



IGNACIO TOWN BOARD MEETING MINUTES

Monday, March 10, 2025 – 6:00 PM

Remote Public Meeting Only

- I. CALL MEETING TO ORDER:** Mayor Craig called the meeting to order at 6:00 PM by leading in the pledge of allegiance.

II. ROLL CALL

Present: Mayor Clark Craig, Mayor Pro Tem Alison deKay, Trustee Audrey Atencio (arrived 6:22 PM), Trustee Tom Atencio, Trustee Jordan Bulwan (arrived 6:03 PM), Trustee Jeremy Schulz

Absent: Trustee Joseph Atencio

III. APPROVAL OF AGENDA

Mayor Craig asked if there were any changes to the agenda from the Board Members or staff. There were none; he called for a motion to approve the agenda as presented.

Action: Trustee Schulz moved to approve the agenda as presented; Mayor Pro Tem deKay seconded the motion. The motion passed unanimously.

IV. PUBLIC COMMENTS

None.

V. CONSENT AGENDA

- A. Regular Town Board Meeting Minutes from February 10, 2025
- B. February 2025 Accounting Reports

Mayor Craig stated that the minutes need to be corrected to reflect that Trustee Audrey Atencio was at the meeting; she simply was late. He called for a motion to approve the Consent Agenda.

Action: Mayor Pro Tem deKay moved to approve the Consent Agenda as presented; Trustee Schulz seconded the motion. The motion passed unanimously.

VI. STAFF REPORTS

- A. Police Department

No suspects in the tagging event.

- B. Public Works

Mr. Mickey stated they are doing the annual gas review and state reporting.

Meeting with Taylor Anderson and Gabby Davis with WSP; they will handle the next phase of the lead and copper inventory as required from CDPHE. Ms. Dunton has sent the letters to the first 40 addresses; state requires 30% compliance at this point. Potholing will most begin when enough responses are received.

Two new trucks in the PW fleet: 2024 F350 utility truck and 2025 F750 dump truck; will auction old Ford truck and sander.

C. Clerk / Treasurer

Report in the packet; no comments until the liquor license transfer and Women's Resource Center funding request on the agenda.

CML Annual Conference in June; each person must register themselves to select breakout sessions and also make their own hotel reservations. If going, please let Ms. Dunton know and she will ensure that a per diem check is cut prior to the conference for travel expenses.

D. Town Manager

Report in packet. Safe Routes to School Grant – still waiting to hear from CDOT. Grant activities with IHOI and La Plata County regarding Rock Creek. Were awarded the Prop 123 Grant monies in the amount of \$462,000.

Sewer utility rate has been resolved with SUUD; the current rate that the Town is charging will suffice for the remainder of this year. Mr. Garcia expressed appreciation for Mayor Craig's support in getting this issue resolved with the Tribe.

E. Attorney

Water Diligence Application has been filed; assisted with Irrigo land issue; CORA request assistance. Trustee Tom Atencio expressed concern that we might lose water rights because it has been used for a while. Attorney Liberman assured him that, as we work through the legal stuff, that reserves our rights.

Mayor Craig dismissed staff that did not need to remain in the meeting.

VII. UNFINISHED BUSINESS

A. Rock Creek Housing Project Update

Garry Montoya is overseeing on-site work; poured 5 foundations today and remaining 5 on Thursday. Working on garages and porches. Working with solar and electrical companies. Fading West is correcting the discrepancies in the first 10 homes. 3 reservation agreements and one commitment from ISD for a fourth home; multiple people in the pipeline for the remaining 6 homes. HomesFund and Dee Dee Johnson, our realtor, are working diligently with potential buyers. New website is live: rockcreekhousingproject.com. Feel free to share with people; all prequalification and home information is on there. More details on both Phase I and Phase II in the IHA Board Meeting immediately following the Town Board Meeting. Tribal Council got a tour of the homes on Friday; all were very impressed. Had conversation with Durango TV Station and a tour with Pine River Commons Developers today; all impressed with our products.

VIII. NEW BUSINESS

A. Pinon Liquor License Transfer – Action Item

Chris Cushing has owned and operated this business for over 26 years and is wanting to retire. Preston and Lenora Barry are interested in purchasing it and, if approved, will continue to operate it under the Pinon Liquors name. Working through purchase agreement at this time. With the transfer of an active license in good standing, there is no public hearing required; it does require action by the Board, who serves as the Local Liquor Licensing Authority. If approved by the Board this evening, a 120-day temporary license will be granted to Martinez & Barry, LLC, dba Pinon

Liquors, while the state works through their approval process; if necessary, that temporary license can, administratively, be extended for another 60 days. All three interested parties are present to answer any questions that the Board may have.

Mayor Craig asked what happens if the sale falls through. Ms. Dunton stated it reverts back to the current owner/operator. Mayor Craig expressed appreciation for Mr. Cushing's consistency over the years and welcomed Preston and Lenora Barry. Mr. Barry stated this is their first business venture here in Ignacio; they are life-long residents and love the community. They are looking forward to being business owners in the Town. Trustee Bulwan asked if there is a professional connection between the Barrys and Pinon Liquors; Mr. Barry joked that he professionally shops at Pinon Liquors. He reiterated that this is their first business venture and that Lenora has been spending quite a bit of time in training with Chris. Mr. Cushing commented that Lenora's mom was an employee of his many years ago; he is happy to see it coming full circle. He stated that one of the benefits of a local family owning the business is that they know all of the characters involved, all the local legends. He is looking forward to handing it over to new people who have new ideas.

Mayor Craig asked if there were any other comments or questions; there were none. He called for a motion.

Action: Trustee Tom Atencio moved to approve the transfer of the liquor license from Sol Enterprises, Inc., dba Pinon Liquors, to Martinez and Barry, LLC, dba Pinon Liquors; Mayor Pro Tem deKay seconded the motion. The motion passed unanimously.

The Board congratulated the new owners and Mayor Craig again expressed appreciation to Mr. Cushing for his years of community service.

B. Ignacio Creative District Report – Eva Lewis

Ms. Dunton stated that Eva is not able to be present this evening; this agenda item will move to the April meeting. Mayor Craig stated that he hopes everyone will take the time to review the slide deck because there is a lot of good information in there. His favorite picture is the string art that was done during the Museums on Main Street event.

C. Women's Resource Center Funding Request – Action Item

Ms. Dunton stated that Tammy Tyner had emailed a funding request in the Summer of last year; the funding request fell through the cracks and she was not invited to the November meeting where all the requesters were given opportunity to present to the Board. Ms. Dunton apologized to the Board for this oversight and stated that this is the third year that WRC will do the "Get Your Girl Power On" in Ignacio; the Board has voted to fund this request for the past two years.

Mayor Craig opened it up for questions from the Board. Trustee Bulwan asked if there is a similar program for young boys; he would like to see something like that brought in. Trustee Audrey Atencio concurred. Ms. Dunton stated that she will reach out to Tammy and request referrals for such a program if she knows of them. Mayor Craig talked about other organizations that support for young men and women.

Action: Trustee Schulz moved to approved the \$1,500 funding request; Mayor Pro Tem deKay seconded the motion. The motion passed unanimously.

D. Town Property Sales Discussion

Mr. Garcia gave a brief update on the approval of the Town lot to Irrigo, LLC. We have been processing the Zoning Change Request. It came before the Planning Commission with all the required public notices; the Planning Commission recommended approval of the zoning change. Mr. Dunton and Mr. Garcia did not get the publishing requirements and letters to adjoining property owners done in time for that to be brought to the Board this evening; it will be done at the April meeting. The applicant is present; Tuggy had let him know last week that there would not be a decision by the Board this evening. If the Town Board approves the Zoning Change Request, there is still a conditional use application process that will need to be completed; this is a similar process with the Planning Commission who will make that decision. Associated with the sale of this property, Mr. Garcia was prompted to reach out to the Town Attorney for guidance on the sale of other properties; that guidance is in the form of an attorney-client privileged communication which is in the packet. The sale needs to be in Ordinance Form, and the language of the Ordinance is in the letter from Mr. Liberman. He also provided some guidance on the challenges that may come from the general public for the Board's decision to sell Town-owned land. Mr. Garcia stated he is seeking further direction from the Board for himself or the Town Attorney as they move forward with this process; also, he wanted to know if they had any questions for the Attorney.

Mayor Craig clarified that the sale of this property to Irrigo was already decided in November; it is conditional based on the Zoning Change and Conditional Use Permit being granted. He stated that he likes Mr. Liberman's ideas for the sale of future properties; the Town has been moving forward for over a year with the current process. It would have been nice to have Mr. Liberman's involvement sooner in this process. Mr. Garcia stated that there still needs to be an ordinance passed for the sale of this property to Irrigo, provided the conditions are met. Mayor Craig asked if the Zoning Change is approved at the April Meeting, will the Ordinance be the next item on the April Meeting or will be it at the May Meeting? Mr. Garcia stated it is at the Board's direction. Trustee Schulz asked Mr. Liberman for clarification that this property falls under the section in his letter that allows for the sale by Ordinance and that it would not need to go to a vote of the public; Mr. Liberman confirmed. Mr. Garcia stated that this still needs to go through the Conditional Use Permit Process; Mayor Craig asked for the Ordinance at the April Meeting. He asked if Mr. Lee was good with this plan; he concurred and stated he is willing to do whatever he can to move the process along because he would like to bring in more tax revenue for the Town.

IX. TRUSTEE REPORTS

Mayor Craig was at the Club 20 Winter Policy Meeting in Grand Junction, representing the Western Slope as voting members.

X. MISCELLANEOUS

None

XI. ADJOURNMENT

Being no further business before the Board, the meeting was adjourned at 6:46 PM. The next regularly scheduled meeting will be on Monday, April 14, 2025, at 6:00 PM in the Abel F. Atencio Community Room and via Remote Public Meeting.

Clark Craig, Mayor

Date

Attest: Tuggy Dunton, Town Clerk