

CITY OF TRINIDAD  
TRINIDAD, COLORADO

The regular meeting of the City Council of the City of Trinidad, Colorado, was held on Tuesday, January 17, 2023, at 6:00 p.m. in City Council Chambers at City Hall.

There were present: Mayor Rico, presiding  
Councilmembers DeBono, Griego, Ogletree, Shew, Thurman, and Williamson

Also present: City Manager Ruger  
City Attorney Downs  
Asst. City Clerk Lopez

**APPROVAL OF AGENDA.** Councilmember Shew made a motion to approve the agenda as presented and Councilmember Ogletree seconded the motion. Upon roll call vote the motion carried unanimously.

**POLICY ITEMS & STAFF REPORTS.** None

**PETITIONS OR COMMUNICATIONS, ORAL OR WRITTEN.** Kyle Fitzgerald addressed Council stating he had a recent conversation with C-Pace Director Tracey Phillips about the federally legislative commercial property assessed clean energy program. He informed Mr. Fitzgerald that Las Animas County's participation in the program was all that was needed to utilize the benefits of the program which consists of sub-market rate loans, solar panels, battery backups, weatherproofing energy-efficient equipment, and building insulation. The City of Trinidad doesn't enter into the equation and the county has already passed it and the state passed it in the federal government legislation.

**CONSENT AGENDA APPROVAL.** Councilmember Ogletree moved on the consent agenda as follows: a) Approval of the Regular Meeting Minutes of January 3, 2023, with the correction of Utilities Administrator Vigil stating that if they have a business come forward for net metering the city will be consulting with Rick Rigel of ARPA; Special Meeting Minutes of January 9, 2023; d) Approval of Bills; e) Approval of Payroll, January 7, 2023, through January 20, 2023. Councilmember Shew seconded the motion. Roll call was taken and the motion carried unanimously.

Councilmember Greigo moved to table items b) Appointment of Carol Blatnick-Barros to the Historic Main Street Board and c) Appointment of Lynette Bourdo to the Historic Main Street Board until the next Council meeting due to their absence and Councilmember Shew seconded the motion. Roll call was taken and the motion carried unanimously.

**UNFINISHED BUSINESS.** None.

**PUBLIC HEARINGS.** Consideration of use of FY2021 EPA Brownfields Coalition grant funds and Housing Now Economic Development Incentives Workforce Housing funds for the Holy Trinity affordable workforce housing project. Mayor Rico declared the hearing open. Michael Yerman of MY Rural Planner addressed Council stating this is a resolution for Holy Trinity and they are applying for the transformation of the affordable housing grant program with up to \$10 million in grant funding from DOLA to assist the project. Mt. Carmel Wellness & Community Center is a qualified non-profit applying for the rehabilitation of the old Holy Trinity School into 34 deed-restricted units up to 140 AMI for rentals in the community. Mr. Yerman said they need a funding agreement that sets the total amount not to exceed \$390,000 which includes \$90,000 from the EPA grant funds, \$100,000 from the Housing Now Program, and up to \$100,000 in tap fee deferrals and approval that outlines the City's support for the grant application. He said there was a clause added to the agreement stating if they are unsuccessful in getting the grant the agreement is terminated. Tim Lamb and Gary Fentiman addressed Council and thanked the City for the support of the workforce housing and said they reached out to other major employers and received letters of support from New Elk Mine, Mt. San Rafael Hospital, Trinidad State College, and Council of Governments. Mayor Rico asked for anyone to speak for or against the agreement. Seeing none the hearing was closed. A motion to approve the Resolution approving an Economic Development Incentives Workforce Housing Funding Agreement with Mt. Carmel Wellness & Community Center was made by Councilmember Williamson and seconded by Councilmember Ogletree. Roll call was taken and the motion carried unanimously. (RESOL. NO. 1627)

Ms. Bourdo entered the Council Chambers at around 6:11 p.m.

A motion to approve the appointment of Lynette Bourdo to the Historic Main Street Board was made by Councilmember Griego and seconded by Councilmember Shew. Roll call was taken and the motion carried unanimously.

**MISCELLANEOUS BUSINESS.** First reading of an ordinance to locally landmark City Hall. Councilmember Shew introduced the ordinance and the title was read aloud. A motion to approve the first reading of an ordinance to locally landmark City Hall and setting a hearing date for consideration of said ordinance – February 7, 2023 at 6:00 p.m. was made by Councilmember Ogletree and seconded by Councilmember Williamson. Planning Administrator Kris Hall addressed Council stating that Charise Boomsma and City staff applied to landmark the City Hall as a historic structure. The period of significance for the building is 1909 through 1980 and the exterior of the building will be landmarked. Ms. Hall added that this opens up consideration for grants and funding. Council discussed the application. Roll call was taken and the motion carried unanimously.

Consideration of the Award of Bid for the bid submitted by RMS Utilities, Inc. for the 1<sup>st</sup> Street Improvements Project #08-2022. Councilmember Greigo made a motion to accept the bid submitted by RMS Utilities, Inc. for the 1<sup>st</sup> Street Improvements Project #08-2022 for \$4,502,419.78 and Councilmember Williamson seconded the motion. Public Works Director Just addressed Council stating they did a bid request and received one bid which was from RMS. The project work includes the reconstruction of 1<sup>st</sup> street from Chestnut Street to Convent Street including Chestnut Street and Maple Streets from 1<sup>st</sup> Street to 2<sup>nd</sup> Street. Mr. Just stated the city received a \$750,000 grant from DOLA and may potentially receive more funds. Council discussed the bid process and how the company was vetted. Mr. Just stated the start date of the project will be at the end of January or the beginning of February. Roll call was taken and the motion carried unanimously.

First reading of an ordinance increasing liquor license application, renewal, and permit fees, and setting a hearing date for consideration of said ordinance – February 7, 2023 at 6:00 p.m. Councilmember Ogletree introduced the ordinance and the title was read aloud. A motion to approve the first reading of an ordinance increasing liquor license application, renewal, and permit fees, and setting a hearing date for consideration of said ordinance – February 7, 2023, at 6:00 p.m was made by Councilmember Shew and seconded by Councilmember Williamson. City Clerk Garrett addressed Council stating just as discussed at the previous work session this will increase the application and permit fees to cover actual and necessary expenses. This will also allow the Special Event Permits to increase to \$75.00 per day. Roll call was taken and the motion carried unanimously.

**COUNCIL REPORTS.** Councilmembers DeBono, Griego, and Williamson had nothing to report. Councilmember Shew had nothing to report but commented on the Chronicle News article of New Mexico received \$280 million for infrastructure and asked if City Manager Ruger could see if that is available for Colorado. Councilmember Ogletree reported Arts & Culture will meet on Thursday and she wanted to thank Penni Saeedi for her service on the Historic Main Street Board. Councilmember Thurman reported that the Parks & Recreation board is having a meeting this evening and will get an update. Mayor Rico reported he attended the Tourism Board meeting and they decided not to move forward with the RFP for marketing, Jared Chatterley gave Tourism a report on the trail system, the Chamber of Commerce did a presentation, and they discussed the placement of the two Soofa Signs and they will be placed on Main Street and Commercial Street. Finally, Mayor Rico is going to suggest to them changing their meeting time. He also reminded the public of the State of the City Address on February 9, 2023, at Trinidad State College. Lastly, Mayor Rico asked if the City is using Tyler Technologies to its full capacity and would like an update on the SCADA lease. City Manager Ruger reported the City purchased certain modules on Tyler Technologies which are the Finance and Municipal Court.

**REPORTS BY CITY MANAGER.** City Manager Ruger reported the next work session will be on January 30<sup>th</sup> and the next regular council meeting will be a bit longer than usual with all the public hearings.

**REPORTS BY CITY ATTORNEY.** City Attorney Downs reported there are some controversial legislative bills pending and suggested we ask Mike Beasley to provide Council with a list of pending bills.

**ADJOURNMENT.** A motion to adjourn the meeting at 6:54 p.m. was made by Councilmember Ogletree and seconded by Councilmember Shew. Roll call was taken and the motion carried unanimously.

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PHILLIP T. RICO, Mayor

ATTEST:

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KIMBERLY LOPEZ, Assist. City Clerk