

**TOWN OF ARRIBA
BOARD OF TRUSTEES MEETING
Monday, March 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, and Alex Flores. Bob Rush and Ashlee Smithburg was absent. Employees in attendance included Josie Hart and Mike Becker.

Public Audience Alex Flores Jr., and Corey Eberle.

Alex Flores Jr had questions about Ben and Jay's RV park and if they will be billed for all the hookups they are putting in. There were questions on how many taps the RV park has. Clerk Hart said they currently only have 1 water tap and 1 sewer tap and are only be charged for those. They will be charged for each active RV hookup. There was discussion regarding the billing for the RV park. The Board agreed to discuss this more at the next meeting.

Hospital Update Erica Saffer was not in attendance. Clerk Hart handed out the hospital update report.

Approval of Agenda

Trustee McCue moved to approve the Agenda as written. Trustee Flores seconded and the motion passed unanimously.

Approval of Minutes

Clerk Hart noted that there had not been a public hearing in February.

Trustee Flores moved to approve the minutes from the February 13 regular meeting as written. Trustee McCue seconded and the motion passed unanimously.

Approval of Accounts Receivable and Payable

Clerk Hart noted the \$5,000 from the land sale to Jay Spurling. She said that was finalized and done, the deed ended up being put in Maria Root's name.

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

Approval of Bills

Trustee McCue moved to approve the March bills for payment. Trustee Daniel seconded and the motion passed unanimously.

Town Sales Tax There was discussion about the ballot language and the revenue amount that will be stated in the ballot language. There was discussion on revenue limits and how that applied to sales tax revenues. Clerk Hart said she would research this.

Zoning – Masterplan Clerk Hart said she had not been getting anywhere with a masterplan. She said she did talk to Greg Etl and he said the cost of a masterplan right now is pretty high but there are grants available at a 50/50 match. Clerk Hart said her research is showing a masterplan

will cost anywhere from \$150,000 to \$250,000.

Trustee McCue said he had some resources he would reach out to regarding a masterplan.

Water Vault- EIAF grant Clerk Hart said that GMS would like the Town to apply for an Energy Impact Assistance Fund grant. Clerk Hart said that there was some concern from the Town's attorney about if the grant would be state funds that would fall under the TABOR rule or if the grant is federal funds. Clerk Hart said that GMS told her the Town can request federal funds.

Trustee Flores moved to approve the Town applying for an EIAF grant. Trustee McCue seconded and the motion passed unanimously.

2022 Exemption from Audit Clerk Hart reported that the 2022 Exemption from Audit was completed and ready to be submitted for the State. She noted that in the exemption from audit it shows that the drinking water expenses were more than the revenues and that may be a problem with the drinking water loan agreement with the State.

Trustee McCue moved to approve the 2022 Exemption from Audit and to submit it to the state. Trustee Daniel seconded and the motion passed unanimously.

Building Codes Trustee McCue explained that a new law will go into effect July 1st, 2023, that would mandate any municipalities and counties that want to adopt building codes to adopt the 2024 green energy building codes. Trustee McCue said Lincoln County, the Town of Limon, and the Town of Hugo are working on adopting the 2018 building codes with the hopes that this will appease the State and they won't be forced to adopt the 2024 building codes. He said that Lincoln County is reaching out to the Town of Arriba and the Town of Genoa to see if they would adopt the 2018 building codes as well and resources can be shared. The Board discussed building codes, but no decision was made, the Board will discuss this more at the next meeting.

Maintenance Report Mike Becker reported that the new mower had been delivered. Mike Becker said he'd like to get roto mill for the roads.

Clerks Report Clerk Hart said the Town will hold the annual Easter Egg hunt on Saturday, April 8th at 1:00pm at the Arriba Park.

Clerk Hart said that QuickBooks needs to be upgraded and will cost around \$800.

Treasurer's Report looked good.

Trustees Report none.

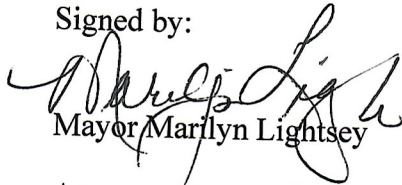
LCEDC Report Troy McCue gave his report. A copy is attached to these minutes.

Mayors Report Mayor Lightsey had nothing to report.

Adjournment Mayor Lightsey adjourned the meeting at 7:00pm.

Submitted by: Josie Hart, Arriba Town Clerk

Signed by:


Mayor Marilyn Lightsey

Approved by the Board on: 4-10-2023

Lincoln County Economic Development
Director's Report
March 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, just submitted. Have had two recent sessions with Ayers and Associates. Thanks for all the hard work, Donna!!
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 had a great trip to Buena Vista touring the housing factory and now are traveling to Kit Carson and Eads to see the Fading West product AND the High Prairie Homes stick-built product. I will prepare a presentation of both trips and information for the board and Chamber/other local meetings.
3. Keeping active **SBDC** office hours with February invoices just over \$4k in reimbursable consulting to Greeley. Specific work involves some new restaurant startups, supporting Josh Romig with Smfg, and Raejean's outreach to surrounding counties.
4. **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.
5. 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.
6. 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. ALSO, Karval is being invited to apply for some housing planning funds by our Roadmap consultants.
7. **County-wide building codes:** Tye Stogsdill with Lincoln County land use, with advice from the commissioners are asking that the Towns of Genoa and Arriba consider adopting blanket 2018 building codes as a place-holding compliance measure to avoid more costly 2024 building codes coming soon from the state of Colorado. We can receive free legal assistance through the county and likely can exist in alignment for the next 10 to 15 years.
8. **Danelle Berg** with Otero County EDC is the new EDCC chairperson and is planning a May 10th forum of all eastern plains counties and economic developers. I have participated in five planning calls for a Ft. Morgan-area event. Content and agenda are being wrapped up at this time.
9. **Strategic Planning and Annual Meeting** are upcoming events, with all programming secured for the annual meeting. April 19th for that meeting (see attached promotional flyer) and still need to set SP date and facilitator.
10. **Upcoming SBDC Events** include the Rural Entrepreneur Summit, Keys to Small Business Succession, and C3 Foundation of Work Culture (recent Chamber flyer attached)

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

Sign In Sheet

Alex Flores Jr.