.13	
BANK 4	3,981.01	0.00	
BANK 8-SAVINGS	3,245.44	0.00	
COMM BANK OF CO	7,929.21	0.00	
SANDIA LAB FCU	100.00	0.00	
USAA	4,220.20	0.00	
VECTRA BANK CO	69.26	0.00	
WELLS FARGO	32,674.26	0.00	
WELLS FARGO N.A	138.52	0.00	
WELLS FARGO NEV	69.26	0.00	
WELLS FARGO OR	1,972.57	0.00	
FIT/SIT BASE	82,166.27	0.00	
MEDICARE BASE	90,509.11	0.00	
SOC SEC BASE	37,736.65	0.00	

08/02/22  
17:47:10

TOWN OF IGNACIO  
Payroll Summary For Payrolls from 07/01/22 to 07/31/22

Page: 2 of 2  
Report ID: P130

UN BASE	94,569.84	0.00
Total		24,346.47
Total Payroll Expense (Gross Pay + Employer Contributions):		119,063.99

Check Summary

Payroll Checks Prev. Out.	\$2,727.24
Payroll Checks Issued	\$11,570.27
Payroll Checks Redeemed	\$12,784.20
Payroll Checks Outstanding	\$1,513.31
Electronic Checks	\$105,981.85

Deductions Accrued	Carried Forward From Previous Month	Deduction Checks Issued	Difference	Liab Account
Social Security	4679.36	4679.36		221700
Medicare	2624.76	2624.76		221710
Unempl. Insur.	189.13		189.13	221760
FIT	9260.84	9260.84		221720
SIT	3170.77	1848.03	1322.74	221730
FPPA	8918.76	8918.76		221742
AFLAC-PRETAX	1099.02	1099.02		221757
ICMA 457	0.00	0.00		221741
FPPA-457	816.74	816.74		221742
FPPA-AD&D	1418.40	1418.40		221743
ICMA RET 401	2902.76	2902.76		221741
AFLAC-AFTERTAX	639.16	639.16		221757
CEBT DENTAL	770.00	770.00		221754
CEBT HEALTH	15284.00	15284.00		221751
CEBT LIFE	179.43	179.43		221755
CEBT VISION	96.00	96.00		221756
GARNISHMENT2	46.14	46.14		221781
FPPA DROP	1044.86	1044.86		221742
Total Ded.	53140.13	0.00	51628.26	1511.87

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

**Submit to Local Licensing Authority**

Fees Due	
Annual Renewal Application Fee	\$
Renewal Fee	
Storage Permit \$100 X _____	\$
Sidewalk Service Area \$75.00	\$
Additional Optional Premise Hotel & Restaurant \$100 X _____	\$
Related Facility - Campus Liquor Complex \$160.00 per facility	\$
<b>Amount Due/Paid</b>	<b>\$</b>

Make check payable to: Colorado Department of Revenue. The State may convert your check to a one-time electronic banking transaction. Your bank account may be debited as early as the same day received by the State. If converted, your check will not be returned. If your check is rejected due to insufficient or uncollected funds, the Department may collect the payment amount directly from your banking account electronically.

## Retail Liquor or Fermented Malt Beverage License Renewal Application

Please verify & update all information below

Return to city or county licensing authority by due date

Licensee Name <u>Joyce Guzman</u>		Doing Business As Name (DBA) <u>The Rose Cafe</u>	
Liquor License # <u>03-13662</u>	License Type <u>Alcohol Beverage Licence</u>		
Sales Tax License Number <u>33776519-0000</u>	Expiration Date <u>12/2023</u>	Due Date <u>12/2003</u>	
Business Address <u>940 Goddard Ave</u>		Phone Number	

Mailing Address <u>P.O. Box 1265</u>		Email	
Operating Manager <u>Joyce Guzman</u>	Date of Birth	Home Address	Phone Number

- Do you have legal possession of the premises at the street address above? ☒ Yes ☐ No  
 Are the premises owned or rented? ☐ Owned ☒ Rented\* \*If rented, expiration date of lease Sept 2023
- Are you renewing a storage permit, additional optional premises, sidewalk service area, or related facility? If yes, please see the table in upper right hand corner and include all fees due. ☐ Yes ☒ No
- Are you renewing a takeout and/or delivery permit? (Note: must hold a qualifying license type and be authorized for takeout and/or delivery license privileges) ☒ Yes ☐ No
- If so, which are you renewing? ☐ Delivery ☒ Takeout ☐ Both Takeout and Delivery
- Since the date of filing of the last application, has the applicant, including its manager, partners, officer, directors, stockholders, members (LLC), managing members (LLC), or any other person with a 10% or greater financial interest in the applicant, been found in final order of a tax agency to be delinquent in the payment of any state or local taxes, penalties, or interest related to a business? ☐ Yes ☒ No
- Since the date of filing of the last application, has the applicant, including its manager, partners, officer, directors, stockholders, members (LLC), managing members (LLC), or any other person with a 10% or greater financial interest in the applicant failed to pay any fees or surcharges imposed pursuant to section 44-3-503, C.R.S.? ☐ Yes ☒ No
- Since the date of filing of the last application, has there been any change in financial interest (new notes, loans, owners, etc.) or organizational structure (addition or deletion of officers, directors, managing members or general partners)? If yes, explain in detail and attach a listing of all liquor businesses in which these new lenders, owners (other than licensed financial institutions), officers, directors, managing members, or general partners are materially interested. ☐ Yes ☒ No
- Since the date of filing of the last application, has the applicant or any of its agents, owners, managers, partners or lenders (other than licensed financial institutions) been convicted of a crime? If yes, attach a detailed explanation. ☐ Yes ☒ No

7. Since the date of filing of the last application, has the applicant or any of its agents, owners, managers, partners or lenders (other than licensed financial institutions) been denied an alcohol beverage license, had an alcohol beverage license suspended or revoked, or had interest in any entity that had an alcohol beverage license denied, suspended or revoked? If yes, attach a detailed explanation. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
8. Does the applicant or any of its agents, owners, managers, partners or lenders (other than licensed financial institutions) have a direct or indirect interest in any other Colorado liquor license, including loans to or from any licensee or interest in a loan to any licensee? If yes, attach a detailed explanation. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

<b>Affirmation &amp; Consent</b>		
I declare under penalty of perjury in the second degree that this application and all attachments are true, correct and complete to the best of my knowledge.		
Type or Print Name of Applicant/Authorized Agent of Business	Title	
Joyce S. Guzman	Owner	
Signature	Date	
<i>Joyce S. Guzman</i>	7/20/22	
<b>Report &amp; Approval of City or County Licensing Authority</b>		
The foregoing application has been examined and the premises, business conducted and character of the applicant are satisfactory, and we do hereby report that such license, if granted, will comply with the provisions of Title 44, Articles 4 and 3, C.R.S., and Liquor Rules.		
<b>Therefore this application is approved.</b>		
Local Licensing Authority For		Date
Signature	Title	Attest



## Tax Check Authorization, Waiver, and Request to Release Information

I, Joyce S. Guzman am signing this Tax Check Authorization, Waiver and Request to Release Information (hereinafter "Waiver") on behalf of The Rose Cafe (the "Applicant/Licensee") to permit the Colorado Department of Revenue and any other state or local taxing authority to release information and documentation that may otherwise be confidential, as provided below. If I am signing this Waiver for someone other than myself, including on behalf of a business entity, I certify that I have the authority to execute this Waiver on behalf of the Applicant/Licensee.

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

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

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

Name (Individual/Business) <u>The Rose Cafe</u>		Social Security Number/Tax Identification Number	
Address <u>940 Goddard Ave</u>			
City <u>Tsnaoio</u>		State <u>CO</u>	Zip <u>81137</u>
Home Phone Number		Business/Work Phone Number <u>970-563-4046</u>	
Printed name of person signing on behalf of the Applicant/Licensee <u>Joyce S. Guzman</u>			
Applicant/Licensee's Signature (Signature authorizing the disclosure of confidential tax information) <u>Joyce S. Guzman</u>			Date signed <u>7/22/22</u>
<b>Privacy Act Statement</b> Providing your Social Security Number is voluntary and no right, benefit or privilege provided by law will be denied as a result of refusal to disclose it. § 7 of Privacy Act, 5 USCS § 552a (note).			

**TO:** Ignacio Town Board of Trustees  
**FROM:** Kirk Phillips, Chief of Police   
**RE:** The Rose Restaurant – Liquor License Renewal  
**DATE:** August 2, 2022

.....

There have been no liquor law violations at this business.

**Submit to Local Licensing Authority**

**WELLS LIQUOR SOUTH**  
**PO BOX 1953**  
**Ignacio CO 81137**

Fees Due	
Renewal Fee	277.50
Storage Permit \$100 X _____	\$
Sidewalk Service Area \$75.00	\$
Additional Optional Premise Hotel & Restaurant \$100 X _____	\$
Related Facility - Campus Liquor Complex \$160.00 per facility	\$
<b>Amount Due/Paid</b>	<b>\$ 277.50</b>

Make check payable to: Colorado Department of Revenue. The State may convert your check to a one-time electronic banking transaction. Your bank account may be debited as early as the same day received by the State. If converted, your check will not be returned. If your check is rejected due to insufficient or uncollected funds, the Department may collect the payment amount directly from your banking account electronically.

## Retail Liquor or Fermented Malt Beverage License Renewal Application

Please verify & update all information below

Return to city or county licensing authority by due date

Licensee Name <b>LEE EZRA E</b>		Doing Business As Name (DBA) <b>WELLS LIQUOR SOUTH</b>	
Liquor License # <b>12-84254-0000</b>	License Type Liquor Store (city)		
Sales Tax License Number <b>012842540000</b>	Expiration Date <b>09/29/2022</b>	Due Date <b>08/15/2022</b>	
Business Address <b>555 GODDARD AVENUE Ignacio CO 81137</b>			Phone Number <b>9705633633</b>
Mailing Address <b>PO BOX 1953 Ignacio CO 81137</b>		Email <b>wellsliquorsouth@gmail.com</b>	
Operating Manager <b>Emily Archuleta</b>	Date of Birth	Home Address	Phone Number
1. Do you have legal possession of the premises at the street address above? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Are the premises owned or rented? <input type="checkbox"/> Owned <input checked="" type="checkbox"/> Rented* *If rented, expiration date of lease <b>12/1/26</b>			
2. Are you renewing a storage permit, additional optional premises, sidewalk service area, or related facility? If yes, please see the table in upper right hand corner and include all fees due. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
3a. Are you renewing a takeout and/or delivery permit? (Note: must hold a qualifying license type and be authorized for takeout and/or delivery license privileges) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
3b. If so, which are you renewing? <input type="checkbox"/> Delivery <input type="checkbox"/> Takeout <input type="checkbox"/> Both Takeout and Delivery			
4a. Since the date of filing of the last application, has the applicant, including its manager, partners, officer, directors, stockholders, members (LLC), managing members (LLC), or any other person with a 10% or greater financial interest in the applicant, been found in final order of a tax agency to be delinquent in the payment of any state or local taxes, penalties, or interest related to a business? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
4b. Since the date of filing of the last application, has the applicant, including its manager, partners, officer, directors, stockholders, members (LLC), managing members (LLC), or any other person with a 10% or greater financial interest in the applicant failed to pay any fees or surcharges imposed pursuant to section 44-3-503, C.R.S.? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
5. Since the date of filing of the last application, has there been any change in financial interest (new notes, loans, owners, etc.) or organizational structure (addition or deletion of officers, directors, managing members or general partners)? If yes, explain in detail and attach a listing of all liquor businesses in which these new lenders, owners (other than licensed financial institutions), officers, directors, managing members, or general partners are materially interested. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
6. Since the date of filing of the last application, has the applicant or any of its agents, owners, managers, partners or lenders (other than licensed financial institutions) been convicted of a crime? If yes, attach a detailed explanation. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			

7. Since the date of filing of the last application, has the applicant or any of its agents, owners, managers, partners or lenders (other than licensed financial institutions) been denied an alcohol beverage license, had an alcohol beverage license suspended or revoked, or had interest in any entity that had an alcohol beverage license denied, suspended or revoked? If yes, attach a detailed explanation. ☐ Yes ☒ No

8. Does the applicant or any of its agents, owners, managers, partners or lenders (other than licensed financial institutions) have a direct or indirect interest in any other Colorado liquor license, including loans to or from any licensee or interest in a loan to any licensee? If yes, attach a detailed explanation. ☐ Yes ☒ No

**Affirmation & Consent**

I declare under penalty of perjury in the second degree that this application and all attachments are true, correct and complete to the best of my knowledge.

Type or Print Name of Applicant/Authorized Agent of Business

Title

Brook E. Lee, Office Manager

Office Manager

Signature

Date



7/12/22

**Report & Approval of City or County Licensing Authority**

The foregoing application has been examined and the premises, business conducted and character of the applicant are satisfactory, and we do hereby report that such license, if granted, will comply with the provisions of Title 44, Articles 4 and 3, C.R.S., and Liquor Rules.

**Therefore this application is approved.**

Local Licensing Authority For

Date

Signature

Title

Attest

## Tax Check Authorization, Waiver, and Request to Release Information

I, Brook E. Lee am signing this Tax Check Authorization, Waiver and Request to Release Information (hereinafter "Waiver") on behalf of Ezra E. Lee / Wells Liquor South ("Applicant/Licensee") to permit the Colorado Department of Revenue and any other state or local taxing authority to release information and documentation that may otherwise be confidential, as provided below. If I am signing this Waiver for someone other than myself, including on behalf of a business entity, I certify that I have the authority to execute this Waiver on behalf of the Applicant/Licensee.

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

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

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

Name (Individual/Business) <u>Ezra E. Lee dba Wells Liquor South</u>		Social Security Number/Tax Identification Number <u>46-4259034</u>	
Address <u>PO Box 1953</u>			
City <u>Tigraio</u>		State <u>CO</u>	Zip <u>81137</u>
Home Phone Number		Business/Work Phone Number <u>970 563 3433</u>	
Printed name of person signing on behalf of the Applicant/Licensee <u>Brook E. Lee</u>			
Applicant/Licensee's Signature (Signature authorizing the disclosure of confidential tax information) <u>[Signature]</u>			Date signed <u>7/11/22</u>

### Privacy Act Statement

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

**TO:** Ignacio Town Board of Trustees  
**FROM:** Kirk Phillips, Chief of Police *KP*  
**RE:** Wells Liquor South – Liquor License Renewal  
**DATE:** August 2, 2022

.....

There have been no liquor law violations at this business.





# El Hi Facility

## Facility Condition Assessment Report

Ignacio, CO

167859 | July 22 , 2022

Prepared For:

Prepared By:



Town of Ignacio



# Table of Contents

	Page
<b>1.0 Introduction .....</b>	<b>1</b>
1.1 Purpose .....	1
1.2 Scope .....	1
1.3 Survey Team Members.....	1
Client Representative .....	1
1.4 Facility Description .....	1
1.5 Reference Codes .....	2
<b>2.0 Facility Condition Survey Results .....</b>	<b>3</b>
2.1 Architectural .....	3
2.2 Civil.....	8
2.3 Structural.....	14
2.4 Electrical.....	17
2.5 Mechanical .....	32
<b>3.0 Summary of Recommendations.....</b>	<b>39</b>
<b>4.0 Cost Opinion .....</b>	<b>39</b>



# El Hi Facility

## Facility Condition Assessment

### 1.0 Introduction

#### 1.1 Purpose

The Facility Condition Assessment is a detailed visual evaluation of the physical and functional performance of the facility. The assessment identifies deficiencies that are anticipated to be corrected or require action within the next five (5) years to provide uninterrupted operation of the systems and continuous delivery of services. The data from this assessment is used to plan, budget, and implement the repair, modernization and replacement of equipment and other systems and components at the facility. Additionally, the assessment may be used to determine whether repairs and upgrades to the facility are feasible, or if stakeholders and the community are better served by a full demolish and new build of the facility.

#### 1.2 Scope

Short Elliott Hendrickson provided an on-site evaluation of the El Hi Facility located at 115 Ute Street, Ignacio, Colorado on June 14, 2022, and June 17, 2022. The site visits included visual inspection of all architectural, life safety, civil, structural, electrical and mechanical systems and their components. Interviews were held with client representatives during the site visit to clarify the history of the facility systems and to identify possible issues and concerns. The on-site evaluation resulted in the findings detailed in the following sections.

#### 1.3 Survey Team Members

Jeffrey Hegg, AIA, Architect

Steven Halewski, PE, Structural Engineer

Joshua Sopata, PE, Electrical Engineer

Darren Stewart, PE, Civil Engineer

Christian Elsner, EIT, Mechanical Engineer

#### Client Representative

Mark Garcia – Town of Ignacio

#### 1.4 Facility Description

The El Hi Facility, formerly known as Ignacio Elementary, is a single-story masonry structure with steel joist framing and slab on grade foundation and mechanical crawlspace. The facility was constructed in 1955, with a renovation and addition in 1964 to add the east classrooms, and another renovation and addition in 1992 to provide the multi-purpose space. The gross square footage of the facility is approximately 42,135 SF. The space currently operates as a community center. Hours of operation are standard business hours, seven days per week.

## 1.5 Reference Codes

- American with Disabilities Act (ADA) Guidelines for Buildings and Facilities
- National Fire Protection Associations (NFPA) 101, NFPA 70 (NEC)
- International Building Code (IBC)
- International Fire Code (IFC)
- International Fuel Gas Code (IFGC)
- International Existing Building Code (IEBC)
- International Energy Conservation Code (IECC)
- International Plumbing Code (IPC)
- International Mechanical Code (IMC)
- Local Building Codes

## 2.0 Facility Condition Survey Results

### 2.1 Architectural

Virtually all glazing and exterior doors are at the end of useful life. Most of the tile and carpet is significantly degraded and in need of replacement. In numerous areas the ceiling tile and finishes have considerable deterioration. There is evidence of water infiltration in several locations of the building. Most of the roofing, as well as the associated soffits and fascia, is at the end of useful life. It is the expectation that any improvement project will carry a significant potential of asbestos abatement and remediation.

#### 2.1.1 Finding A1: Stained Ceilings - Mold

Multiple instances of stained ceilings were observed. The likely cause is a combination of roof leaks and clogged condensate drains. It is very probable that the building has high levels of mold.



Stained Ceilings

Recommendation: Several areas of the ceiling should be replaced, and intensive mold inspection and testing is highly recommended.

#### 2.1.2 Finding A2: Deteriorated Glazing System

Virtually all the exterior glazing systems are single pane and have deteriorated to the end of useful life. Evidence of water infiltration was present in numerous locations. This state of deterioration significantly impacts the building energy performance and occupant comfort.



Deteriorated Glazing

Recommendation: Replace windows for most of the building.

### 2.1.3 Finding A3: Corroded Exterior Doors

Most exterior doors are at the end of useful life. Steel doors and frames have significant corrosion and delamination. Instances of rot were observed at wood doors and frames. These are good indications that the core of the door has been compromised as well, making it ineligible for repair.

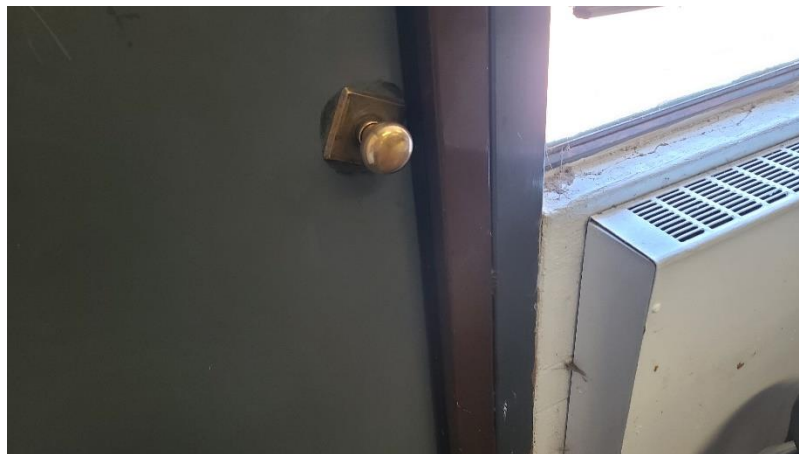


Corroded Exterior Door

Recommendation: Replace most doors in the building.

### 2.1.4 Finding A4: Door Hardware

Many areas throughout the building lack ADA compliant door hardware. Several instances of loose/damaged hardware were also observed.



Non-ADA Compliant Door Hardware

Recommendation: Replace door hardware on most doors in the building.

### 2.1.5 Finding A5: Carpeting – Worn and Stained

While some areas were observed with newer carpet installation, several areas remain worn and stained. Some carpeting has degraded to the point of being a tripping hazard.



Worn and Stained Carpet

Recommendation: Replace all carpeting that is at the end of its useful life.

### 2.1.6 Finding A6: Bathroom Condition and Accessibility

While there are some bathroom conditions that adhere to ADA standards, the facility has not achieved over all ADA accessibility. Under sink piping is exposed throughout the facility, presenting a scalding risk to those without feeling in lower extremities. Several bathrooms lack toilets with grab bars and proper seat heights. ADA sinks and drinking fountains were lacking in most locations. Additionally, many of the toilet partitions are in poor condition and are not sized to accommodate use by adults.



Non-ADA Compliant Restroom

Recommendation: Update bathrooms to meet current ADA standards and intended use.



### 2.1.7 Finding A7: Damaged Masonry

The masonry has intermediate damage. Spalled brick and missing mortar was observed in isolated locations, but no systemic issues appear to be present.



Spalled Brick and Missing Mortar

Recommendation: spot repair masonry and mortar as needed.

### 2.1.8 Finding A8: Metal Roofing – Lifting Fasteners

While the metal roof panels look to be in good condition in many areas, there are sections of the roof that have significant weathering and are at end of their useful lifespan. Near eaves of many of the panels, both good and poor condition, the fasteners are backing out, which is an indication that structure and substrate is failing and the roof is lifting during stronger wind events.



Lifted Fasteners on Roof

Recommendation: Repair or replace the older roof panels and repair structure/substrate as needed.

### 2.1.9 Finding A9: Membrane Roofing – Deterioration

While no evidence of recent leaking was present, there are signs that the roofing is nearing end of design life. Facility Staff indicated patching has been needed in recent years. Also alligating is present in many locations, especially at roof seams. Given the regional climate, black membrane roofing does not typically have a long lifespan.



Deteriorated Roof System

Recommendation: Replace existing membrane with white membrane roof to ensure a permanent solution.

### 2.1.10 Finding A10: Wood Eaves and Soffits – Deterioration

Where painted wood eaves are present, significant peeling paint and rot is generally visible.



Peeling Paint and Rot on Wood Eaves

Recommendation: Replace most of the wood soffits with new wood backer and provide prefinished metal fascia.

### 2.1.11 Finding A11: Wood Siding at Parapet

Several areas of the wood siding at end walls of the roof were observed with generally failing coating and evidence of mildew and water damage.



Mildew and Water Damage at Parapet Wood Siding

Recommendation: Replace parapet wood siding with a more durable material, such as metal siding.

## 2.2 Civil

The main asphalt driveway and parking lot exhibited longitudinal, lateral and alligator cracking as well as severe weathering. Longitudinal and lateral pavement cracks may be sealed to extend the life of the asphalt pavement for the short term. However, for a long-term solution, a full depth replacement of the pavement is necessary. Pavement markings are highly faded and are only present on the ADA parking spaces. The rest of the parking lot has unstriped parking. The parking lot has an estimated capacity of 30-40 spaces but requires striping to define parking spaces. Two ADA spaces with unloading aisles are striped at the front of the building. Running and side slopes are in accordance with ADA standards.

Stormwater runoff consists of direct roof runoff from the sloped portions of the roof over much of the building. There are no gutters or downspouts in these areas. The gymnasium has a flat roof with downspouts. In general, the site lacks positive runoff away from the structure, and there are no storm drains present. The front entrance of the building is mostly paved which helps mitigate the drainage concerns, but there are multiple areas where drainage pools near the building and infiltrates to the foundation.



### 2.2.1 Finding C1: Inadequate Drainage on North Side of Building

Description: There are two roof drain downspout outlets (lamb tongues) on the north side of the building with inadequate drainage. These outlets are located 2-ft above the exterior grade, and PVC pipes have been added to each outlet to get the runoff further away from the building. The PVC pipes do not appear securely attached and represent a tripping hazard on the site. Plus the pipes do not extend further than 5-ft, and the gravel parking area does not appear to have sufficient positive drainage to convey runoff away from the building.



Roof spout drain on north side

Recommendation: A landscape drain system should be installed to collect roof downspouts and drain site runoff away from the foundation to the east side of the building where grade change will allow a storm drain to daylight.

### 2.2.2 Finding C2: Inadequate ADA access on north side of building

Description: There are three doors into the building located on the north side, two of these have concrete landings outside the door. The doors open to the gravel parking area without a paved walkway connecting them to the front of the building or street.



Entry on the north side of building with no walkway

Recommendation: A paved walkway linking these doors with the main parking area is required if these doors are to be used for ingress/egress.

### 2.2.3 Finding C3: Inadequate ADA access on east side of building

Description: There are multiple doors located on the east side of the building. Each door has a drop at the threshold of a few inches and then a concrete landing. The concrete landings sit an inch or two above the exterior play area pavement. The grade drop at the thresholds, grade drop at the concrete landings, and the cross slope of the existing paved area all exceed ADA requirements.



Entry on east side of building with concrete stoops.

Recommendation: To provide adequate ADA access to these doors, a new paved walkway would need to be constructed from the main parking area to the east side of the building. This would require grading and drainage improvements as well.

#### 2.2.4 Finding C4: Inadequate ADA access on west side of building

Description: A paved sidewalk on the west side of the building accesses multiple doors, an interior courtyard and provides access to the play area on the south side. This sidewalk exceeds ADA standards for cross slope and running slope in multiple locations. Additionally, access to the interior courtyard and one door is provided by a concrete risers without a ramp option. The existing sidewalk also has a blocked sidewalk chase drain that needs to be repaired or replaced.



Entry on the south side of building with concrete step.

Recommendation: To provide adequate ADA access, the existing paved walk needs to be removed and replaced with a new paved walkway. Additionally, ramps meeting ADA requirements need to be added to provide ADA access to ingress/egress locations on this side of the building. This will require grading and drainage improvements as well.







Paved parking area no west side with cracking.

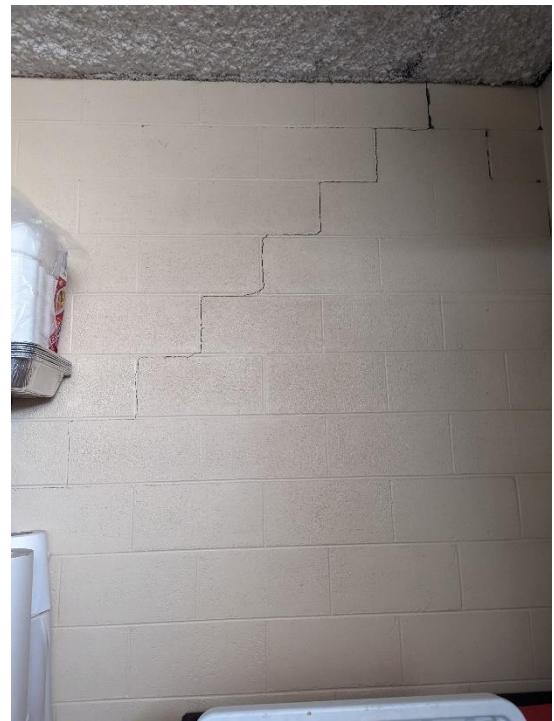
Recommendation: Short term measures such as crack sealing may prolong the useful life of the surface. The pavement will need to be removed and replaced in the near future. The new paved area should be striped to delineate parking spaces and drive aisles.

## 2.3 Structural

The El Hi Community Center is a single-story masonry structure, with a brick veneer on most of the exterior. The roof consists of both steel and wood framing in different areas, and the foundation is believed to be shallow concrete footers.

### 2.3.1 Finding S1: Masonry Cracking

There is extensive cracking in the masonry walls throughout the building. The cracking is found in both load bearing and non load bearing walls. The side of the building currently being used by the charter school exhibits cracking in nearly all of the partition walls between classrooms. The location and consistency of these cracks is consistent with settlement of the exterior wall. It was not possible to observe the foundation below grade, so a detailed survey would need to be performed to determine the magnitude of any settlement.



Masonry Cracking

### 2.3.2 Finding S2: Compromised Joist Bearing

The wall support locations for the steel joist at the cafeteria exit door are compromised. The masonry has cracked and shifted at both ends of the joist.

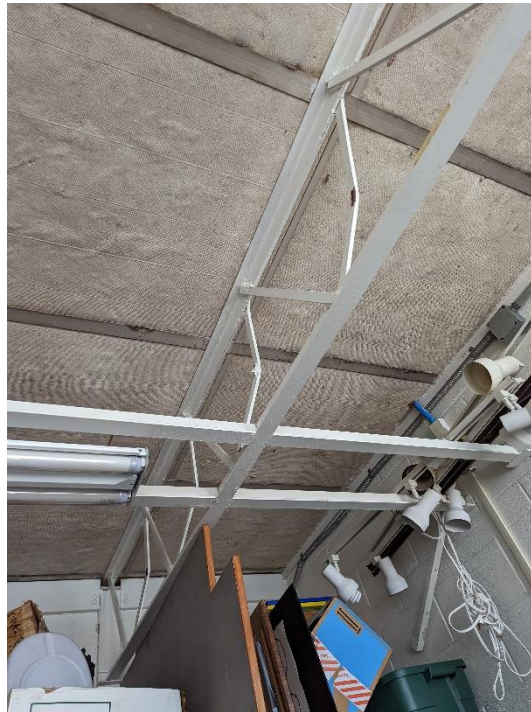


Compromised Joist Bearing



### 2.3.3 Finding S3: Buckled Steel Joist

The original steel roof joists in the kiln room (room 20) have buckled. The joists appear to be fabricated out of bar stock, and these bar stock web members have failed in the weak direction. While these steel members no longer make up the roof framing, the new wood roof is supported in the attic with a wood pony wall that bears on the existing joists. This pony wall concentrates the roof loads that were previously distributed along the joist to a single point. While the total load on the joist is similar to the original design, open web steel joists are not designed to carry large point loads, which has likely led to the buckling of the joist.

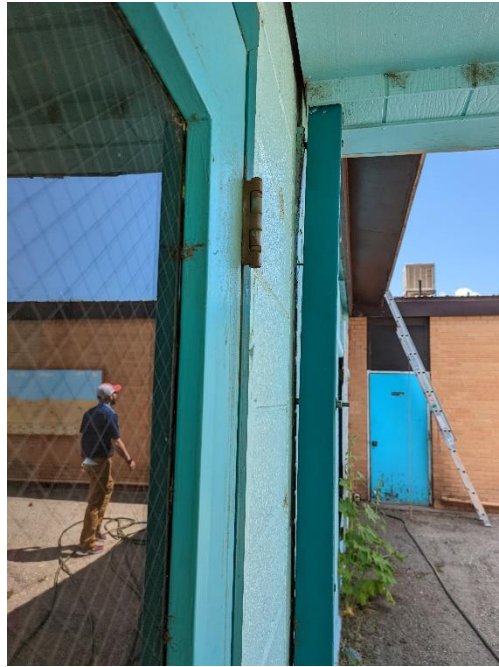


Buckled Steel Joist



### 2.3.4 Finding S4: Entry Canopy Column

One of the columns supporting the entry canopy has deflected and separated from the building



Entry Canopy Column

### 2.3.5 Finding S5: Roof Deflection

The roof framing above the original classroom portion of the buildings has deflected, leading to a noticeable sag in the middle of the framing span.

## 2.4 Electrical

### Power Distribution

La Plata Electric Association, Inc is providing electric power to the El Hi Community Center. The building is supplied with two incoming electrical services. One electrical service is a 208Y/120-Volt 3-Phase 4-Wire service and is fed from the pole mounted utility transformer located on the corner of Shoshone St and Golden Ave. The corresponding electric meter and service disconnect are wall mounted on the exterior of the building in the parking lot area. The Main Distribution Panel (MDP) is located behind the stage of the multi-purpose gymnastics room in a mechanical room. This MDP is rated for 600-Amps. The other electrical service is a 120/240-Volt 1-Phase 3-Wire service and is fed from a pole mounted utility transformer across CO Highway 151. The 1-Phase service is fed underground into the building to the corresponding MDP located in the boiler room. The MDP contains the service disconnect which is a 300-Amp circuit breaker.

The National Electric Code requires facilities with more than one service entrance to have signage informing first responders and/or any maintenance staff of the fact that there are multiple electrical service entrances as well as where the service disconnects are located. The El Hi Community Center does not have any such signage.



3-Phase Service MDP

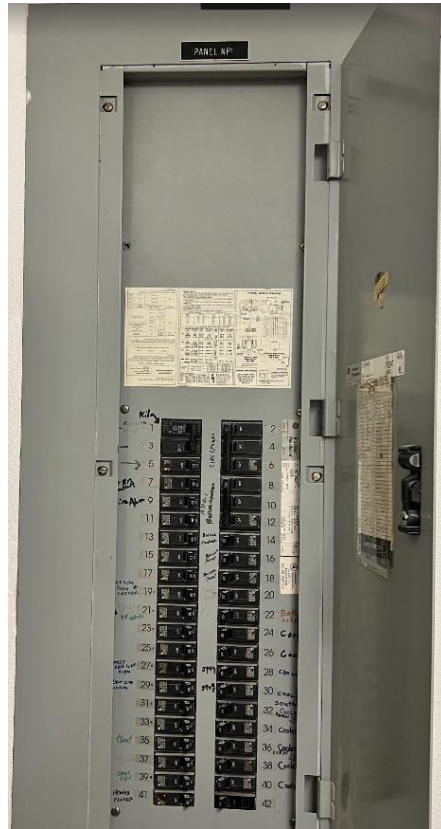


1-Phase Service MDP

The division of electrical distribution between the two is not fully known as electrical drawings were not available at the time of the assessment. However, the Panelboards throughout the building are of mixed age, manufacturer, and style. Many of the panelboards are load center type electrical panels and thus are not commercial grade equipment. In addition, many of the panelboards and circuit breakers are beyond their useful life and do not meet current code. The building was designed and constructed prior to the application and use of IT equipment. As a result, most of the spaces do not have an adequate number of receptacles or data ports.

The El Hi Community Center does not have an emergency back-up power system.

The current electrical distribution system should be completely replaced with a single electrical service and brought up to code in all spaces. This would include replacing most, if not all, existing wiring, receptacles, switches, and other electrical devices due to age and non-code compliance.



Typical 3-Phase Service Electrical Panel



Typical 1-Phase Service Electrical Panel

## Grounding and Lightning Protection

The El Hi Community Center grounding system could not be observed for either of the service entrances. In addition, the electrical drawings were not available during the assessment; therefore, the facility grounding system could not be determined.

The facility does not have a lightning protection system installed on the roof. A transient voltage surge suppression (TVSS) device is not installed at either of the service entrance MDPs to protect facility wide electronic equipment from lightning surge in either of the electrical distribution systems. At the very least, any panel which feeds power to an IT-room or computer equipment should have a TVSS installed. The lightning protection system requirement should be investigated by a registered lightning protection system professional engineer.

## Interior Lighting

Interior lighting throughout the El Hi Community Center consists of mainly recessed, suspended, and surface mount fluorescent fixtures. The fluorescent fixtures vary in color temperature and diffuser style. Many fixtures throughout the building were observed with discolored or damaged diffusers. Automatic lighting controls did not appear to be installed in any of the building spaces.



Typical Recessed Fluorescent Fixture



Typical Suspended Fluorescent Fixture



Typical Surface Fluorescent Fixture



## Egress Lighting

Exit signs are inconsistent and sometimes confusing as most do not have the directional arrows showing. Very few of the signs appeared to be LED lit. It should also be noted that in many of the classrooms there is an exit to the outside. This classroom exit is not marked with a powered, battery backed-up, and/or lit exit sign. This exit is only marked with a non-powered exit placard.

Emergency egress lighting is inadequate throughout most, if not all, of the building interior spaces. There were not any surface mounted emergency lighting units (frog-eyes) observed within the building spaces. The same can be said for the exterior of the building. There are switch controlled fixtures at most building entrances and exits, however, none of these fixtures appear to have battery back-up power in case of a power outage.

A thorough, interior and exterior, life-safety investigation should be conducted by an expert in the life-safety standards. The findings and corrective actions should be incorporated into the building to ensure the El Hi Community Center is brought up to current code and to ensure the safety of any occupants and possible first responders.



Typical Red Emergency Exit Sign



Typical Green Emergency Exit Sign



Typical Classroom Exit Placard

## Exterior Lighting

Exterior lighting at the El Hi Community Center is inconsistent. As mentioned previously, most entrances and exits have switch controlled exterior surface mount light fixture. The fixture type and style vary at each entrance/exit. There are a few wall-mounted security light fixtures, that appear to be motion sensing, on the East side of the building facing the playground. However, these appear to be the only security lighting around the building except for the parking lot lighting. In general, the site lighting does not appear adequate in the parking lot or along walkways to building entrances.



Main Entrance Light Fixture



Side Entrance Light Fixture

### **Fire Alarm and Detection System**

The building does have a fire alarm and detection system. Detection and annunciation devices are located throughout the facility. However, it is unknown if every space is monitored and controlled properly based on current usage due to building modifications since the system was installed. The fire detection and annunciation devices are monitored and controlled by a Silent Knight Fire Alarm Control Panel (FACP). The FACP is located in the same mechanical room as the 3-Phase electrical service MDP, behind the multi-purpose room stage. As part of the life safety investigation already mentioned in the egress lighting section, the fire alarm system coverage should be investigated space-by space throughout the building to ensure the safety of any occupants.



Fire Alarm Control Panel

### **CCTV System**

The ELHI Community Center does have a closed-circuit camera system. The camera type and style appear to vary from camera to camera. The cameras are positioned around the exterior of the building and interior to the building at the main entrances and exits. The cameras and components appear relatively new and in good condition. However, it is unknown whether the system is operational and functioning as intended.



Typical Indoor Camera



Typical Outdoor Camera



## Door Access System

The facility does not have an electronic door access system. Interior and exterior doors, where lockable, were opened via staff or maintenance keys.

### 2.4.1 Finding E1: Electrical Distribution Equipment Beyond Useful Life

Description: The 120/240-Volt 1-Phase 3-Wire electrical distribution equipment is beyond its useful life and no longer meets the National Electric Code. In addition, many of the receptacles, light switches, and other electrical devices throughout the building are damaged or beyond their useful life.



Figure 16: Existing 1-Phase Electrical Service MDP

Recommendation: Eliminate the 1-Phase electrical distribution system completely. Replace the existing 3-Phase service equipment and service conductors. Upgrade and expand a new 3-phase electrical service to the entire building. This shall include a new MDP, new electrical panels, new feeder and branch circuit conductors, as well as replacement of any damaged or beyond useful life electrical devices.

#### 2.4.2 Finding E2: Exit Sign Placards Do Not Meet Life Safety Code

Description: The ELHI Community Center contains many instances of placard style exit signs. These signs are not illuminated under any power status (normal or emergency) and are just affixed to the wall above the doorways. This is a life safety code violation.



Figure 17: Current Basement Layout

Recommendation: Contract a life safety standards specialist to conduct a space-by-space investigation of interior and exterior of the building to ensure the safety of any occupants and/or first responders.

#### 2.4.3 Finding E3: Emergency Egress Lighting is Inadequate

Description: The El Hi Community Center does not have adequate interior or exterior emergency egress lighting.

Recommendation: As part of Finding E2, contract a life safety standards specialist to conduct a space-by-space investigation of interior and exterior of the building to ensure the safety of any occupants and/or first responders.

#### 2.4.4 Finding E4: General LED Lighting Upgrade

Description: The lighting throughout the El Hi Community Center consists of inefficient fluorescent fixtures. The upgrade to LED fixtures and installation of automatic controls would increase energy efficiency, reduce utility electricity costs, as well as reducing maintenance costs associated with fluorescent fixtures.



Figure 18: Example Fluorescent Fixture

Recommendation: Replace fluorescent fixtures throughout the building with LED type fixtures and install automatic controls in appropriate spaces.

#### 2.4.5 Finding E5: Two Electrical Services Feed the Building without Appropriate Signage

Description: There are two existing electrical services that feed the ELHI Community Center. There is currently no signage outlining the fact that there are multiple services or their respective disconnect locations. This is an NEC code violation

Recommendation: Install appropriate signage in compliance with NEC 230.2(E).

#### 2.4.6 Finding E6: Transient Voltage Surge Suppression Not Installed

Description: Neither of the electrical distribution systems present in the ELHI Community Center have transient voltage surge suppression (TVSS) installed. This finding includes either service entrance MDP, as well as any of the electrical panels in the building.

Recommendation: Install a transient voltage surge suppression device at each of the electrical service MDPs or at each electrical panel which feeds IT equipment.

### 2.5 Mechanical

The HVAC System consists of:

- (8) Evaporative Cooling Dedicated Outdoor Air Units (Swamp Cooler)
- (12) Packaged Terminal Air Conditioners with Hydronic Heating Coils (PTAC)
- (4) Gas-Fired Hot Water Boilers and associated pumps
- Hydronic baseboard heaters
- Bathroom exhaust fans
- Kitchen vent hood

The eight Swamp Coolers provide ventilation, and evaporative cooling to the classrooms on the west (original) side of the building. The twelve PTACs provide heating, cooling and ventilation to the classrooms on the east (newer) side of the building. Heating is provided by the four modulating gas fired boilers serving the PTACs unit ventilators heating coils as well as radiant baseboard heaters throughout the building. Boilers and recirculation pumps for the boiler plants are located in the boiler rooms.

The restroom exhaust fans are mounted on the roof and are controlled by switches located in the restroom. The fans were observed making loud rattling noises and are in poor condition.

The Plumbing system consists of:

- Domestic cold water
- Recirculated domestic hot water, with (4) electric integral tank water heaters
- Sanitary waste, drain, and vent

Domestic and sanitary piping systems serve fixtures in restrooms and the kitchen. The four electric water heaters are located in the boiler rooms. The system runs 24 hours per day, 7 days a week. The water heaters are in fair condition with no observed deficiencies or concerns.

The facility does not have an automatic fire sprinkler system. Fire extinguisher cabinets are installed throughout the building per fire code.

### 2.5.1 Finding M1: Swamp Coolers Beyond Design Life

Description: The existing swamp coolers are original to the construction of the facility and are beyond their design life.



Swamp Cooler

Recommendation: Remove existing HVAC systems throughout the building. Engage a mechanical engineer to perform ventilation calculations and determine the building's heating and cooling requirements. Replace existing HVAC systems with new central, forced air HVAC system with ducted supply and returns to all rooms.

### 2.5.2 Finding M2: PTAC's Beyond Design Life

Description: PTACs located in the classrooms on the east (newest) side of the building are original to the addition and are beyond their design lives.



Classroom Unit Ventilator



Recommendation: Demo and remove the PTACs in the classrooms on the east side of the building.

### 2.5.3 **Finding M4: Replace Boilers and Associated Pumps**

Description: The four (4) gas-fired boilers and associated boiler pumps are original to the building and are beyond their design lives. Corrosion and damage were observed on several boiler pumps. This is an energy savings opportunity.



Existing Gas-Fired Furnace

Recommendation: Replace the four (4) gas-fired boilers with high-efficiency modular boilers sized for new use and capacity. Replace the existing boiler pumps with new pumps sized for new use and capacity.

### 2.5.4 **Finding M5: Replace Bathroom Exhaust Fans**

Description: The exhaust fans in all restrooms are original to the building and are beyond their useful lives. The exhaust fans were observed to be excessively loud and rattling. This is typically a sign that the fan has reached its design life as the bearings fail or the fins fall out of alignment.



Bathroom Exhaust Fan on Roof



Recommendation: Furnish and install new exhaust fans for all restrooms.

### 2.5.5 Finding M6: Replace Baseboard Heaters

Description: The baseboard heaters are original to the building and are beyond their useful lives. Several baseboard heaters throughout the building were observed to be damaged.



Baseboard Heater

Recommendation: Remove and replace the baseboard unit heaters throughout the building with units of similar capacities.

### 2.5.6 Finding M7: Replace HVAC Controls

Description: The thermostats throughout the building are original to the building and are beyond their useful lives. The thermostats require frequent maintenance and can be considered obsolete.



Existing Thermostat

Recommendation: Replace all thermostats with individual programmable thermostats.

### 2.5.7 Finding M8: IT Room Requires Mini-Split AC System

Description: There is no cooling system for the IT/Computer room in the library. The room gets excessively hot, which can cause the IT equipment to not function as intended.



Existing IT/Computer Room

Recommendation: Furnish and install a mini-split air conditioner for the IT/Computer room in the library.

### 2.5.8 Finding M9: Replace Plumbing Fixtures

Description: Plumbing fixtures are original to the building and beyond their design lives. Plumbing fixtures are non-ADA compliant throughout the facility.



Existing Plumbing Fixtures

Recommendation: Replace all plumbing fixtures throughout building with ADA compliant, low-flow fixtures.

### 2.5.9 Finding M10: Replace Piping Systems

Description: hot water, cold water, and sanitary waste plumbing systems are original to the building are approaching the end of their useful lives. Extensive damage and corrosion was observed on piping in all mechanical boiler rooms. Hot water piping insulation was observed to be damaged or missing in several locations.



Damaged Hot Water Pipe Insulation

Recommendation: Replace hot water, cold water, and sanitary systems throughout the building as well as all associated pumps and appurtenances.

### 2.5.10 Finding M11: Grease Trap Cleanout

Description: Facility staff mentioned the grease trap is in need of being cleaned out. Staff previously received a quote to clean the grease trap for approximately \$35,000.

Recommendation: Engage a cleaning technician to clean the sanitary grease trap.



### 2.5.11 Finding M12: Install Fire Protection System

Description: There is no fire protection system installed in the main building. An NFPA 13 automatic sprinkler system is required for the current and future occupancy of the facility.



Typical Missing Fire Sprinklers in Attic Space

Recommendation: Furnish and install a fire sprinkler system throughout the main building as required by NFPA 13 code.

### 2.5.12 Finding M13: Clean Roof Drains

Description: The roof drains were observed to be clogged with leaves and other debris. Ponding and damage to the roof can occur if water is unable to adequately drain through the roof drains.



Clogged Roof Drain

Recommendation: Clean and clear the roof drains of leaves and debris. Develop maintenance schedule for routine cleaning of roof drains and downspouts to prevent future blockages.

### 3.0 Summary of Recommendations

During the site visit, it was determined that the findings were severe enough to warrant the recommendation to demolish the existing facility and build new a facility that meets all current building/ADA/life safety codes as well as the needs of the community.

The major findings that led the assessment team to this conclusion are the structural deficiencies in the building that would necessitate extensive redesign and repair to the existing framework as well as settlement issues which may require costly foundation work. The MEP systems are all beyond their design life and cannot be easily redesigned or reworked to serve a renovated facility. Therefore, a full replacement and new design is required. Many of the finishes throughout the facility are deteriorated and show evidence of water infiltration. This issue is apparent throughout the facility and requires extensive renovation as well as a full roof replacement to address the leaks. There are major life safety and ADA concerns as well, such as the lack of an automatic sprinkler system and deficiencies in ADA access to the facility. Finally, the locations of sanitary sewer and electric utilities in the area are cause for concern as costly utility relocations will be required as part of a major renovation.

### 4.0 Cost Opinion

A cost opinion has been provided for the asbestos, lead, and mold remediation, as well as the demolition of the existing building. The total estimated cost of the remediation efforts is approximately \$436,000. The total estimated cost of the demolition of the existing building is \$794,000.

The asbestos abatement is estimated based on a \$/sqft basis with 29,000 sqft selected as the area based on the 2009 El Hi Asbestos Report. Lead abatement is also estimated on a \$/sqft basis with 25% of the total building square footage used as the baseline area. Mold remediation is also estimated on a \$/sqft basis with 20% of the total building square footage used as the baseline area.

The demolition is divided into structure, foundation, utilities, groundwork, and hauling/hazardous material disposal. A FEMA calculation was used, which assumes 33% of the total cubic foot volume of the building is comparable to the volume of demolition required. The largest component of the demolition cost is the foundation demolition. The foundation may be abandoned in place, but if future development is anticipated on the site, the foundation will need to be removed in order to build anew.

El Hi Facility Condition Assessment  
Cost Estimate Worksheet - Building Demo and Abatement

Ver 1.0 March 3, 2020

Building:

EL HI FACILITY

Project Name:

EL HI FACILITY CONDITION ASSESSMENT

Location within Building:

WHOLE BUILDING / VARIOUS

Date of Estimate:

Friday, July 29, 2022

Cost Estimate Data Source:

RS MEANS - 2022

Name/Company of Estimator:

M. Massa - SEH

Scope of Work:

Provide Asbestos, Lead and Mold Abatement for entirety of affected areas in the El Hi Facility prior to demolition.

Demolish entire facility including foundations. Cap utilities and prep site for future construction.

	ITEM	LABOR	MATERIAL	EQUIPMENT	CONTINGENCY (10%)	OVERHEAD & PROFIT (15%)	TOTALS
1	Asbestos Abatement (29,000 SF)	\$ 160,225.00	\$ -	\$ 28,275.00	\$ 18,850.00	\$ 28,275.00	\$ 235,625.00
2	Lead Abatement (10,534 SF)	\$ 75,843.00	\$ -	\$ 8,427.00	\$ 8,427.00	\$ 12,640.50	\$ 105,337.50
3	Mold Abatement (8,427 SF)	\$ 75,843.00		\$ -	\$ 7,584.30	\$ 11,376.45	\$ 94,803.75
	ABATEMENT SUBTOTAL	\$ 311,911.00	\$ -	\$ 36,702.00	\$ 34,861.30	\$ 52,291.95	\$ 435,766.25
4	Demolish Building (6,180 CY)	\$ 36,708.10	\$ -	\$ 30,033.90	\$ 6,674.20	\$ 10,011.30	\$ 83,427.50
5	Demolish Foundation (1,030 CY)	\$ 446,638.90	\$ -	\$ 61,338.00	\$ 50,797.69	\$ 76,196.54	\$ 634,971.13
6	Demolish and Cap Utilities (Lump Sum)	\$ 5,000.00	\$ -	\$ -	\$ 500.00	\$ 750.00	\$ 6,250.00
7	Earthwork - General Fill (3,121 CY)	\$ 2,715.27	\$ -	\$ 4,275.77	\$ 699.10	\$ 1,048.66	\$ 8,738.80
8	Demo - Hauling (7,210 CY)	\$ 28,335.30	\$ -	\$ 19,899.60	\$ 4,823.49	\$ 7,235.24	\$ 60,293.63
	DEMOLITION SUBTOTAL	\$ 519,397.57	\$ -	\$ 115,547.27	\$ 63,494.48	\$ 95,241.73	\$ 793,681.05
							-
							-
							-
							-
							-

TOTAL COST

\$ 1,229,500.00

\$

1,229,447.30



TOWN OF IGNACIO  
BOARD OR COMMISSION  
APPLICATION FORM



Board or Commission being applied for: Planning Commission

Applicant legal name: Michael Montoya

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Cell: \_\_\_\_\_

Reason for wanting to serve: I want to serve my community

Why do you believe that you qualify for this vacancy? I'm awesome

Do you live within the Ignacio Town limits? Yes ☒ No \_\_\_\_\_ How Long? 24 years

Are you a Registered Voter? Yes ☒ No \_\_\_\_\_ Email: mikeyv-montoya@yahoo.com

With at least a week's notice can you attend late evening meetings? Yes ☒ No \_\_\_\_\_

What is your previous experience in community or other public affairs? Political Party  
Church, Pay taxes

Which groups have you done volunteer work for in the past or currently? Knights of Columbus

Boy and Girl Scouts, Political Party, serve God

Education and or Training B.A. in Organizational Management

College of Santa Fe Santa Fe, NM Revenue Auditor Sky U.  
Casino

Applicant Signature: Michael Montoya Date: 7-8-2022

## Ignacio Creative District Update and Request for Street Mural Approval

The Ignacio Creative District is active and growing! With financial support from the Town of Ignacio, we have contracted with a grant writer. With other grant funding, we have hired a part-time Director, Eva Lewis, who is doing a great job organizing and planning events and getting us completely prepared to apply for State Certification next February, when the application process opens.

Eva is a local artist that is committed to seeing this community benefit through artistic expression. If you have not seen it yet, check out the 3D art that she had installed on Hwy 172, heading toward Durango, before the Baptist Church. This is John Cerney's first art installation in the state of Colorado, making Colorado the 25<sup>th</sup> state to house one of his installations.

One of the events that Eva organized was the St. Ignatius Fiesta events and vendor booths at Shoshone Park. At that event, she presented several options for a possible street mural. In her report to me following the event, she wrote:

The street mural voting took place - with a note that it was pending approval from the Town Board. The {ICD} board decided to let the community vote on three design options, and they are attached to this email.

The vote results are as follows:

Total votes: 158

IMG 0705: (sun tile) 79 votes

IMG 0710: (paw print) 54 votes

IMG 0221 (sun landscape) 25 votes

However, there were so many comments, the majority being: can we add paw prints to the sun? So we may want to add some to the winning design.





PIC•COLLAGE





# Application for a Special Event Permit

In order to qualify for a Special Event Permit, you MUST be Nonprofit AND one of the following:

- |  |   |  |   |
|--|---|--|---|
| <input checked="" type="checkbox"/> Social | <input type="checkbox"/> Athletic   | <input type="checkbox"/> Religious Institution | <input type="checkbox"/> Philanthropic Institution                |
| <input type="checkbox"/> Fraternal         | <input type="checkbox"/> Political  | <input type="checkbox"/> Political Candidate   | <input type="checkbox"/> Municipality, County or Special District |
| <input type="checkbox"/> Patriotic         | <input type="checkbox"/> Chartered Branch, Lodge or Chapter of a National Organization or Society |  |   |

## Type of Special Event Applicant is Applying For:

- ☐ Fermented Malt Beverage ☒ Malt, Vinous and Spirituous Liquor

Name of Applicant Organization or Political Candidate: Ignacio Chamber of Commerce

State Sales Tax Number (Required): EIN# 20-0568448

Mailing Address of Organization or Political Candidate: PO Box 1223, Ignacio, CO 81137

Address of Proposed Location for Special Event: 535 Goddard Ave, Ignacio, CO 81137

Name of Officer of Organization: Annette Gallegos, Vice President Date of Birth: \_\_\_\_\_

Home Address: \_\_\_\_\_ Cell Phone: \_\_\_\_\_

Event Manager: Sharon Craig Date of Birth: \_\_\_\_\_

Home Address: \_\_\_\_\_ Cell Phone: \_\_\_\_\_

Has Applicant Organization or Political Candidate been issued a Special Event Permit this Calendar Year?  
☒ No ☐ Yes How Many Days? \_\_\_\_\_

Are premises now licensed under the State liquor and beer code?  
☒ No ☐ Yes ☐ To Whom? \_\_\_\_\_

Does the Applicant have possession or written permission for the use of the premises to be licensed? ☐ Yes ☐ No

## List below the Exact Date(s) and Hours for which Application is being made for Permit

Date: 09/03/2022 Hours: From 11 am To: 5 pm

Date: \_\_\_\_\_ Hours: From \_\_\_\_\_ To: \_\_\_\_\_

Date: \_\_\_\_\_ Hours: From \_\_\_\_\_ To: \_\_\_\_\_

Date: \_\_\_\_\_ Hours: From \_\_\_\_\_ To: \_\_\_\_\_

## Oath of Applicant

I declare under penalty of perjury to the second degree that I have read the foregoing application and all attachments thereto, and that all information therein is true, correct, and complete to the best of my knowledge.

Signature: Sharon Craig Title: Event Manager Date: 06/30/2022

## Report and Approval of Local Licensing Authority

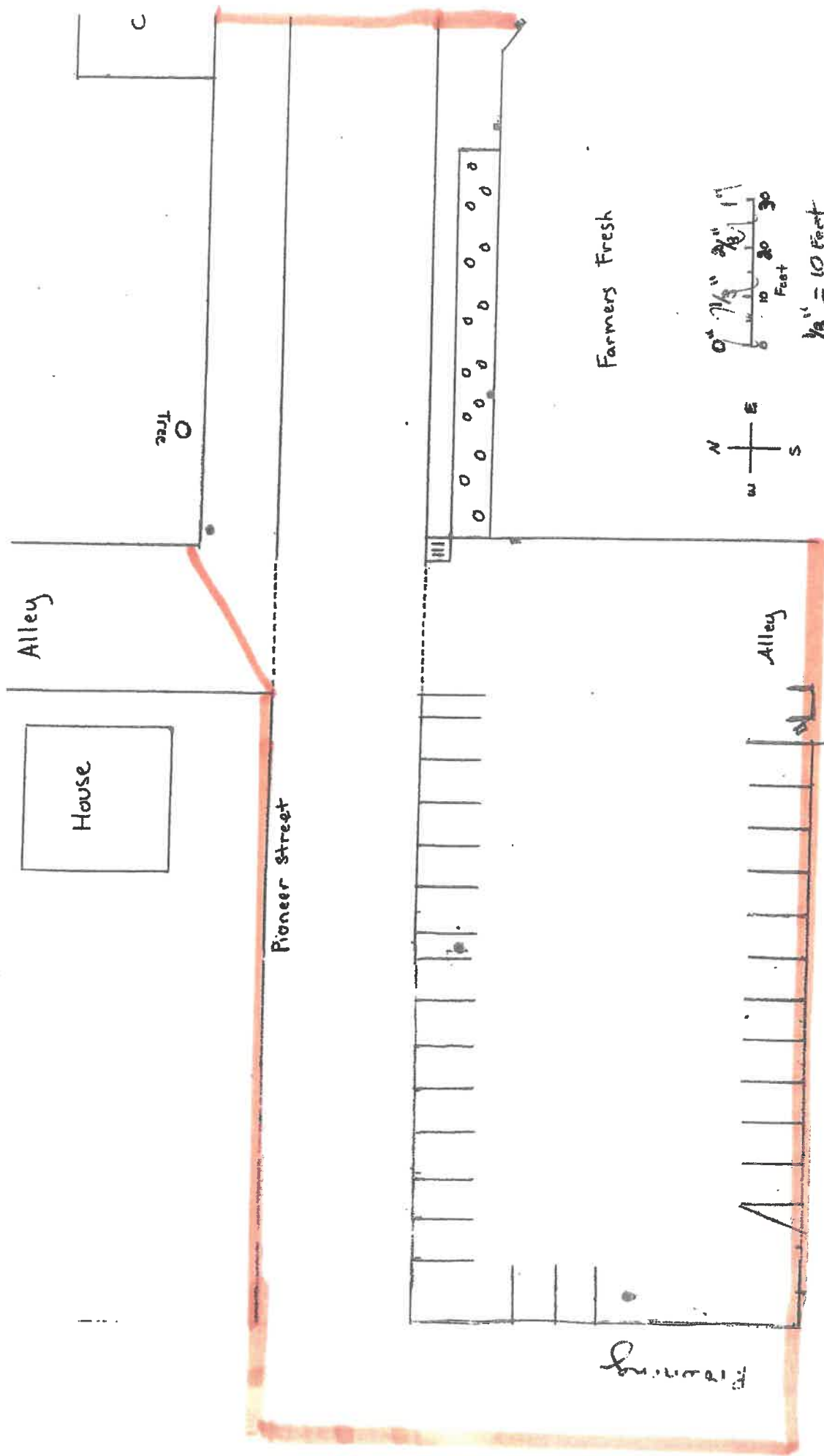
The foregoing application has been examined and the premises, business conducted and character of the applicant is satisfactory, and we do report that such permit, if granted, will comply with the provisions of Title 44, Article 5, C.R.S. as amended.

THEREFORE, THIS APPLICATION IS APPROVED.

Printed Name of Representative: \_\_\_\_\_ Title: \_\_\_\_\_

Signature of Representative of Town of Ignacio: \_\_\_\_\_ Date: \_\_\_\_\_





Orange indicates temp fencing and barriers  
 Entrance & Exits will have signage No Alcohol Beyond This Point  
 No Outside Alcohol Allowed

## **RESOLUTION NO. 08-2022**

### **A RESOLUTION TO DECLINE THE TOWN OF IGNACIO'S PARTICIPATION IN PAID FAMILY MEDICAL LEAVE INSURANCE PROGRAM**

**WHEREAS**, in November 2020, Colorado voters approved Proposition 118, which paved the way for creation of a state-run Paid Family Medical Leave Insurance (FAMLI) program; and

**WHEREAS**, FAMLI is codified at Colorado Revised Statutes sections 8-13.3-501 to -524, and is administered through the Colorado Department of Labor and Employment, Division of Family and Medical Leave Insurance; and

**WHEREAS**, a local government may decline all participation in the FAMLI program by a vote of its governing body under Colorado Revised Statutes section 8-13.3-522, and interested employees may still elect to participate individually under Colorado Revised Statutes section 8-13.3-514; and

**WHEREAS**, on July 22, 2022, notice was provided to employees, and on July 22 and 29, 2022 notice was published in the Durango Herald of the opportunity to submit comments to the Board of Trustees of the Town of Ignacio, Colorado regarding the FAMLI program at a public hearing on August 8, 2022; and

**WHEREAS**, a public hearing was held on August 8, 2022 during which employees were given the opportunity to submit comments to the Board of Trustees of the Town of Ignacio, Colorado regarding the FAMLI program; and

**WHEREAS**, the Board of Trustees of the Town of Ignacio, Colorado has determined to decline participation in the FAMLI program.

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

**Section 1. Public Hearing.** The Board of Trustees of the Town of Ignacio, Colorado, finds and determines the, with regard to the public hearing on the decision of whether to decline participation in FAMLI, notice was given and the hearing was conducted in accordance with the regulations adopted by the Colorado Department of Labor and Employment codified at 7 CCR 1107-2.

**Section 2. Declination of the FAMLI Program.** The Board of Trustees of the Town of Ignacio, Colorado as the governing body of the Town of Ignacio hereby formally resolves to decline participation by the Town of Ignacio in the Paid Family Medical Leave Insurance (FAMLI) program under Colorado Revised Statutes section 8-13.3-522.

**Section 3. Effective Date.** This Resolution shall take effect upon its approval by the Board of Trustees of the Town of Ignacio, Colorado.

**Section 4. Grant of Authority to Implement Resolution.** The Mayor, Mayor Pro Tem (in the Mayor's absence), and/or Town staff are hereby granted the authority to take all actions necessary to implement the provisions of Section 1 above, including providing formal notice to the Colorado Department of Labor and Employment, Division of Family and Medical Leave Insurance regarding the Town of Ignacio's decision to decline all participation in the FAMLII program.

APPROVED and ADOPTED by the Town Board of Trustees of Ignacio, Colorado, on the 8<sup>th</sup> day of August, 2022.

**TOWN OF IGNACIO, COLORADO**

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Clark Craig, Mayor

**ATTEST:**

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Tuggy Dunton, Town Clerk/Treasurer

**Town of Ignacio  
Board of Trustees  
RESOLUTION NO. 09-2022**

**A RESOLUTION AUTHORIZING THE INITIATION OF ANNEXATION  
PROCEEDINGS FOR PROPERTIES LOCATED ALONG  
COUNTY ROAD 320A, 320B AND EL PASO ALLEY**

WHEREAS, the Town of Ignacio desires to follow CRS 31-12-108 setting a public hearing date and time to determine if the proposed annexation complies with sections 31-12-104 and 31-12-105 and parts thereof; and

WHEREAS, annexation applications, an annexation plat and other required information has been submitted fulfilling annexation requirements; and

WHEREAS, CRS 31-12-108 stipulates that a hearing to review the subject annexation shall be held not less than 30 days nor more than 60 days after the effective date of the resolution setting the hearing.

NOW THEREFORE, LET IT HEREBY BE RESOLVED that a public hearing before the Town Board of Trustees for the purpose of reviewing this annexation is established for September 26, 2022.

PASSED AND APPROVED by the Town Board of Trustees of Ignacio, Colorado, on the 8<sup>th</sup> day of August, 2022.

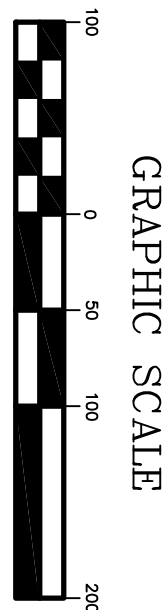
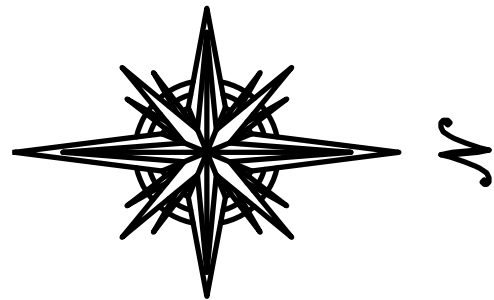
TOWN OF IGNACIO, COLORADO

\_\_\_\_\_  
Clark Craig, Mayor

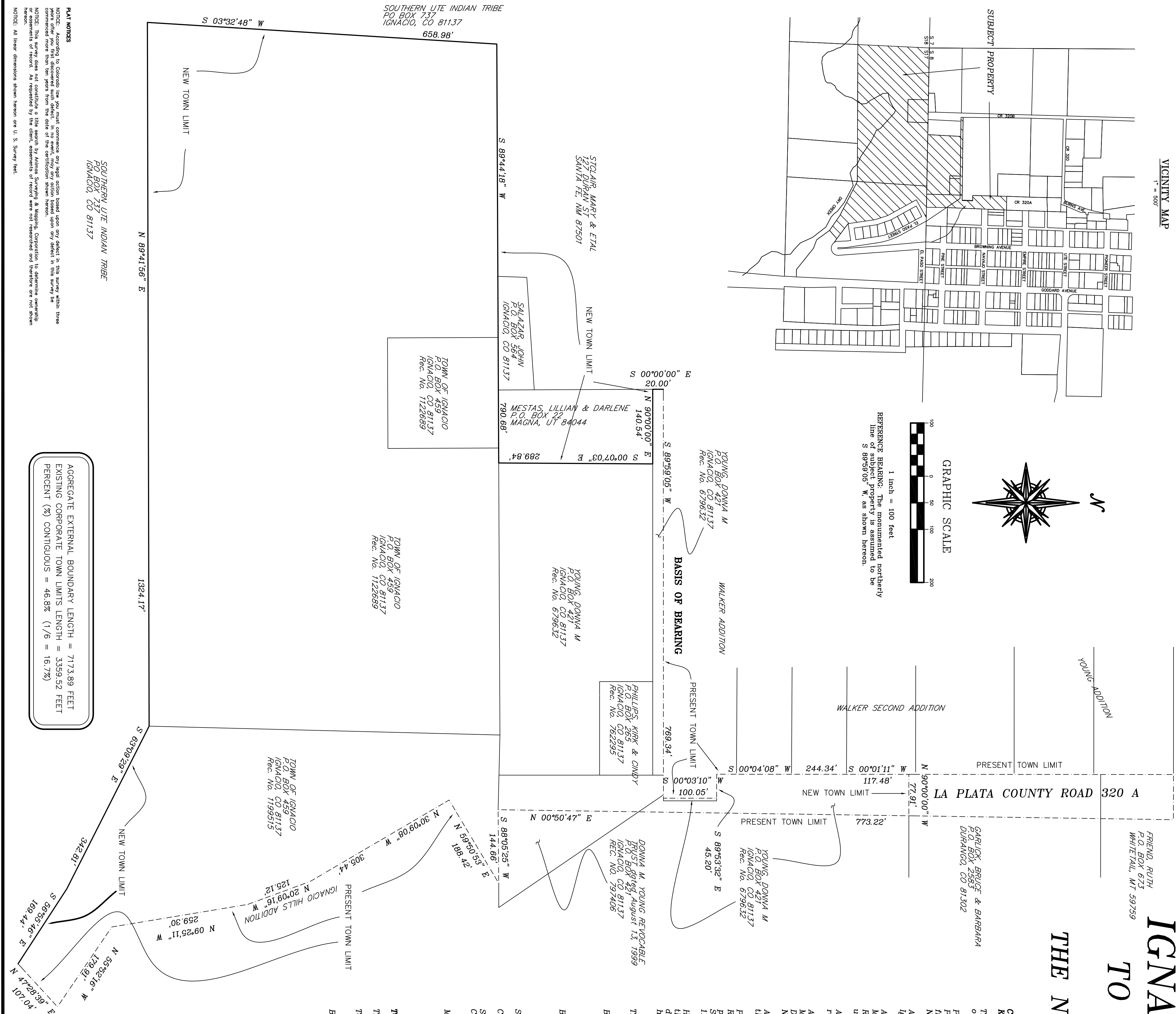
Attest:

\_\_\_\_\_  
Tuggy Dunton, Town Clerk

VICINITY MAP  
1" = 500'



REFERENCE BEARING: The monumented northerly line of subject property is assumed to be S 89°59'05" W, as shown hereon.



# IGNACIO SOUTH ANNEXATION PLAT TO THE TOWN OF IGNACIO, COLORADO LOCATED IN THE SW1/4 SECTION 8 & THE NW1/4 OF SECTION 17, T 33 N, R 7 W, N.M.P.M. LA PLATA COUNTY, COLORADO

## CERTIFICATE OF OWNERS KNOW ALL MEN BY THESE PRESENTS:

That Donna M. Young, whose address is P.O. Box 421, Ignacio, CO 81137, being the legal and record owners of the following described real property:

Parcels of land located in the SW1/4 of Section 8, Township 33 North, Range 7 West of the New Mexico Principal Meridian, La Plata County, Colorado, being that real property described in Quit Claim Deed filed December 2, 1994 in the Office of the La Plata County Clerk and Recorder under Reception Number 679632.

and that Donna M. Young, Revocable Trust dated August 13, 1999, whose address is P.O. Box 421, Ignacio, CO 81137, being the legal and record owners of the following described real property:

A parcel of land located in the SW1/4 of Section 8, Township 33 North, Range 7 West of the New Mexico Principal Meridian, La Plata County, Colorado, being that real property described in Personal Representative's Deed filed November 30, 1999 in the Office of the La Plata County Clerk and Recorder under Reception Number 776533.

And that Kirk & Cindy Phillips, whose address is P.O. Box 265, Ignacio, CO 81137, being the legal and record owners of the following described real property:

A parcel of land located in the SW1/4 of Section 8, Township 33 North, Range 7 West of the New Mexico Principal Meridian, La Plata County, Colorado, being that real property described in Warranty Deed filed February 12, 1999 in the Office of the La Plata County Clerk and Recorder under Reception Number 762295.

And that the town of Ignacio, Colorado, whose address is 470 Goddard Ave., Ignacio, CO 81137, being the legal and record owners of the following described real property:

Parcels of land located in the SW1/4 of Section 8 and the NW1/4 of Section 17, Township 33 North, Range 7 West of the New Mexico Principal Meridian, La Plata County, Colorado, being that real property described in Warranty Deed filed December 29, 2016 and General Warranty Deed filed September 21, 2021 in the Office of the La Plata County Clerk and Recorder under Reception Number 112688 and Reception Number 1199515, respectively.

Have caused the same to be annexed pursuant to Ordinance No. \_\_\_\_\_ recorded \_\_\_\_\_ being platfiled and in the Office of the La Plata County Clerk and Recorder under Reception No. \_\_\_\_\_, 2022, in designated as the IGNACIO SOUTH ANNEXATION PLAT to the TOWN of IGNACIO, COLORADO, as shown hereon.

## THIS PLAT IS HEREBY EXECUTED BY THE FOLLOWING PARTIES:

By \_\_\_\_\_ By \_\_\_\_\_  
Donna M. Young Donna M. Young Revocable Trust dated August 13, 1999  
by Deborah Pearson, Conservator by Deborah Pearson, Conservator for Donna M. Young, Trustee  
By \_\_\_\_\_ By \_\_\_\_\_  
Mayor, Town of Ignacio Kirk Phillips  
Cindy Phillips

State of Colorado }  
County of La Plata } SS

Subscribed and sworn before me this \_\_\_\_\_ day of \_\_\_\_\_, 2022 by Deborah Pearson, Kirk Phillips, Cindy Phillips & XXX, Mayor of the Town of Ignacio, Colorado.

My commission expires \_\_\_\_\_ Notary Public \_\_\_\_\_

## TOWN COUNCIL APPROVAL

This plat and the statements hereon have been approved by the Town Council of the Town of Ignacio, State of Colorado this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

By \_\_\_\_\_  
Mayor, Town of Ignacio

## SURVEYORS STATEMENT

I, David O. Freiremuth, a Registered Professional Land Surveyor of the State of Colorado, do hereby state that this survey was made under my direct supervision and check, is in accordance with the laws and rules of the State of Colorado, and is a true and correct representation of my knowledge and belief and is not a guess or without sufficient support.

David O. Freiremuth, Registered Professional Land Surveyor  
P.O. Box 32457  
For and on behalf of Animas Surveying & Mapping, Corporation

PRELIMINARY PLAT  
FOR REVIEW ONLY  
GILPIN, CAROL A & RICHARD J  
P.O. BOX 6  
IGNACIO, CO 81137

Rev. 24 FEB 22
Rev. 21 MAR 22
Rev. 22 JUN 22
Rev. 30 JUN 22

IGNACIO SOUTH ANNEXATION PLAT	
TO THE TOWN OF IGNACIO, COLORADO	
LOCATED IN THE SW1/4 SECTION 8 & THE NW1/4 OF SECTION 17, T 33 N, R 7 W, N.M.P.M.	
ANIMAS Surveying & Mapping	
SCALE: 1" = 100'	CHECKED BY: df
DATE: 15 AUG 20	
JOB NUMBER: 996-3	SHEET 1 OF 1
PROPERTY OWNER(S): TOWN OF IGNACIO	

CROSS REFERENCE TO TOWN OF IGNACIO Recorded Ordinances/Resolutions/Agreements
Type _____ Reception # _____
Type _____ Reception # _____
Type _____ Reception # _____

COUNTY CLERK CERTIFICATE
STATE OF COLORADO
LA PLATA COUNTY
I hereby certify that this instrument was filed for record at _____ o'clock _____ M., 2022, and duly filed.
Reception No. _____ Fee \$ _____
TIFFANY LEE PARKER, Recorder
By _____ Deputy _____

**Ignacio Police Department**  
**Monthly Report – August 2022** KP

On 07/30/22, the San Ignacio Fiesta Parade was held, without any issues.

The next events scheduled (Requiring a Special Events Permit) are the Green Chili Fest on 09/03/22 and the Southern Ute Indian Tribal Fair Parade on 09/10/22.

I have spent a lot of time on grants this last month. We are applying for the COPS Grant, which would help off-set costs to the SRO Program. We are also applying for another JAG Grant which would pay for in-car radios.

In your packets, there are liquor license renewals for the Rose Café and Well's Liquor South. There have been no liquor law violations at either location/business.

Officers continue to participate in training when they can to meet POST Guidelines and mandatory training hours.

If you have any questions, please feel free to call or come by. Thanks.





Town of Ignacio

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

970/563-9494   
townofignacio.com 

# Public works Department Staff Report

08/03/2022

## Compliance

330 Goddard – Cleaned up weeds and trash around home.

775 Goddard – Sign was out on highway; Sign was moved on to property.

103 Piedra – Talked with home owner about pull behind camper being parked on street. Came to the agreement that when winter comes camper needs to be moved for snow plowing.

## Natural Gas System

Monthly meter reads and re-reads

Leak Survey

Mercaptan Testing

Energy World Net operator qualification Compliance for D.O.T. compliance

State compliance and filing

DOT training

OQ training

System maintenance and repair

Estimated start date for 320A 3" main install 8/15/2022

## Sewer and Storm Drain System

Monthly line flushing

System maintenance and repair

State compliance training and filing

Working with CDOT SUIT and Darren Stewart with SEH to finalize storm drain route for Phase 1 of the Browning Ave Project





## Town of Ignacio

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[townofignacio.com](http://townofignacio.com) 🌐

### Drinking Water system

- Monthly meter reads and re- reads
- Monthly water sampling
- System maintenance and repair
- State compliance training and filing
- New water meter installs and pit repairs
- Meter inventory and leak survey
- Lead and Copper water sampling
- Estimated start date for 320 A 6" water main install 8/15/2022

### Irrigation System

- System maintenance and repair
- Monitor irrigation pond level

### Parks

- Irrigation line, pump and sprinkler repair
- Special Event preparation

### Roadways and Alleys

- Street sweeping
- Asphalt patching
- Drainage maintenance and repair
- We are looking at what options we have to alleviate the drainage issue on Sundown Street
- Amos with Farmers Fresh contacted The Public Works Department about the safety concerns they have about the parking and traffic safety on Pioneer Street. We discussed some options on parking alignment and possibly making that a one-way street
- Patch material on order
- Mowing and trimming
- Fallen tree removal





## Town of Ignacio

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### 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  
Tree removal

### Equipment and Vehicles

Daily maintenance  
Monthly maintenance  
DOT Inspections completed

### Building code enforcement

270 Goddard Ave formally CJs Pizza. Currently under re model pending permits and business license near completion  
815 Shoshone Building Permit submitted for resident re model and window replacement 4/28/2022  
365 Goddard Ave Section C Completed Final inspection and certificate of occupancy issued on 8/3/2022  
610 Browning Exterior panel and window replacement. Permit issued and approved on 4/24/2022 Estimated completion August 2022  
111 Maple Room addition plans submitted and approved Building permit issued on 4/8/2022 Framing inspection on 6/29/2022 waiting on Electrical and plumbing inspection  
New residence for Rokfor, LLC Lot 4 Walkers first adds 150 County Road 320A Plans on hold per Contractor's request  
655 Browning Ave residence re-model Permit approved and issued on 4/13/2022 project completed Certificate of occupancy issued on 7/29/2022  
315 Ignacio St Ignacio High School Stadium booth addition Plans submitted and approved Building permit issued on 5/11/22 Project near completion  
503 Tranquillo Ct new construction single family residence. Excavation permits approved. Building plans approved, building permit submitted and approved framing inspection completed on 7/3/2022  
110 Romero Ave Owner Luis Ruvacaba. Remodel, window replacement. Permit submitted on 6/03/2022. Approved  
505 Tranquillo Ct new construction single family residence plans approved building permit issued on 6/14/22 Footing and stem wall inspection completed on 7/12/2022





## Town of Ignacio

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[townofignacio.com](http://townofignacio.com) 

355 Goddard Ave La Papa Loca new restaurant now in full operation San Juan Basin inspected

Fire Department inspected Building inspected COO issued on 6/27/22

118 Maple garage extension request final inspection scheduled 10/10/2022

### CROSS CONNECTION CONTROL PROGRAM

CDPOHE 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 contactors to monitor and implement the regulation requirements. Goal is to be fully compliant at the end of the year 2022





# Town Clerk / Treasurer Report

August 2022

Honorable Mayor and Trustees,

The following is a report of my activities since the last Town Board Meeting.

## **Treasurer:**

The Accounting Reports for July are included in the consent agenda.

## **Human Resources:**

FAMLI: In have included copies of the email that was sent to staff and the Notice of Public Hearing that was published in the Durango Herald on July 22 and 29. At the meeting this evening, there will be the public hearing, followed by action on this item.

## **Meetings Attended:**

This past month I represented the Town at the Region 9 Quarterly Board Meeting, the Chamber of Commerce General Membership Meeting, the Chamber Board Meeting, and the Ignacio Creative District Work Session and Board Meeting.

## **Events:**

August 11 – Joint Work Session with Ignacio School District.

August 24 – Joint Work Session with Tribal Council.

September 28 – CML District 9 Fall Meeting will be held at the Springs Resort and Spa. The business meeting will be at 4:00 PM, followed by social hour and buffet dinner. The evening will conclude at about 7:30 PM. The Springs Resort and Spa is providing a complimentary pass to the hot springs that you can enjoy that evening or on another occasion. If you would like me to register you, please let me know.

June 11-14, 2023 – CML Annual Conference at the Gaylord Rockies Resort & Convention Center in Aurora, CO. This conference will run Sunday through Wednesday.

## **Licenses:**

- Animal: 47 current licenses
- Business: 67 current licenses
- Business Service Licenses: 58 current licenses
- The Rose Café and Wells Liquor South Renewal Applications are in the consent agenda
- The Chamber of Commerce has applied for a Special Event Permit for the Green Chile Fest on September 3. The public hearing will take place this evening, followed by action on this item.

## **Miscellaneous:**

The Request for Proposals for IT Services was published in the Durango Herald and on BidNet Direct.

I received the attached email from the Ignacio School District. Would any of the Board Members be interested in representing the Town at this Back-to-School Block Party?

Please contact me with any questions. Thank you.

Tuggy





Tuggy Dunton <tdunton@townofignacio.com>

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## Family And Medical Leave Insurance

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Tuggy Dunton

Mon, Mar 21, 2022 at 9:27 AM

All,

There is a new program that the State of Colorado has implemented which would allow the Town of Ignacio and its employees to participate in this insurance. I brought this to the Board to make a decision whether or not the Town will participate in this program, and they directed me to poll staff to see if there is interest or not.

Attached is a flier with some information about this program. More information can be found at [FAMLI.colorado.gov](http://FAMLI.colorado.gov).

Here are some things you need to know:

1. The premium is set at 0.9% of your wage, with .45% paid by the employee and .45% paid by the employer. As a hypothetical example, if you earn \$25,000.00 per year, the total annual premium that would be paid is \$225.00. The total that would be deducted from your payroll for the entire year would be \$112.50 (\$112.50 divided by 26 = \$4.33 per pay period).
2. This insurance would provide for up to 12 weeks of paid leave if there were a medical emergency and/or need for an extended leave (for example, the birth of a child or prolonged illness of a family member).
3. If the Board opts into this program, deductions would begin to be taken from your payroll at the first pay period in January of 2023; benefits can begin to be paid out in January of 2024.
4. During the approved FAMLI leave, the State will pay the employee directly.

If you have any questions, please do not hesitate to contact me.

Tuggy Dunton, Town Clerk/Treasurer  
Town of Ignacio  
970-563-9494



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**FAMLI - CML Article 02-25-2022.pdf**  
124K

# CML LEGAL CORNER



## What municipalities need to know about FAMLI

*By Megan Decker, CML law clerk*

In November 2020, Colorado voters approved Proposition 118, which paved the way for a state-run Paid Family Medical Leave Insurance (FAMLI) program. Although the program is not effective until January 2023, now is the time to start making decisions regarding your municipality and FAMLI participation and compliance. Local decisions can impact budgets, employee compensation, and human resources issues.

### Overview of FAMLI

FAMLI provides workers 12 weeks of paid leave to take care of themselves or a family member during life events like injury, serious illness, or pregnancy. Participating employers and employees will contribute to premiums for FAMLI. Employers start collecting and remitting premiums Jan. 1, 2023, and benefits will be available starting Jan. 1, 2024.

Premiums are calculated under new administrative rules. A participating municipality must contribute 50% of the premium and the employee contributes the remainder. If a municipality does not participate, the employee is responsible for 50% of the premium and the municipality can, but need not, deduct the employee portion from payroll and remit it to the state. A municipality that miscalculates premiums is responsible for the difference and cannot collect that amount from the employee.

### Opting out

All municipalities are included in FAMLI by default, but a municipality may opt out and avoid the employer portion of premiums by a vote of a governing body. The municipality must give prior notice of the vote in the same manner it notices other public business, must provide special notice to employees, and must take testimony before voting. Declination takes effect in 180 days so employees can

individually opt in to the FAMLI program at their own cost. Within 30 days of the vote, a municipality must provide various notices that include:

- An explanation of differences between the FAMLI plan and any municipal private plan
- Employee eligibility for job protection under the federal Family and Medical Leave Act
- Information on opt in to FAMLI
- Contact information

All notices, whether for opting out or back in, must be posted in conspicuous and accessible places where employees work. If the municipality does not maintain a physical workspace or has employees who telecommute, the notice must be posted in a conspicuous place through a web-based or app-based platform. Notices must be posted in English and any language representing the first language spoken by at least five percent of the local government's workforce.

Administrative rules require that a municipality renew its decision to opt out of FAMLI every eight years. Otherwise, the local government will, by default, be opted back into the FAMLI program. **A vote to opt out starting in 2023 should occur by July 1, 2022, to ensure compliance with the timing requirements.**

### Opting back in

A municipality that previously opted out of FAMLI may opt back in if the governing body elects FAMLI program coverage at the beginning of the annual local budgeting cycle. After the vote, the municipality must register as an employer with the FAMLI Division before collecting employer premiums. Coverage would begin no later than the first quarter after the municipality's notice to the FAMLI Division of the vote and submission of at least one quarter's premium amount on

behalf of the employer and its employees. Municipalities who opt into FAMLI must stay in the program for at least three fiscal years. The first year begins on the first day of employee coverage — not the first day a municipality collects premiums.

No more than 90 days after the vote, individual employees who opted in must be personally notified in writing that the municipality has opted back into FAMLI. The notice must include that date for the municipality's first submittal of quarterly premiums and any potential lapses or changes in benefits eligibility.

The local government must publicly post a notice of the date the employer will begin paying FAMLI premiums and when coverage is expected to start.

Employees who did not opt in must also be notified in writing both publicly and personally no later than 180 days after the vote to opt back into FAMLI. The notice must contain a detailed explanation of employee rights under the FAMLI program, including program requirements, benefits, claims processes, payroll deductions, premiums, and employee protections like the right to job protection and benefit continuation and protection against retaliatory or discriminatory information, among other things.

### Additional resources

The Colorado Supreme Court recently agreed to hear an immediate challenge to FAMLI premiums brought under TABOR. The Denver District Court upheld the FAMLI premium requirement in 2021. Additional information regarding FAMLI can be found at [famli.colorado.gov](http://famli.colorado.gov).

**Correction:** The Feb. 11 Legal Corner should have been attributed to Rachel Bender, CML associate counsel.

*This column is not intended and should not be taken as legal advice. Municipal officials are always encouraged to consult with their own attorney.*



Tuggy Dunton <tdunton@townofignacio.com>

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## Family and Medical Leave Insurance Program Information

1 message

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Tuggy Dunton

Fri, Jul 22, 2022 at 1:33 PM

Dear Staff,

On March 21, I sent you an informative email about the Family And Medical Leave Insurance (FAMLI) Program that has been established in the State of Colorado, based on the voter approval of Proposition 118.

To restate, the FAMLI Act Requires:

- 12 weeks of paid aggregate family or medical leave
- Employees will receive paid leave amounting to:
  - o 90% of their average weekly wage for the portion of their wages equal to or less than 50% of the state average weekly wage; and
  - o 50% of the portion of their wages that exceeds the state average weekly wage
- Employee/Employer pay .045% each of the employee's annual wages to the FAMLI Division as an insurance premium, deducted from the employee's paychecks
- FMLA Leave will run concurrently with the Act
- FAMLI Division is an insurance premium deducted from the employee's paycheck

Employers who do not opt out of the Program must submit insurance premiums to the state on behalf of their employees through a payroll tax split evenly between employers and employees with the tax initially set at 0.9%, and eventually capping at 1.2% of the employee's annual wages.

If the Town opts out of the Program, the employees still have the opportunity to opt in individually. The employee portion is .045% of their base pay. The individual can opt in by registering for the program and paying the State of Colorado directly. To opt in individually, the employee can contact the FAMLI Division at [CDLE\\_FAMLI\\_info@state.co.us](mailto:CDLE_FAMLI_info@state.co.us).

There will be a public hearing at the Town Board Meeting on August 8, 2022; the notice of this Public Hearing will be published in the Durango Herald on July 22 and 29, 2022. You are welcome to attend the public hearing to express your opinion, or you may submit written comments to me by the end of the day on August 1, 2022; your written comments will be included in the Town Board Packet.

Based on many factors, the Town Board has directed me to draft a resolution to opt out of this state-run program for their consideration; however, the Board will not make a final determination until after the Public Hearing, at which time you can present your opinion and comments. After the Public Hearing is concluded, the Board will vote on the Resolution to Opt Out of FAMLI; a majority vote is required to Opt Out of the Program.

If you have any questions, please reach out to me.

Tuggy Dunton, Town Clerk/Treasurer  
Town of Ignacio  
970-563-9494

## Notice of Ignacio Town Board Public Hearing

Notice is hereby given to Town Employees that the Ignacio Board of Trustees will host a public hearing on August 8, 2022, at 6:00 PM, in the Abel F. Atencio Community Room (570 Goddard Ave), and via Remote Public Meeting, to give employees opportunity to comment prior to the decision of the Board to decline or accept participation in the Paid Family and Medical Leave Insurance (FAMLI) Act. All interested parties are encouraged to attend the public hearing or submit written comments to the Town Clerk prior to close of business on August 1. 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 July 22 and July 29, 2022



Tuggy Dunton

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## Ignacio ISD Back-to-School Block Party/Meet-Your-Teachers: Vendor Request

1 message

Ashley Johnston  
To: Ashley Johnston  
Bcc:

Fri, Jul 29, 2022 at 8:38 PM

Hello from Ignacio ISD!

We are gearing up for the school year and will be hosting our 2nd annual Back-to-School Block Party in a few weeks. Last year was a ton of fun, and we are expecting an even greater turnout this year. We've got a DJ ready, and now we just need local vendors to join in the fun.

We will be blocking off the section of Romero Ave. between the Elementary School and Middle School for local vendors and community entities. It would be wonderful to have a variety of food, activities and informational booths - last year, we even had a petting zoo!

Please let me know if you would like to join us this year - we would love to have you support our kids and teachers, and help us bring our community even closer together.

**Specifics:**

Event - All District Open House (Back-to-School Block Party and Meet-Your-Teachers)

Location - Blocked area between the Elementary and Middle School

Date: Thursday, August 18th

Time: 4:30 - 7pm

--  
Thank you,

Mrs. Ashley Johnston  
Ignacio Elementary School - Principal  
P.O. Box 460 - 395 Romero Ave.  
Ignacio, CO 81137

Phone 970-563-0675

*You never know the value of a moment until it becomes a memory.*  
Dr. Suess

**"TOGETHER WE WILL ENGAGE, EMPOWER, AND PREPARE ALL OF OUR LEARNERS FOR THE FUTURE"**





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## Town Managers Report

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**DATE:** August 3, 2022

**REPORT PERIOD:** July 06, 2022 – August 03, 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. UNFINISHED BUSINESS:**

A. ELHI Facility Update and ISD Negotiations: The Town contracted with SEH to complete a detailed facility and site assessment. The final report is included in your packet and includes estimated costs for demolition of the facility. SEH's findings are the building has exceeded its useful life and a number of structural elements are problematic and will require extensive work to repair. Mayor Craig and I provided the Ignacio School Board with an update on July 14<sup>th</sup> and stated we were waiting on this final report and we would be presenting a counter offer at their August 11<sup>th</sup>. We will review this information during our work session and need to discuss and determine an appropriate counter offer to their \$1.5M offer. We will need to formalize the desired counter offer during this segment of the agenda. Please review the enclosed report and contact me with any questions.

#### **V. NEW BUSINESS:**

A. Michael Montoya Planning Commission Application: Michael Montoya has submitted a Planning Commission application which is in your packet. Please review and consider his appointment. We currently have two (2) PC members appointed.

B. Ignacio Creative District Update and Request for Street Mural Approval: Tuggy is the chairperson of the ICD and will help presenting this request along with Eva Lewis.

C-F. Tuggy will be presenting each of these items for your review and approval. Information is in your packet for each of these items.

G. Resolution 09-2022 – Annexation Petition for Ignacio South Properties: This resolution is the initial phase of this annexation and establishes a hearing date for the review and approval of this annexation. An annexation plat is prepared and we are working on a few minor changes on the boundaries of the Town owned properties. I will discuss the boundaries with you during our meeting.

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

Town Storm Drainage Project: The Town is working with the SUIT lands office on clearances for the discharge into Rock Creek which will be needed for project clearance by CDOT. Once these are obtained, we will finalize our schedule for beginning this project.

Ignacio Downtown Redevelopment Plan: The University of Colorado Technical Assistance (UCTA) team continues to work on this project and update the website with survey findings and information. The website address is: <https://utapucd.wixsite.com/website-2> Please contact me with any questions.

Timber Age Construction: Work continues with Timber Age and developer Frank Sinton. We are working on a model home build and proofing the concept for a potential bigger build on the Rock Creek property. Properties on the Ignacio South property will be used for this build and a minor subdivision will be prepared for review during the next meeting. I will schedule a work session with everyone involved and the Town Board in September.

Utility Fee Waiver Policy: Town staff received a fee waiver request from Dancing Spirits and staff stated we would look for policy that we could incorporate to assist with these types of requests. Michala Hall (Deputy Town Clerk/Treasurer) searched for information on this matter and a memo is included in your packet detailing that there is not a lot of information on this topic. We would like to discuss this with you during my report and see what type of draft language you would like so we can draft it and bring it to you for consideration.

Space to Create (S2C) Project: Town staff and consultant continue to work with the Colorado Creative Industry office on the S2C prospective project. Again, there are a few challenges that may change our direction on this project and we will report to you on how our efforts are playing out. Please contact Tuggy or I with any questions.

Ignacio South Annexation: I have been working on an extensive annexation plan for south Ignacio which will bring in properties adjacent to CR 320A and its ROW, and the Town owned properties on the Slaughterhouse and Ignacio South properties. Animas Surveying has prepared an annexation plat and I am working on annexation petition signatures for certain properties. As part of this work, we have received a land donation for a lot that is virtually undevelopable. We will need to finalize the donation with the La Plata County Assessor and this may require a small fee. I am still working with the property owner on an adjoining lot that has very limited development potential and hope to acquire the lot for basic fees and associated expenses. I anticipate having the annexation on the August agenda for initiation and board action. Please contact me with any questions.

Town Activities and Grant Programs: Unfortunately, we were informed by Senator Hickenlooper's office that our Congressionally Directed Funding request for ELHI was not approved. There's an email in your packet reporting on this effort. We still have the same request in with Senator Bennett's office and I'm hopeful that our request is still being considered. I will report on this once I hear information. Extensive time continues to be expended on multiple projects including grants, housing, ELHI and other infrastructure. Monthly attendance and participation in Regional Housing Alliance and Southwest Colorado Council of Government activities continues.

Broadband Initiatives: Broadband work is underway in Town with the Tribes deployment of fiber along Goddard Avenue. The Mayor and I met with Southern Ute Shared Service (SUSS)

representatives regarding their project and changes that have move up a fiber to the premises build up in their schedule. Additionally, the Fastrack Communications fiber grant has also been funded and we have discussed Fastrack's preliminary plans on proceeding with this grant. We are working on a meeting with SUSS and NeoConnect who is the contractor who completed the Town's Broadband Plan. There is also a lot of activity regionally with fiber deployment and includes a project along Highway 151 and 172 that I am involved with. Mayor Craig has been involved and is part of the discussions. Please contact me with any questions.

SUIT Tribal Council Meeting: We have a joint meeting with Tribal Council on August 24<sup>th</sup>. This is based on feedback from you all on available dates. This is the first joint meeting in several years and an opportunity to meet with Tribal Council and discuss relationships and projects. There are several new councilors who we have not met or worked with. We have several items to discuss with them including land exchanges, housing, broadband, utility waivers, etc. The joint meeting will be hosted by the Town. Please put this date on your schedule and plan to attend. Please also contact me if you have any specific items you'd like to discuss.

Burns Hill Sewer Service Discussions: All three (3) property owners tied into the existing private service have agreed to pay for the upgrade of this line. Public works has begun work on a new sewer main that will provide service to these customers and become part of the Town's sewer system. We will finalize payment agreements with each of the property owners. Please contact Jeremy or I with any questions.

Zito Media License Agreement: The Town attorney is now reviewing this draft and we will bring the final draft to you for consideration once complete.

Housing Colorado Summit: I attended a summit put on by HC and Colorado Housing and Finance Authority (CHFA) regarding extensive grant funding that is soon to be available for housing development statewide. One item of interest is funding for infrastructure and it appears there will be some grant and low interest loan funding for infrastructure, which is key for preparing town properties for development.

MEETINGS ATTENDED – I continue to attend numerous conference calls and webinars remotely on a variety matters, as well as on multiple grant opportunities. 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!



# MEMORANDUM

**TO:** Ignacio Board of Trustees

**Date:** 08/01/2022

**From:** Michala Hall, Deputy Clerk/Treasurer

**Subject:** Tap Fee/Plant Investment Fee Waiver

Upon communication with other cities/towns/municipalities throughout the state, as well as reading through municipal code and legal documents, it has been shown that most of the time, Plant Investment Fees are not waived.

In one instance, Breckenridge waived theirs, but there was a county tax built in to reimburse the town. Here is the statement from the individual I spoke with on this matter, "We used to waive PIFs for workforce housing, but we have so many capital projects coming up, we need the money. A few years ago, a tax was passed in our County to help fund housing. So we still waive the PIFs, but we receive that money back from the housing fund. We used to receive 1/2 of it back, but now we receive all of it."

Tap Fee Waivers were on a case by case basis in almost all places, and could only be done through Town Board Approval. I found instances in larger cities where tap fees have been waived for affordable housing.

Below are links to read the code and wording in which fees were waived:

[https://library.municode.com/co/aspen/codes/municipal\\_code?nodeId=TIT25UT](https://library.municode.com/co/aspen/codes/municipal_code?nodeId=TIT25UT)

Reference Sec. 25.12.160

<https://breckenridge.town.codes/Code/12-4-9>

Reference 12-4-9

[https://library.municode.com/co/lafayette/codes/code\\_of\\_ordinances?nodeId=COOR\\_CH30BUB\\_URE\\_ARTXIVDEWAFEPACDEEXCEUSTA\\_S30-404WAFECHOR](https://library.municode.com/co/lafayette/codes/code_of_ordinances?nodeId=COOR_CH30BUB_URE_ARTXIVDEWAFEPACDEEXCEUSTA_S30-404WAFECHOR)

Reference 30-404, 30-405, and 30-406

[https://library.municode.com/co/Fort\\_Collins/codes/municipal\\_code?nodeId=CH26UT\\_ARTIX\\_UTREPR](https://library.municode.com/co/Fort_Collins/codes/municipal_code?nodeId=CH26UT_ARTIX_UTREPR)

Reference 26-631 and 26-632

Resolution for reduced tap fees for Fraser, CO:

<https://www.frasercolorado.com/AgendaCenter/ViewFile/Item/2761?fileID=2673>



Mark Garcia &lt;mgarcia@townofignacio.com&gt;

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## CDS Update

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**Katich, Helen (Hickenlooper)** <Helen\_Katich@hickenlooper.senate.gov>  
To: "Katich, Helen (Hickenlooper)" <Helen\_Katich@hickenlooper.senate.gov>

Mon, Aug 1, 2022 at 10:50 AM

Hi there,

The Senate Appropriations Committee recently released proposed language for its spending bill. Unfortunately, your project was not included in the Senate text. The funding available was incredibly limited, which meant that the subcommittees were operating within very narrow constraints. We understand this news may come as a disappointment and would be happy to sit down with you to brainstorm alternative sources of short-term funding. We will also make ourselves available next year to discuss your project prior to submission, should that be of interest and you intend to apply again.

Thank you for your patience with this process and please do not hesitate to reach out with any questions.

Helen Katich

U.S. Senator John Hickenlooper

Western Colorado Regional Director

(970) 342-3005