

**TOWN OF ARRIBA  
BOARD OF TRUSTEES MEETING  
Monday, November 14, 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, Alex Flores, and Ashlee Smithburg, Marie Daniel, and Bob Rush.

Employees in attendance included Josie Hart, and Mike Becker.

**Public Audience** Jay Spurling, Ben Vanderwerf, Carolyn Steinsiek, Siobhan Steinsiek, and Jonathan Hart.

Jay Spurling said he wants to build a new welding shop behind his current one and would like to purchase the property behind his shop from the Town. The Board said this could be discussed at the December meeting. Jay said he thinks the Town would benefit from a sales tax, and would help the Town promote it.

Ben VanderWerf said that the Prosper Farms employees at the Bunk House have been playing their music very loud at night.

Carolyn Steinsiek asked if the Town could use the speaker for Zoom meeting attendance. Jonathan Hart talked about the Commercial Sewer Rate, the sewer fee on his RV lots went from \$39.50 to nearly \$200 with the commercial sewer rate and the RV hookup rate. He said he wished the Town could figure out something different as that was a large increase all at once.

**Hospital Update – Erica Saffer**

Erica Saffer gave an update on the Lincoln Community Hospital. The handout is attached to these minutes.

**Approval of Agenda** Clerk Hart asked that Tiny Home Ordinance, and Water Rate Increases be added to the Agenda. Trustee McCue moved to add those items and to approve the Agenda as amended. Trustee Smithburg seconded and the motion passed unanimously.

**Approval of Minutes**

Trustee McCue moved to approve the minutes from the October 10 Public Hearing, October 10 Meeting, and October 25 Public Hearing as written. Trustee Flores seconded and the motion passed unanimously.

**Approval of Accounts Receivable and Payable**

Clerk Hart noted the \$500 grant from Eastern Slope for the air conditioner for the park building. Trustee McCue moved to approve the receivables and payables for October. Trustee Smithburg seconded, and the motion passed unanimously.

**Approval of Bills**

Trustee McCue moved to approve the November bills for payment. Trustee Flores seconded and the motion passed unanimously.

### **Supplemental 2022 Budget**

General Fund expenditures is increased from \$86,246.00 to \$103,296.00 due to attorney fees, park shed, and Employee COL increase.

Water Fund is increased from \$104,558.34 to \$111,588.34 due to well maintenance, tank inspection and cleaning, and Employee COL increase.

Trustee McCue moved to adopt the 2022 Supplemental Budget and Resolution 2022-6 appropriating funds for the general fund, and water fund. Trustee Rush seconded and the motion passed unanimously.

**Proposed 2023 Budget** Clerk Hart explained that the only changes from the last meeting are adding the wastewater shredder expenditure.

Trustee McCue moved to approve Resolution 2022-7 adopting the 2023 Budget as written. Trustee Smithburg seconded and the motion passed unanimously.

### **Resolution to Appropriate Funds**

Trustee McCue moved to adopt Resolution 2022-8 appropriating sums of money as follows:

<b>General Fund</b>	<b>104,546.00</b>
<b>Sewer Fund</b>	<b>200,675.00</b>
<b>Water Fund</b>	<b>118,283.34</b>
<b>Conservation Trust Fund</b>	<b>11,000.00</b>
<b>Museum Division Fund</b>	<b>300.00</b>
<b>Road and Bridge Fund</b>	<b>12,556.00</b>
<b><u>Total Appropriations</u></b>	<b><u>447,360.34</u></b>

Trustee Rush seconded and the motion passed unanimously.

### **Resolution to Certify Mill Levy**

Clerk Hart explained the Town's assessed property tax income limit is \$20,855. Arriba's assessed valuation is \$1,054,683. To stay within the income limit the Town will have to reduce its mill levy from 25.948 to 19.774 for the 2023 budget year.

Trustee McCue moved to approve Resolution 2022-9 and to certify the mill levy at 19.774. Trustee Rush seconded and the motion passed unanimously

**Wastewater Repairs** Clerk Hart said the project has been approved by the State, Element would like to put the project out for bid in January. Clerk Hart said the first cost for Element to get this started is \$9,500. The quote for the bar screen shredder is \$83,817.00. Clerk Hart said the total wastewater project is estimated to cost \$215,625. This is purchasing the bar screen shredder, making changes at the wastewater facility for the bar screen shredder and installing it. Engineering fees included in this are estimated at \$25,875. The Town will need to have a well



put in at the wastewater facility for the bar screen, this is not included in the total cost. Becker said he does not know what it will cost to drill a well, he's supposed to meet with Schall later this week.

The Board was very hesitant to start this project because of the possible lack of Town funds. Trustee McCue moved to table this issue until the next meeting. Trustee Flores seconded and the motion passed unanimously.

**Commercial Sewer Rate** Clerk Hart said she sent out letters to businesses telling them their sewer rate was being changed from \$39.50 to the commercial sewer rate of \$168.44. Mayor Lightsey said the Post Office wasn't happy about it. Trustee McCue said he heard from Ed E. Schiffers about his barber shop being charged this commercial sewer rate. Jay Spurling stated he won't pay that rate for his welding shop.

There was discussion that there really aren't high traffic businesses in Arriba and how to charge businesses accordingly. There was discussion on how to figure in RV lots sewer rates. Ben VanderWerf presented the Board with his ideas on what the Town should do instead. The Board moved to discuss this issue in more detail at an action meeting on Tuesday, November 29<sup>th</sup> at 6:00pm.

**Proposed Tiny Home Ordinance** Clerk Hart said she changed the one line to say 'Tiny Homes must be placed on a poured and / or formed foundation.' Trustee McCue moved to adopt the Tiny Home Ordinance No. 152. Trustee Flores seconded and the motion passed unanimously.

**Water Rate Increases** Clerk Hart said that a mistake had been made in the tier gallon amounts. She asked the Board to approve corrections to Resolution 2022-5 passed at the last meeting.

Those corrections are as follows:

#### **In-town Water Rates**

Minimum through 4,000 gallons	43.50
4,001 through 8,000 gallons	1.50 per thousand gallons used
8,001 through 12,000 gallons	4.00 per thousand gallons used
12,001 through 16,000 gallons	6.00 per thousand gallons used
16,001 through 20,000 gallons	9.00 per thousand gallons used
20,001 and up	13.00 per thousand gallons used

#### **Out of Town Water Rates**

Minimum through 4,000 gallons	43.50
4,001 through 8,000 gallons	6.00 per thousand gallons used
8,001 through 12,000 gallons	10.00 per thousand gallons used
12,001 and up	16.00 per thousand gallons used

Trustee Flores moved to adopt the corrections to the water rate increases. Trustee Smithburg seconded and the motion passed unanimously.

**Employee Pay Raise** Trustee Flores asked that this be discussed in Executive Session.

**New Chlorine Tester** Mike Becker said the Town needs a new chlorine tester, it will cost \$628. Trustee Flores moved to purchase a new chlorine tester. Trustee McCue seconded and the motion passed unanimously.

**Tree Pile Hours** Mayor Lightsey asked if the tree pile was supposed to be closed all the time, or only on the evenings and weekends. Becker said he usually keeps it locked and people can get a hold of him to unlock it, he said what he's been doing has been working fine.

**Maintenance Report** Mike Becker showed the Board a pipe he replaced on the water line going from the in-town wells to the pipestand. He said it started leaking in the alley west of the Smithburg's. The pipe is old, partly clogged, and rusted. There was discussion about slowly replacing that line. Clerk Hart said she would talk to Flagler and Seibert about how they go about replacing water lines like that.

**Clerks Report** Clerk Hart said the Town's Christmas event will be held on Saturday, December 17<sup>th</sup> at 1:00pm, at the Firehouse, supplies have been ordered, she has not found someone to be Santa.

**Treasurer's Report** looked good.

**Trustees Report** none.

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

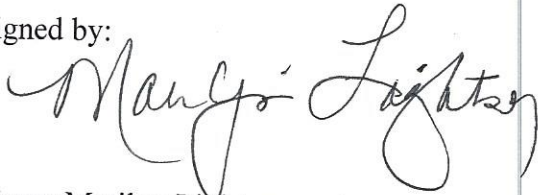
**Mayors Report** Mayor Lightsey had nothing to report.

**Executive Session** Trustee Flores moved to go into executive session to discuss the Vick cases, and Employee Pay Raise. Trustee Smithburg seconded and the motion passed unanimously. Public audience was excused. The Board went into executive session at 7:38. The Board ended executive session at 7:58.

**Adjournment** Mayor Lightsey adjourned the meeting at 7:58pm.

Submitted by: Josie Hart, Arriba Town Clerk

Signed by:



Mayor Marilyn Lightsey

Approved by the Board on:

12-12-2022

Town of Arriba  
Board of Trustees  
Public Hearing 5:30pm  
and  
Regular Meeting 6:00pm  
Monday, November 14, 2022

Sign In Sheet

Ben VanderWerf  
Siobhan Steinside  
Carolyn Steinside  
Jonathan Hart



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

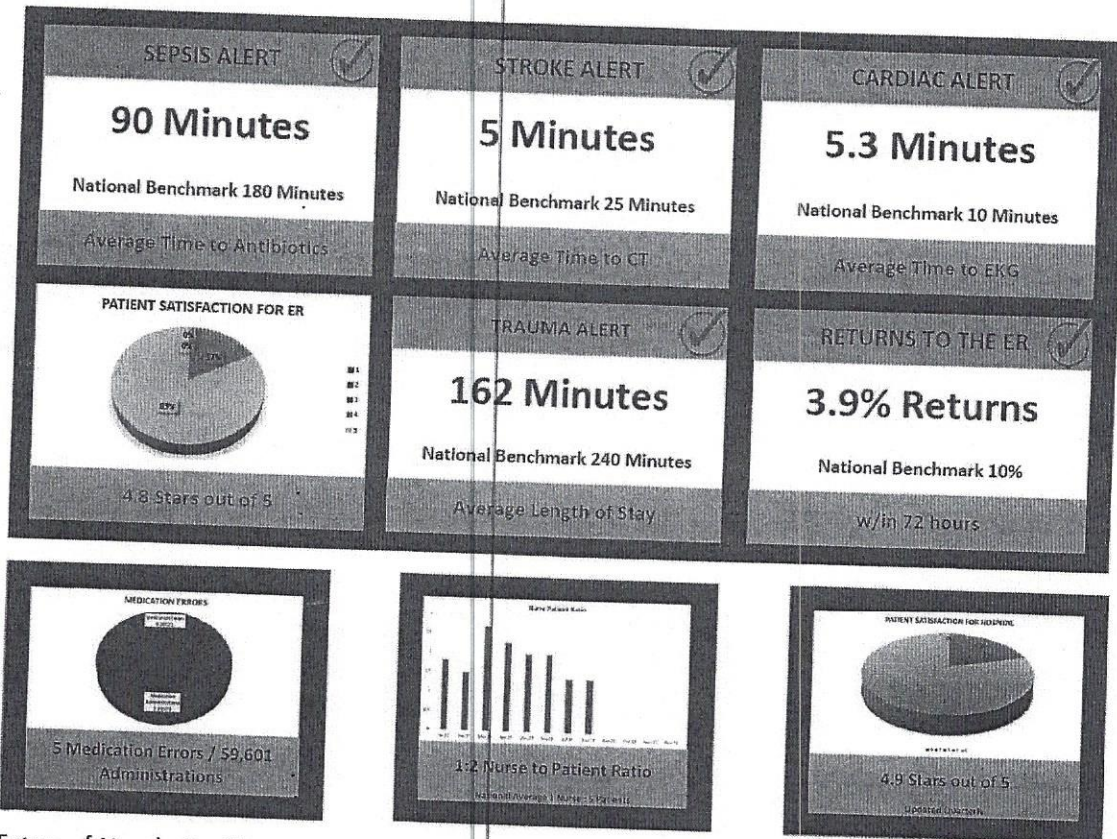


# Lincoln Community Hospital

## October 2022

### Quality:

Lincoln Health's patients are our friends, family, and neighbors. The personalized care we provide is a result of the relationships we share with our patients. The care provided at Lincoln Health is not equitable to urban healthcare... it's exceptional, as proven in our quality standards which are compared quarterly against national benchmarks.



### Future of Lincoln Health:

Our CEO Kevin Stansbury sat down with Will Bublitz, Editor of the Limon Leader, in October to discuss the need to pause plans of building a new hospital for the communities we serve. Our team faces many challenges due to our aging plant, despite diligent stewardship over its 60+ years of service to our patients. Due to a combination of inflation and rapidly rising interest rates, undergoing a construction project of this magnitude would not be a prudent business decision or responsible at this time. In 2020, the estimated project cost was \$65 million. Lincoln Health had a debt capacity of \$58 million, leaving \$7 million in additional funding that the hospital Board of Trustees and administration were confident they could secure. Current cost estimates for the building project are now closer to \$78 million due to inflation, with a diminished debt capacity due to



## Lincoln Community Hospital

### October 2022

increased interest rates of only \$40 million. In order to complete the project correctly, to appropriately meet the needs of our patients long-term, the hospital would need to secure \$38 million dollars in additional funding. This setback due to the current economy will only be a temporary delay of this much needed project and we continue to work with the Town of Hugo to ensure the long -term use of the land deeded for the new hospital build.

#### Infusion Clinic at Lincoln Health:

Chemotherapy and Immunotherapy treatments can be one of the difficult realities of beating cancer. Now, Lincoln Health is making that fight a little easier by removing the need to travel for treatment. Working with Ben's Family Pharmacy, oncology patients can now opt to receive their chemo and immunotherapy treatments right here in Hugo. No need to transfer care to a different Oncologist. For more information, please contact Laura Acker, RN at the Specialty Clinic 719-743-2718

Community Spaghetti Dinners: Lincoln Health is hosting a series of Community Spaghetti Dinners, Sunday afternoons throughout the months of November and December. These events provide an opportunity for our community to come share a free lunch with us as well as learn about the progress, direction, and future of healthcare for Lincoln Health. Invitations are being mailed and all are encouraged to attend, late-comers welcome. Please RSVP for the event in your community by visiting:

<https://LincolnHealthSpaghettdinner.eventbrite.com>

- Flagler- Sunday, November 6, 12:00 pm Flagler Senior Center
- Hugo- RESCHEDULED Sunday, November 13, 12:00 pm - Ellis Allen Building
- Karval- Sunday, December 4, 12:00 pm Karval Community Building
- Limon- Sunday, December 11, 12:00 pm Limon Community Building



Lincoln County Economic Development  
Director's Report  
November 16, 2022

Items of interest include:

1. We are continuing our participation and support of the **Limon Main Street program**. Donna Metcalf has stepped up as the local lead volunteer, and Town of Limon is allocating some budget and staff support for the program. Gillian Laycock was named Main Street Manager of the Year this past weekend for Hugo Main Street.
2. We have participated in the regional **Roadmap to Resiliency** process being mediated by Ayers & 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. Limon's first 1271 intention is affordable housing in east Limon, Hugo's is housing west of the high school to support future healthcare facilities. Arriba and Genoa have yet to designate projects. Met with Dan Merewether on Karval housing possibilities for teacher and county employee housing, and areas of development are being identified.
3. Raejean and I are working on new employment laws programming to offer to area businesses. 12/8 from 9 to 10:30 a.m. at Old Schoolhouse is Growth Wheel training and 12/14 is HR at the Limon Community Building at 6 p.m. for FAMLI and personal leave rules for small employers.
4. Keeping active **SBDC** office hours, consulting with many local businesses and potential startups. This past two week saw good progress on a couple of clients' projects. Latest commercial lead is a small manufacturer that services the restaurant industry. Owner Josh Romig is nearing a contract on Marketplace site.
5. **GrantCorps** with CRC is our latest focus on grant-writing capacity, as new higher local match costs (double since 6/15) has created need to revisit this grant writing capacity individual. Now working through ECCOG for grant coordinator for our region.
6. Continuing our support of Centro (Jamie Giellis) on **Roundhouse and Tower funding progress**. Commissioners approved a \$250k grant application to SHF for a Phase 1 for interior restoration. Still studying, along with RPI, future historical tax credit funding.
7. **Bethel Community Center** hosted their grand opening and dedication on 10/9 to a crowd of about 75. 10+ foundations were recognized, thousands of hours of volunteerism and in-kind donations for a project in excess of \$300k.
8. Helping out with **Genoa Tower** as a guest board member. Recent bad news includes a break-in at the tower, they are pursuing land purchase between tower and town.
9. 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.
10. Attending USDA press conference at **Eastern Slope Technologies** on 11/14 for the announced large grant for fiber buildout to the rest of their territory. **Conexon** is currently adding new connections and customers daily in Limon, but likely only 15% have been connected so far.