

**TOWN OF ARRIBA
BOARD OF TRUSTEES MEETING
Monday, February 13, 2023
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, Marie Daniel, Kayle Amen, Bob Rush, and Alex Flores. Ashlee Smithburg was absent. Employees in attendance included Josie Hart and Mike Becker.

Public Audience Marcella Flores, Siobhan Steinsiek, and Cory Eberle. Marcella Flores voiced her concerns with the squatters on the property to the northeast of her house. She said she has problems with their dogs running loose, they play their music loud, and the smoke from their 'wood stove' blows into her house.

Hospital Update Erica Saffer gave the hospital update.

Approval of Agenda Clerk Hart asked that Code Enforcement be added under Old Business. Trustee McCue moved to approve the Agenda as amended. Trustee Rush seconded and the motion passed unanimously.

Approval of Minutes

Trustee McCue moved to approve the minutes from the January 9 public hearing and regular meeting as written. Trustee Flores seconded and the motion passed unanimously.

Approval of Accounts Receivable and Payable

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

Approval of Bills

Trustee Flores moved to approve the February bills for payment. Trustee Amen seconded and the motion passed unanimously.

Sales Tax- Review Ordinance The Board reviewed the Sales Tax Ordinance that the Town's attorney had revised from the ordinance the Town adopted in 2018. Clerk Hart explained that because of state law changes regarding businesses the attorney removed several sections that no longer apply. Clerk Hart said that it states in the ordinance that the revenue from the sales tax will be used for capital investments, it also states that "capital investments" means the maintenance, replacement and acquisition of property, goods or equipment needed to perform Town functions.

Zoning – Masterplan Clerk Hart said that the ordinance has been revised according to changes suggested at the last work session. Clerk Hart said that according to the Town's attorney the Town needs to have a Master Plan in place before adopting zoning. The Board agreed that the Town should proceed with getting a master plan.

Out of Town water lines / Water Vault The Board reviewed the quote from GMS for making changes to the water vault. This includes changing the system to liquid chlorine and should also include the well pressure switch. GMS believes that the Town can use the ARPA funds and get a matching grant to pay for the project. Trustee McCue made a motion to verify that the quote does include the well pressure switch, and if it does, to move forward with the water vault project. Trustee Flores seconded and the motion passed unanimously.

Code Enforcement There was discussion on the process of code enforcement and how the Town is struggling to deal with squatters and people that completely disregard the law.

Maintenance Report Mike Becker reported that he has been spending a lot of time on snow removal. He said the snow drifted bad at the wastewater facility.

He said that Russ Pilgrim helped plow the snow on Lincoln Avenue.

Clerks Report Clerk Hart reported that there had been a vehicle collision on Curtis Street and Lincoln Ave. She suggested possibly putting stop signs at that intersection. It was noted that the trees need trimmed at the intersection of Church and College, and at Curtis and College.

Treasurer's Report looked good.

Trustees Report none.

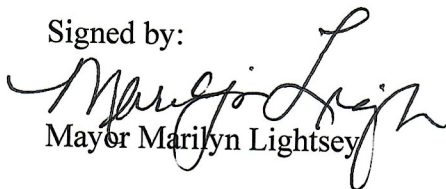
LCEDC Report Troy McCue gave his report. A copy is attached to these minutes.

Mayors Report Mayor Lightsey had nothing to report.

Adjournment Mayor Lightsey adjourned the meeting at 7:40pm.

Submitted by: Josie Hart, Arriba Town Clerk

Signed by:


Mayor Marilyn Lightsey

Approved by the Board on: 3-13-2023

**Town of Arriba
Board of Trustees
Regular Meeting 6:00pm
Monday, February 13, 2023**

Sign In Sheet

Sobhan Sterowski

Manilla Jim

Cory A. Eberle



111 6th Street | Hugo | CO | 80821 |
www.hugohospital.com 719-743-2421

Lincoln Community Hospital

February 2023

Financial Health of Colorado Hospitals:

In January, Colorado Hospital Association (CHA) released the 2022 Colorado Hospital Industry Update, a statewide perspective of the financial condition of hospital and health systems, and the data show that the financial and operational impacts for hospitals since the onset of the COVID-19 pandemic have been staggering. As hospitals and policymakers evaluate future strategies, we are faced with some grim facts:

A majority of Colorado hospitals, 52%, operate with unsustainable financial situations. For hospitals with negative operating margins, like Lincoln Health, reimbursements do not cover the cost of patient care.

The healthcare system is not immune to inflation, expenses are up and outpacing revenue. Total expenses in 2022 for Colorado hospitals are 21 percent higher than pre-pandemic levels, outpacing increases in reimbursements. Rising expenses for staffing – up more than 26 percent – and medical supplies have contributed to a \$2 billion increase in total expenses.

While stimulus support helped keep many hospitals afloat in 2020, 2022 operating margins are 49 percent below 2019 levels.

"Almost three years into the pandemic, hospitals continue to meet their missions and provide life-saving, accessible care for patients and communities," said Jeff Tieman, CHA president and CEO.

To see the full 2022 Colorado Hospital Industry update, visit: https://cha.com/wp-content/uploads/2023001/2022-Hospital-Industry_Final.pdf

Kevin Stansbury, CEO of Lincoln Health said "At Lincoln Health we have a long history of working with challenging resources, however we continue to move forward. While we have been challenged by these economic times we have sufficient resources, for now, to help us weather this storm. We will continue to work with policymakers in Denver and Washington D.C. to tell our story. In the meantime, we can't wait for the government to solve our problems. We are taking steps to ensure our future."

Maintaining Service Excellence in a facility past it's prime:

For some time now, Lincoln Health (Lincoln Community Hospital) leaders and board have been pursuing the goal of a much-needed new hospital facility for all we serve in eastern Colorado. Although the economic climate has created challenges to this mission, this temporary setback will not deter Lincoln Health from developing a modern, new facility that will serve us all for generations to come. The timeline for this project has changed, but the commitment for attaining it has not.

Source: <https://cha.com/new-data-highlights-financial-difficulties-in-2022-for-colorado-hospitals/>



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Lincoln Community Hospital

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Until the funds can be obtained for the new hospital, through fundraising, match-grants, and State and Federal legislation lobbying, our trusted team at Lincoln Health will continue to provide high quality healthcare as conscious custodians of all of our resources. Our Board and administration have established key goals of:

- Market Expansion
- Service Expansion
- Operational Excellence

These three strategies working together will support our efforts to build our new facility.

Specifically, we have expanded our market by opening our new Byers Clinic in the next few weeks. This clinic will open a significant new market to Lincoln Health which will drive additional revenue to our hospital.

Our new Orthopedic surgery program, hospitalist program and expanded specialty and surgical services will allow us to serve more patients locally with essential services while improving our financial performance. Operationally we are improving our financial position.

Recently Lincoln Health was awarded \$3 Million dollars through Senate Appropriation Bill championed by Senators Bennett and Hickenlooper. The board of trustees has directed Lincoln Health Administration to invest in much needed new equipment that can be used immediately and transferred to our new facility after its completion. Hospital COO Carrie Owens and Director of Nursing Rachel Smith are leading a refresh of our existing facility, to make patient care areas more comfortable. Lincoln Health has vowed to invest only as necessary in infrastructure to maintain as much capital as possible towards the campaign of a new Lincoln Health facility. Lincoln Health recently completed implementation of our new Electronic Health Record that will further improve our financial performance and help us maintain our financial stability. Our staff at Lincoln Health are fully committed to take all necessary steps to position our hospital to survive and thrive in the future.

If you have any questions about our current operational performance and our ongoing development goals, please contact Kevin Stansbury at kstansbury@lchnh.com.

Source: <https://cha.com/new-data-highlights-financial-difficulties-in-2022-for-colorado-hospitals/>

Lincoln County Economic Development
Director's Report
February 15, 2023

Items of interest include:

1. **Limon Main Street** program has been granted their 501(c)3 status, and we are putting the finishing touches on the state application to be submitted in March.
2. The **Regional Roadmap** effort in housing has been working toward assisting municipalities across the COG region to adopt affordable housing measures to improve their eligibility for future housing funding assistance coming in the near future. We helped organize a group traveling to Buena Vista to tour Fading West, and Kit Carson continues their group of homes being set from that builder. Superior Builders are the general contractors and Structures Unlimited is providing all the crane work to set the two-level structures. Town of Arriba is a new focus for the effort as they are preparing to adopt new zoning regulations.
3. Raejean will again host the **Colorado Employment Law** in Ft. Morgan for Meri Rhodes early next week. It has ended up being a great go-to resource, all Raejean's design. We plan a follow up presentation in this area for this spring.
4. Keeping active **SBDC** office hours with January submissions nearly \$4k in reimbursable consulting to Greeley. Specific work has involved two Tax Abatement presentations to the county and the Town of Limon (working on drafting those agreements), some new clients across a handful of startups.
5. We have been approached to host a meeting for a group of commercial developers exploring different property in the Limon area for a potential **Industrial Park**, and we are actively trying to identify companies that would be interested in becoming tenants to move here.
6. **Bethel Community Center** continues to see good activity and use of the facility. We are assisting with a LinkedIn page that will promote the venue to potential corporate users.
7. Helping out with **Genoa Tower** as a guest board member. Recent work has surrounded the purchase of ground between the Genoa town limit and the tower.
8. Supporting some new grant searches for the planned 30 by 50 ft. addition to the **Karval Community Building** for new ADA restrooms and Food Pantry space. Assisting Karval Community Alliance with a CDGB application going in 2/17 as a county submission.
9. **Eastern Slope Technologies** has launched a new website and making progress on their fiber to the entire county plans. Had a good meeting with Brad Welp, new CEO last month upon delivering their annual renewal. He is interested in participating on the board. There has been recent press about the Hugo fiber project getting started. I continue to provide SBDC consulting to Daniel Grinnan on digital signage grant funding. **Conexon** juggling system issues from their recent outage on 2/10 for about 6 hours. Redundancy planned with BOCES fiber system did not work.

10. **La Posadita** has continued being open at former Denny's location, and we participated in a recent showing of the property to an outside restaurateur of 14 other locations. So far, property owner has been unwilling to entertain any negotiation from that group.
11. **CEcD Grading** took place 1/28 and 1/29 in Tucson. I was part of the oral exam panel for one particular candidate from Gilbert, AZ. He passed with flying colors. My continuing education requirements are 12 credits/three years, so by end of 2024 I will need to gather that many. I have about 4 completed to date.
12. **Danelle Berg** with Otero County EDC is the new EDCC chairperson and is planning a May forum of all eastern plains counties and economic developers. I have participated in two conference calls looking at a likely Ft. Morgan-area event. Content and agenda are being determined at this time.
13. **Strategic Planning and Annual Meeting** are upcoming events that we have been working on. We need to decide on facilitator and date for the planning, and we need to determine program and date for the annual meeting.