

**TOWN OF ARRIBA  
BOARD OF TRUSTEES MEETING  
Monday, September 12, 2022  
Arriba Town Hall, 711 Front Street, Arriba, CO 80804**

**Call to Order** Mayor Marilyn Lightsey called the meeting to order at 6:00. Trustees in attendance included Troy McCue, Kayle Amen, Marie Daniel, Alex Flores, Ashlee Smithburg, and Bob Rush.

Employees in attendance included Josie Hart and Mike Becker.

**Public Audience** LaRita Sawyer, Ben VanderWerf, Ted Grundmeier, Harvey Dumcum, Lincoln County Deputy Hutton. Carolyn Steinsiek and Siobhan Steinsiek joined via zoom.

**Approval of Agenda** Trustee McCue moved to approve the Agenda as written. Trustee Smithburg seconded and the motion passed unanimously.

**Approval of Minutes** Trustee McCue moved to approve the minutes from the August 8 regular meeting as written. Trustee Smithburg seconded and the motion passed unanimously.

**Approval of Accounts Receivable and Payable**

Clerk Hart said the payment to Some Girls and Mural was the final payment for the basketball court, she said the Town has not yet received the grant money from the Tourism Board for the basketball court mural.

Clerk Hart explained that the employee benefits included monthly health insurance, quarterly retirement benefits, and Becker's annual vacation pay.

Trustee McCue moved to approve the receivables and payables for August. Trustee Rush seconded, and the motion passed unanimously.

**Approval of Bills**

Clerk Hart said the Town used the credit card to purchase the air conditioner for the park building.

Clerk Hart noted the bill from Earl Simon Pipe Cleaning, Becker passed around a map showing what lines were cleaned. He noted that the sewer line on Railroad was really clogged with grease and tree roots.

Clerk Hart said the bill from Corey Hoffmann was for 2 months and the majority of the bill was for the zoning ordinance.

Trustee McCue moved to approve the September bills for payment. Trustee Smithburg seconded and the motion passed unanimously.

**Campground Development** The Board reviewed the map GMS created of the proposed water and sewer lines for the campground. Clerk Hart asked Ben where he planned on putting tiny homes. Ben said they would be interspersed within the middle sites.

There was discussion on requiring the campgrounds sewer and water systems to be installed as GMS proposes. There was discussion on having Becker inspect the lines and taps to ensure they're installed correctly. Trustee Rush said the Town has the right to deny service until the

State plumbing inspector certifies any new lines and connections in town. Trustee Rush said that right now municipalities are exempt from requiring a State inspection but he didn't think that exemption would last forever. There was discussion on requiring all future water and sewer lines to be inspected by the State plumbing inspector before allowing connection to the Town's system.

No decision was made at this time, this will be discussed again at the next Board meeting.

**Proposed Stock Water Rate Increase** Clerk Hart said that it would be cheaper for the Town to adopt rate increases by resolution instead of by ordinance, but this would mean the Town would need to adopt a resolution annually to increase rates annually.

The Board agreed that the stock water increase should be effective January 1, 2023. The Board scheduled a hearing for October 10 at 5:30pm to discuss the proposed resolution increasing the stock water to \$7 per one thousand gallons.

**Proposed Rest Area Sewer Rate increase** The Board agreed the sewer rates for the Rest Area should be increased to \$1400, and this increase should be effective January 1, 2023. The Board scheduled a hearing for October 10 at 5:30 pm to review the proposed resolution increasing the sewer rate for the Rest Area.

**Commercial Sewer Rate** There was discussion on the Prosper Farms Bunk House sewer rate being changed to the commercial rate last month. Clerk Hart said Jerry Sauer had called her and argued that the rooms were not being rented out for a profit. There was discussion on what Leisure Pines gets charged. There was discussion on establishing an apartment sewer rate. There was discussion on charging the campground a commercial sewer rate for each sewer tap they have since the mobile homes and tiny homes will not have their own separate taps.

There was discussion on setting a sewer rate for all non-residential properties in town. Trustee Rush moved to set the Town's commercial sewer rate as \$168.44, and to set the campground's sewer rate the commercial sewer rate of \$168.44. Trustee McCue seconded the motion. There was discussion about the properties in town that would be zoned as commercial but are not currently being used as a commercial property.

Trustee Rush amended the motion to state that all commercial properties that are used or going to be used for multi-family units or commercial use, be charged the current commercial rate of \$168.44. Trustee McCue seconded, and the motion passed unanimously.

**Water Rate Increase** There was discussion on increasing the in town water rates tier schedule. The Board proposed changes to the tiers as follows:

<u>Minimum through 4,000 gallons</u>	<u>43.50</u>
<u>5,000 through 8,000 gallons</u>	<u>1.50 per thousand gallons used</u>
<u>9,000 through 12,000 gallons</u>	<u>4.00 per thousand gallons used</u>
<u>13,000 through 16,000 gallons</u>	<u>6.00 per thousand gallons used</u>
<u>17,000 through 20,000 gallons</u>	<u>9.00 per thousand gallons used</u>
<u>21,000 and up</u>	<u>13.00 per thousand gallons used</u>



The Board proposed changing the out of town rates tier schedule as follows:

Minimum through 4,000 gallons	43.50
5,000 through 8,000 gallons	6.00 per thousand gallons used
9,000 through 12,000 gallons	10.00 per thousand gallons used
13,000 and up	16.00 per thousand gallons used

The Board agreed that this rate increase would be effective January 1, 2023.

Clerk Hart said she would write up a resolution for this rate change for the Board to review at the next regular meeting.

**Proposed Zoning Ordinance** Clerk Hart said the ordinance is about 50 pages long, she'd like to have a work session for the Board to review it. The Board scheduled a work session for Wednesday, September 21<sup>st</sup> at 6:00pm.

**Wastewater Repairs** Clerk Hart had nothing new on this.

**Water Repairs** The Board reviewed the estimate GMS had prepared for materials and engineering expenses along with a list of documents that would need to be submitted to the State to replace the water lines coming from the out to town wells to the water pipestand. The project is estimated to cost \$716,540.00. The Board agreed that the Town cannot afford this right now and needs to focus on the wastewater repairs.

**Proposed Tiny Home Ordinance** The Board reviewed the proposed ordinance regulating tiny homes. The Board agreed that any wording referring to natural gas should be removed. The Board scheduled a hearing for the proposed ordinance for Tuesday, October 25<sup>th</sup> at 6pm.

**2022 Budget / 2023 Budget** The Board reviewed the rough draft budget Clerk Hart had prepared. Hart said the 2021 totals are from the auditor, 2022 totals are as of September 1, the 2023 totals are rough draft and will change as she estimates the rest of 2022 revenues and expenditures. She said the Town will most likely have to adopt an amended 2022 budget for the general fund and the water fund.

Clerk Hart asked if the Board wanted her to transfer money from the Conservation Trust Fund to the general fund for the park shed, or if those funds should be saved for a new mower. The Board agreed the CTF funds should be saved for a new mower.

**Maintenance Report** Mike Becker said he worked with Ben and Jay to stabilize the campground water meter.

Becker said Emily Schmidt painted the playground equipment for him.

Becker reported that Arriba DJ's will not be selling fuel anymore, the store is completely closed down.

Becker said a fitting broke on the north in town well, the well was down for a day but is currently running.

Mike Becker asked if he could purchase a pole saw for trimming trees in town, it will cost around \$500. The Board agreed that he should purchase a pole saw.

**Clerks Report** Clerk Hart said the Town needs to update the town hall computer which will cost around \$800. The Town will most likely need to upgrade QuickBooks in 2023, this usually costs around \$800

Clerk Hart said that she emailed the Board the proposed firearm ordinance that Ted Grundmeier had written years ago. She sent it to Corey Hoffmann also, and he made a few changes to it. Clerk Hart said the ordinance will be reviewed at the October regular meeting.

**Treasurer's Report** looked good.

**Trustees Report** Trustee Smithburg said she had been contacted by Colleen McCormick, who is on the Eastern Slope Board, about a small amount of funds they would like to give the Town. Trustee Smithburg told her the Town is needing funding for the air conditioner for the park building, and those funds could go towards that.

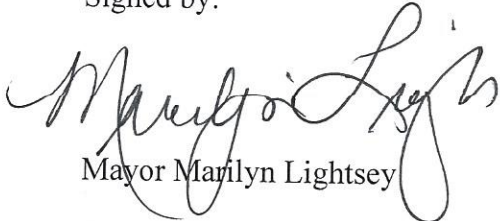
**LCEDC Report** Troy McCue gave his report. A copy is attached to these minutes.

**Mayors Report** Mayor Lightsey had nothing to report.

**Adjournment** Mayor Lightsey adjourned the meeting at 7:34pm.

Submitted by: Josie Hart, Arriba Town Clerk

Signed by:



Mayor Marilyn Lightsey

**Approved by the Board on:**

Town of Arriba  
Board of Trustees  
Regular Meeting 6:00pm  
Monday, September 12, 2022

Sign In Sheet

LaLifer Sawyer  
Karl Anderson  
Henry Johnson  
Ben VanderWerf

Lincoln County Economic Development  
Director's Report  
September 12, 2022

Items of interest include:

1. We are continuing our participation and support of a **Limon Main Street program**. Mary Andersen stepped down as leader of the effort, gave Raejean all material. We are planning another organization meeting seeking new leadership and participation.
2. Looking forward to **Roadmap to Resiliency** final report, due very soon. Next phase is housing resources and a local housing needs assessment to be performed by Ayers and Associates. Have been exploring HB 1271 resources to support rural housing projects. The four COG counties (Cheyenne, Elbert, Kit Carson and Lincoln) are working as one region during the process.
3. Raejean and I are working on new employment laws programming to offer to area businesses.
4. Supporting continued **Conexon Fiber** installation and offering support and information to further all needed rural connections needed for the new fiber internet system.
5. Keeping active **SBDC** office hours, consulting with many local businesses and potential startups.
6. **AmeriCorps VISTA** position was about to go to advertising, but new higher local match costs (double since 6/15) has created need to revisit this grant writing capacity individual.
7. Continuing our support of Centro (Jamie Giellis) on **Roundhouse and Tower funding progress**. Congressionally directed spending application was denied. Looking to state historical fund next and SHF Tax Credits up to \$1 million. Commissioners approved a \$250k grant application to SHF for a Phase 1 for interior restoration.
8. Despite both Roundhouse and Tower denials, **Lincoln Health** was awarded \$3 million in Congressionally directed spending bill.
9. **Bethel Community Center** hosted large funeral last week (excess of 200 folks) and everything worked well. Mary Ann is working on \$15k funding gap due to cost overruns at close of project.
10. **Karval was awarded CDBG funds** for water infrastructure investment, and they are setting up enterprise accounting at the county level for life of the project. Touched base at fair and blueprints for a 30' by 50' addition to the community building for pantry and other meeting needs are in place.
11. We continue to field questions and points of progress with the **Arriba Wind Farm**. We anxiously await word from Taylor Henderson on key steps to move forward.
12. Limon has new automated carwash. Go check out **Leading Edge Car Wash** for the new facilities!
13. Helping out with **Genoa Tower** as a guest board member.