



AGENDA

DOLORES COLORADO TOWN BOARD OF TRUSTEES OCTOBER 10TH 2022, 6:30 P.M.

THE MEETING WILL BE HELD AT TOWN HALL 420 CENTRAL AVENUE.

**IF YOU WISH TO ATTEND VIRTUALLY, PLEASE VISIT THE TOWN WEBSITE UNDER GOVERNMENT TOWN BOARD MEETING
FOR THE ZOOM LINK**

<https://townofdolores.colorado.gov>

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ROLL CALL**
- 4. ACTION/APPROVAL OF THE AGENDA**
- 5. IDENTIFICATION OF ACTUAL OR PERCEIVED CONFLICTS OF INTEREST.**

6. CITIZENS TO ADDRESS THE BOARD: This is an opportunity for Citizens to address the Board at this time or during a Public Hearing. Each Person will have 5 minutes. The Town Board encourages public comment by the following sources: Live at the Town Hall, virtually via ZOOM (see the Town Website for the link), or by submitting your comments, via email, to the Town Clerk at tammy@townofdolores.com any time before the dated Board meeting.

7. ACTION/APPROVAL OF THE CONSENT AGENDA: The Consent Agenda is intended to allow the Board by a single motion approve matters that are considered routine or non-controversial. Here will be no separate discussion of these items unless a Board Member requests an item to be removed from the Consent Agenda and considered separately. Items removed from the Consent Agenda will be Considered under specific Agenda item numbers.

7.1 Minutes from: September 12th, 2022, Board meeting

7.2 Minutes from: September 26th, 2022, Board /Workshop meeting.

7.3 Proceedings: For the month of September 2022.

8. REMOVED CONSENT AGENDA ITEMS:

9. STAFF REPORTS/PRESENTATIONS:

(For the record The Building Official, and Public Works have submitted reports to the packet).

9.1 Managers' Report: Manager Ken Charles

9.2 Sheriffs' Report: Sheriff Steve Nowlin

9.3 Attorney's Report: Attorney Jon Kelly

9.4 Treasurers Report: Treasurer Tricia Gibson

10. ADMINISTRATIVE BOARD BUSINESS:

10.1 Discussion/Presentation: 2023 Draft Budget

10.2 Discussion: The purchase of possible new Town Hall 601 Central Avenue.

10.3 Discussion/Possible Action: The request to the Town Board, from Staff to consider purchasing a street line painting machine.

10.4 Discussion: Update on Ironwood Group LLC

11. BOARD/COMMISSIONS:

11.1 Parks/Playground Advisory Committee:

11.2 Planning and Zoning Committee:

11.3 Attainable Housing Task Force:

12. OUTSIDE ORGANIZATIONS:

12.1 Chamber of Commerce: Susan Lisak

12.2 Montezuma County Commissioner: Jim Candelaria

13. PUBLIC HEARINGS:

13.1 Discussion/Public Comment: Proposed water and sewer fee increase beginning January 1st, 2023.

14. ACTION/APPROVAL ORDINANCES/RESOLUTIONS:

14.1 Discussion/Action Resolution R506 Series 2022 Increasing the Base rate for water and sewer services.

14.2 Discussion/Possible Action: Resolution R505 Series 2022: Awarding a Planning Contract to Rural Homes Sale for locals.

15. TRUSTEES REPORTS AND ACTIONS:

16. UPCOMING AGENDA ITEMS FOR October 24th Board/Workshop meeting:

17. ADJOURNMENT:



AGENDA

DOLORS COLORADO TOWN BOARD OF TRUSTEES SEPTEMBER 12TH 2022, 6:30 P.M.

THE MEETING WILL BE HELD AT TOWN HALL 420 CENTRAL AVENUE.

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- 7.1 Minutes from: August 8th, 2022, Board meeting
- 7.2 Minutes from: August 22nd, 2022, Board /Workshop meeting.
- 7.3 Minutes from: Special meeting: August 29th, 2022, Board Special Meeting.
- 7.4 Proceedings for the month of August 2022
- 7.5 Special Event Liquor License Permit: Dolores Chamber of Commerce Harvest Fest.

8. REMOVED CONSENT AGENDA ITEMS:

9. STAFF REPORTS/PRESENTATIONS:

Farewell To Montezuma County Deputy Patrick Gothard.

(For the record The Building Official, and Public Works have submitted reports to the packet).

9.1 Sheriff's Report: Sheriff Steve Nowlin

9.2 Managers' Report: Manager Ken Charles

9.3 Attorney's Report: Attorney Jon Kelly

9.4 Treasurers Report and Capital Improvement Update: Treasurer Tricia Gibson

10. ADMINISTRATIVE BOARD BUSINESS:

10.1 Discussion Logan Simpson: Public input of the park plan.

10.2 Discussion/Public comment on proposed new Town Hall location

10.3 Discussion: Repairs update on the Galloping Goose with Joe Becker.

10.4 Action/Approval: IGA between the Town of Dolores, Dolores Fire Protection District, and Montezuma County Sheriff, regarding the installation and maintenance of Emergency Sirens for the Town of Dolores.

11. BOARD/COMMISSIONS:

11.1 Parks/Playground Advisory Committee

11.2 Planning and Zoning Committee:

11.3 Attainable Housing Task Force:

12. OUTSIDE ORGANIZATIONS:

12.1 Chamber of Commerce: Susan Lisak

12.2 Montezuma County Commissioner: Jim Candelaria

13. PUBLIC HEARINGS: No Public hearings are scheduled.

14. ACTION/APPROVAL ORDINANCES/RESOLUTIONS:

14.1 Ordinance 560 Series 2022 First Reading: Updating the Land Use Code

15. EXECUTIVE SESSION: To discuss the purchase, acquisition, lease, transfer, or sale of real personal, or other property interest under **C.R.S SECTION 24-6-402(4)(A)**; specifically, discussion on whether to make an offer to purchase a parcel of real property currently listed for sale in which no trustee has a personal interest, and which may be a suitable structure for town offices.

16. DISCUSSION/POSSIBLE ACTION: To discuss the purchase, acquisition, lease, transfer, or sale of real personal, or other property interest.

17. TRUSTEES REPORTS AND ACTIONS:

18. UPCOMING AGENDA ITEMS FOR September 26th Board/Workshop meeting:

19. ADJOURNMENT:



MINUTES

DOLORES COLORADO TOWN BOARD OF TRUSTEES SEPTEMBER 12TH 2022, 6:30 P.M.

THE MEETING WILL BE HELD AT TOWN HALL 420 CENTRAL AVENUE.

PLEASE VISIT THE TOWN WEBSITE FOR THE RECORDED MEETING

<https://townofdolores.colorado.gov>

1. CALL TO ORDER: Mayor Reeves called the meeting to order at 6:40 p.m.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL: Board Member Present: Mayor Leigh Reeves, Trustees Andy Lewis (virtually), Chris Holkestad, Mark Youngquist, Sheila Wheeler, and Duvall "Val" Truelsen and Kalin Grigg.

3.1 Staff Present: Manager Ken Charles, Clerk Tammy Neely, Treasurer Tricia Gibson, Building Official David Doudy, Attorney, Public Works Director Randy McGuire, Attorney Jon Kelly, and Sheriff Steve Nowlin.

4. ACTION/APPROVAL OF THE AGENDA *Trustee Youngquist moved to approve the agenda as amended, removing item 7.5 from the consent agenda, and adding it to item 8.1 seconded by Trustee Holkestad. Motion carried unanimously.*

5. IDENTIFICATION OF ACTUAL OR PERCEIVED CONFLICTS OF INTEREST. Mayor Reeves recused herself from voting on item 8.1 of the agenda due to conflict of interest.

6. CITIZENS TO ADDRESS THE BOARD: This is an opportunity for Citizens to address the Board at this time or during a Public Hearing. Each Person will have 5 minutes. The Town Board encourages public comment by the following sources: Live at the Town Hall, virtually via ZOOM (see the Town Website for the link), or by submitting your comments, via email, to the Town Clerk at tammy@townofdolores.com any time before the dated Board meeting. No comments actually or virtually.

7. ACTION/APPROVAL OF THE CONSENT AGENDA: The Consent Agenda is intended to allow the Board by a single motion approve matters that are considered routine or non-controversial. Here will be no separate discussion of these items unless a Board Member requests an item to be removed from the Consent Agenda and considered separately. Items removed from the Consent Agenda will be Considered under specific Agenda item numbers.

7.1 Minutes from: August 8th, 2022, Board meeting

7.2 Minutes from: August 22nd, 2022, Board /Workshop meeting.

7.3 Minutes from: Special meeting: August 29th, 2022, Board Special Meeting.

7.4 Proceedings for the month of August 2022

7.5 Removed from the consent agenda to item 8.1.

8. REMOVED CONSENT AGENDA ITEMS:

8.1 Discussion/Action of special event liquor license: The Dolores Chamber of Commerce applied for a special event liquor license. Harvest Fest will be held at Flanders Park, October 1, 2022, from 10:00 a.m. to 7:00 p.m. Clerk Neely introduced the plan for the special event. Manager Charles brought up the subject of spiritous drinks on the premises and asked the Board their thoughts on possibly limiting special event licenses to fermented malt beverages, and vinous beverages. The Board agreed this would be a discussion in future meetings. *Trustee Youngquist moved to approve the special event permit for the Chamber of Commerce/Harvest fest, seconded by Trustee Lewis. Mayor Reeves did not take part in voting for this action. Motion was passed unanimously.*

9. STAFF REPORTS/PRESENTATIONS:

Farewell To Montezuma County Deputy Patrick Gothard. The Board and Staff expressed their appreciation for Deputy Patrick Gothard on his hard work and contribution to the Town and its citizens. Deputy Gothard will be relocating to another state.

(For the record The Building Official, and Public Works have submitted reports to the packet).

9.1 Sheriff's Report: Sheriff Steve Nowlin, gave the sheriffs office monthly report for calls for service and expenditures for the month of August. He gave an update on the bear activity in the town, which was low, commenting that locked trash cans and citizens doing their part to keep bears away. The possible replacement for Deputy Gothard is expected to be Montezuma County Deputy Steven Smith. The Sheriff addressed the concerns the truck noise coming down road 31, he stated that the trucks are going as slow as possible. He explained that trucks use compression to slow down, if brakes are used the air that is needed for the compression is expended causing the truck to lose breaking. When compression is used the trucks will be louder. (For the record Trustee Wheeler rode in a truck coming down road 31). He stated the drivers are doing their best to keep the noise level down. Other subjects the Sheriff and Board discussed were:

- Dump Trucks speeding
- The homeless/transient issues
- Barking Ordinance/Disturbing the peace

9.2 Managers' Report: Manager Ken Charles updated the Board on items coming up in the agenda, and on future and current projects:

- The State Historical Fund and Exon Building: Attorney Jon Kelly, Shirley Powell, and the owners of the Exon Building discussed with the State Historical Foundation the scope of work need to revitalize the Exon building. The grant amount and work were reduced, making it uncertain for the next steps.
- Attainable Housing: A request for Qualifications seeking consultants/developers was released. Proposals are due September 21, 2022. The Task Force will review September 30th, 2022, and forward recommendations to the Board in October.
- Facebook: Staff will be working with Netforce IT to develop a Town Facebook account. It will be limited

to outgoing messages only.

- Flanders Restrooms: The grant contract with CDOT for \$150,000.00 should be drafted and funded to the town in the coming weeks. Staff will get the contract before the Board review and approval at that time. Architect Connie Giles continues to work on final design and bid documents.
- Bear-Saver trash can should be arriving at the end of October, as well as the adult exercise equipment.
- Public Works project connecting Hillside with Railroad on 15th should be completed the week of September 12th, 2022.
- Code Enforcement: Staff sent letters to property owners regarding issues with weeds and trees/shrubs blocking town rights-of-way, and abandoned cars/debris.
- The Galloping Goose Historical Society will be taking the Goose to Chama and Durango for excursion runs in September
- Mayor Reeves, Manager Charles, and Trustee Wheeler attended the joint Tribal and local governments from Montezuma County meeting in Towaoc.
- CDOT Bridge sufficiency report: The 4th street bridge was found to be sufficient by CDOT

9.3 Attorney's Report: Attorney Jon Kelly reserved his comments for items coming up in the meeting.

9.4 Treasurers Report and Capital Improvement Update: Treasurer Tricia Gibson presented the Sales Tax report for the month of August, which was holding steady. Also presented was a Capital improvements Wishlist totaling \$266,500.00

10. ADMINISTRATIVE BOARD BUSINESS:

10.1 Discussion Logan Simpson: Public input of the park plan. Manager Charles reported that Logan-Simpson is ready to submit the final draft for the Joe Rowell Park Plan. The goal is to make everything ADA accessible They will be posting plans on the website as well as a questionnaire. The website will contain the final plan.

10.2 Discussion/Public comment on proposed offer made for the building and property on 601 Central Avenue (New Town Hall site). Manager Charles tabled discussion until further information could be obtained on offer.

10.3 Discussion: Repairs update on the Galloping Goose: Joe Becker the president of the Galloping Goose Historical Society updated the Board on repairs currently being made on the Goose. Some of the repairs had to be fabricated, he hopes to have it up and running by this week. The Goose budget was discussed currently it is running approximately at \$90,000.00. Most of the funding comes from donations, and excursions.

10.4 Action/Approval: IGA between the Town of Dolores, Dolores Fire Protection District, and Montezuma County Sheriff, regarding the installation and maintenance of Emergency Sirens for the Town of Dolores. Attorney Kelly discussed the agreement with the Board. The Dolores Fire Protection District will contribute \$10,000.00. Empire Electric will provide the post and wiring. *Mayor Reeves moved to approve the IGA between the Town of Dolores, Dolores Fire Protection District, and the Montezuma County Sheriff Department for installation and costs of the emergency siren, seconded by Trustee Holkestad. Motion was approved unanimously.*

11. BOARD/COMMISSIONS:

11.1 Parks/Playground Advisory Committee: Minutes from the Parks/Playground Advisory Committee meeting were in the packet no additional comments were made. Trustee Grigg presented the Dolores River

Canyon National Conservation Area and Special Management Area Act. The proposed National Conservation Area (NCA) for the Dolores River from below McPhee Dam to Bedrock has been an ongoing discussion for many years. The proposal is to designate a portion of the Dolores River below the McPhee Reservoir as a National Conservation Area (NCA). Diverse Stakeholders include water users, agricultural interests, local governments, OHV users, conservation groups and recreationists. Trustee Grigg asked for approval of a letter of support from the Board. Manager Charles stressed caution must be considered on this issue. Commissioner Candelaria also stated that there were jurisdictional boundaries to consider. He stated that the County is diligent on taking care of this issue. There is total focus on both the upper and lower Dolores River. *Trustee Grigg moved to issue a letter of support for NCA, seconded by Trustee Youngquist. Motion was approved unanimously.*

11.2 Planning and Zoning Committee: The minutes for the P&Z committee were submitted in the packet no additional reports were made.

11.3 Attainable Housing Task Force: No reports were made as this is a new committee.

12. OUTSIDE ORGANIZATIONS:

12.1 Chamber of Commerce: Director Susan Lisak discussed the upcoming Harvest Fest event.

12.2 Montezuma County Commissioner: Jim Candelaria reported that CDPHE is sending a representative to survey the issue with Ironwood. They have to date not complied. Tina Peters dismissed the lawsuit on Montezuma County for fraud.

13. PUBLIC HEARINGS: No Public hearings are scheduled.

14. ACTION/APPROVAL ORDINANCES/RESOLUTIONS:

14.1 Ordinance 560 Series 2022 First Reading: Updating the Land Use Code. Attorney Kelly introduced Ordinance 560 Series 2022 first reading. He stated the reason for the ordinance was to clean some of the language on certain sections of the last use code. *Trustee Youngquist moved to approve the first reading of Ordinance 560 Series 2022, updating the Land Use Code, seconded by Trustee Holkestad. Motion passed unanimously.*

14.2 Resolution R501 Series 2022 to enter into a contract to purchase real property located at 601 Central Avenue. Proposed Town Hall Building. Attorney Kelly reviewed several contingencies on the contract. Mayor Reeves moved to approve Resolution 501 Series 2022, seconded by Trustee Grigg. Motion was approved unanimously.

15. EXECUTIVE SESSION: Upon Attorney Kelly's advice the executive session was canceled.

16. DISCUSSION/POSSIBLE ACTION: Action canceled

17. TRUSTEES REPORTS AND ACTIONS: No reports were given

18. UPCOMING AGENDA ITEMS FOR September 26th Board/Workshop meeting.

19. ADJOURNMENT: Mayor Reeves adjourned the meeting at 9:55 p.m.

Mayor Leigh Reeves

Town Clerk Tammy Neely



AGENDA

TOWN OF DOLORES COLORADO

BOARD OF TRUSTEES MEETING/WORKSHOP

SEPTEMBER 26, 2022, 5:30 P.M.

THE MEETING WILL BE HELD AT TOWN HALL 420 CENTRAL AVENUE.

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WORKSHOP: 5:30 P.M. THROUGH 6:30 P.M: Includes dinner

- 1. JRP Master Plan**
- 2. Town Hall Repair Costs**
- 3. Code Enforcement**

BOARD MEETING: 6:30 P.M.

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ROLL CALL:**
- 4. ACTION/APPROVAL OF THE AGENDA**
- 5. IDENTIFICATION OF ACTUAL OR PERCEIVED CONFLICTS OF INTEREST.**

6. CITIZENS TO ADDRESS THE BOARD: This is an opportunity for Citizens to address the Board at this time or during a Public Hearing. Each Person will have 5 minutes. The Town Board encourages public comment by the following sources: Live at the Town Hall, virtually via ZOOM (see the Town Website for the link), or by submitting your comments, via email, to the Town Clerk at tammy@townofdolores.com any time before the dated Board meeting.

7. REPORTS

7.1 Manager's Report

7.2 Attorney Report

8. ADMINISTRATIVE BUSINESS AND PRESENTATIONS:

8.1 Discussion - Utility rate increase. Manager Charles and Treasurer Gibson

8.2 Discussion - July 2022 Budget Actuals.

8.3 Discussion - Dolores Fire Protection District-Land Donation Update

9. PUBLIC HEARINGS:

9.1 PUBLIC HEARING - SECOND READING OF ORDINANCE 560 Series 2022 Land Use Code
"Clean Up Ordinance"

9.2 PUBLIC HEARING - Resolution 503 Series 2022 OPT out of FAMLI (Proposition 118 adopted in Colorado in 2020)

9.3 PUBLIC HEARING - Purchase of 601 Central to be used to house municipal offices. This is an opportunity for Citizens to address the Board at this time on this subject. Each Person will have 5 minutes.

10. DISCUSSION/ACTION ORDINANCES/RESOLUTIONS:

10.1 Discussion/Action: Approval Second Reading of Ordinance 560 Series 2022: Amending Ordinance 554 Series 2021 and Ordinance 557 Series 2022 an ordinance to correct technical errors and add definitions within the adopted Land Use Code.

10.2 Discussion/Action: Approval Resolution 503 Series 2022 -Declining full participation of the Colorado State Run Paid Family and Medical leave.

10.3 Discussion/Action: Resolution 502 approving Phase I Contract services with Aqua Hab Inc.

11. EXECUTIVE SESSION: EXECUTIVE SESSION: To discuss the purchase, acquisition, lease, transfer, or sale of real personal, or other property interest under C.R.S SECTION 24-6-402(4)(A); specifically, discussion on whether to reply to a counteroffer by the owner of a parcel of real property currently listed for sale in which no trustee has a personal interest, and which may be a suitable structure for town offices.

12. DISCUSSION/ACTION: Whether to reply to a counteroffer by the owner of a parcel of real property currently listed for sale in which no trustee has a personal interest, and which may be a suitable structure for town offices.

13. FUTURE AGENDAS:

13.1 October 10, 2022 – 2023 Budget

14. TRUSTEES REPORTS AND ACTIONS:

15. ADJOURN

ATTACHMENTS:

- **Manager report**
- **Utility rate letter, study**

- **Budget analysis as of July 2022**
- **Fire Department existing conditions map**
- **Ordinance 560**
- **Resolution 503**
- **Resolution 502**
- **Executive session motion form**



MINUTES

TOWN OF DOLORES COLORADO

BOARD OF TRUSTEES MEETING/WORKSHOP

SEPTEMBER 26, 2022, 5:30 P.M.

THE MEETING WILL BE HELD AT TOWN HALL 420 CENTRAL AVENUE.

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WORKSHOP: 5:30 P.M. THROUGH 6:30 P.M: Includes dinner

- 1. JRP Master Plan**
- 2. Town Hall Repair Costs**
- 3. Code Enforcement**

BOARD MEETING: 6:30 P.M.

1. CALL TO ORDER Mayor Reeves called the Board Meeting to order at 6:35 p.m.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL: Present at the meeting were Mayor Reeves and Trustees Truelsen, Youngquist, Holkestad, Lewis, Grigg and Wheeler.

Staff present: Manager Charles, Attorney Kelly, Building Official Douady, Treasurer Gibson, Clerk Neely, Assistant Clerk Swope, and Maintenance Supervisor McGuire

4. ACTION/APPROVAL OF THE AGENDA Trustee Youngquist moved and Trustee Holkestad seconded to approve the agenda with an amendment to add Resolution 504 Series 2022 the purchase of 601 Central Avenue to item 12.1

Yes: Youngquist, Truelsen, Holkestad, Lewis, Wheeler, Grigg and Reeves.

No: none

5. IDENTIFICATION OF ACTUAL OR PERCEIVED CONFLICTS OF INTEREST. None declared.

6. CITIZENS TO ADDRESS THE BOARD: This is an opportunity for Citizens to address the Board or during a Public Hearing. Each Person will have 5 minutes. The Town Board encourages public comment by the following sources: Live at the Town Hall, virtually via ZOOM (see the Town Website for the link), or by submitting your comments, via email, to the Town Clerk at tammy@townofdolores.com any time before the dated Board meeting.

- Sally Heppner and Charles Heppner signed up to address the board.
- Charles Heppner wanted the Town Manager to apologize to his wife for speaking to her in a way that upset her. He also wanted the board to know the lights on the bridge were on all day, and there were dangerous branches on the walking trail. He also asked the town to not spray dangerous chemical weed spray on the trail.
- Sally Heppner recommended the Board remove Manager Charles from his job immediately for her mistreatment by him over the phone.

7. REPORTS

7.1 Manager's Report. Manager Charles reviewed the following information, he received two Request for Qualifications for the Attainable Housing development project. The next step may be interviewing the two candidates, the town recently opened a Facebook page. The trash cans ordered this spring are still in transport but will be installed upon arrival. The Goose motor car will be in Antonito for the annual color rides on the Cumbres and Toltec narrow-gauge railroad. There will be an Emergency Preparedness training on Disaster considerations for Elected Official in the Montezuma County Emergency operations center. It will be a four-hour training. Mayor Reeves and Trustees Youngquist and Grigg will attend. The land donation to the Fire Protection District will be finalized for approval later in this meeting as the Manager and Maintenance Supervisor confirmed that there would be no impact on the town for the donation because the essential utility easements would be included in the agreement. For the next workshop, Manager Charles will have survey results (from both surveys), a strategy session to review goals and prioritizations and a capital planning session. The FEMA grant for sirens and generators will be issued soon and the town will advertise for a Request for Proposals on the purchase and installation of both.

7.2 Attorney Report. Attorney Kelly informed the Board on upcoming education opportunities through Colorado Municipal League. October 5, 2022 on water law and officials' roles. and October 11 and 12, 2022 a small-communities workshop by online seminar, and in December there is an Effective Governing workshop available by Zoom on the 1st of the month.

8. ADMINISTRATIVE BUSINESS AND PRESENTATIONS:

8.1 Discussion - Utility rate increase. Manager Charles and Treasurer Gibson. Treasurer Gibson presented the water rated study she and Manger Charles underwent this summer. The base rate for water will go up \$5.00 and the base rate for sewer go up \$2.50 in January 2023. Based on the preferred rate increase methods the Board chose there will be a planned annual increase based on a cumulative average of inflation for the state. This year average is 3.48%. the proposed tier rates will help generate revenue to pay the infrastructure loan by charging

increasing rates over the new minimum of 5000 gallons. Mayor Reeves will be sending out a letter of explanation to the users along with the proposed fee schedule. (The letter was reviewed by the Trustees and will be added to this meeting packet for the record.) The Town Board will be reviewing the resolution for the 2023 water and sewer fee schedule for adoption at the regular meeting on October 10, 2022. There will be a public hearing on this subject.

8.2 Discussion - July 2022 Budget Actuals. Treasurer Gibson present the budget actuals as of July 2022 to the Board. It showed the town spending and revenues were on track for the year and Gibson expects the actuals to remain on track for the remainder of the year. Some of the ARPA funds received this year have not been completely spent yet and will be rolled over to 2023 budget.

8.3 Discussion - Dolores Fire Protection District-Land Donation Update. The board discussed with the manager the process required for donating the land and securing the easements for utility repairs and maintenance. Attorney Kelly will draft an ordinance as required by state law to donate the land. There will be a reverter clause in the ordinance for the town to have first refusal if the Fire Protection district ever decides to dispose of the property. There is also a Land Use Code requirement for subdividing the property. The Dolores Fire Protection Department will pay for the survey and subdivision process.

9. PUBLIC HEARINGS:

9.1 PUBLIC HEARING - SECOND READING OF ORDINANCE 560 Series 2022 Land Use Code "Clean Up Ordinance". Mayor Reeves opened the public hearing at 7:26 p.m. Attorney Kelly recapped the purpose of the Ordinance. No public comments were submitted and no comments were made at the hearing. The public hearing was closed at 7:28 p.m.

9.2 PUBLIC HEARING - Resolution 503 Series 2022 OPT out of FAMLI (Proposition 118 adopted in Colorado in 2020). Mayor Reeves opened the public hearing at 7:34 p.m. the resolution was reviewed and the purpose of the public hearing was explained. There were no public comments submitted. The public hearing was closed at 7:36 p.m.

9.3 PUBLIC HEARING - Purchase of 601 Central to be used to house municipal offices. This is an opportunity for Citizens to address the Board on this subject. Each Person will have 5 minutes. Mayor Reeves opened the public hearing at 7:39 p.m. Shirley Powell of 214 South 8th street supports this set of actions as it will open the downtown area. No other comments were submitted. The public hearing was closed at 7:40 p.m.

10. DISCUSSION/ACTION ORDINANCES/RESOLUTIONS:

10.1 Discussion/Action: Approval Second Reading of Ordinance 560 Series 2022: Amending Ordinance 556 Series 2021 and Ordinance 557 Series 2022 an ordinance to correct technical errors and add definitions within the adopted Land Use Code.

Trustee Grigg moved and Trustee Lewis to approve Ordinance 560 Series 2022 amending Ordinances 556 Series 2021 and 557 Series 2022 to correct technical errors and add definitions within the adopted land Use Code.

Yes: Youngquist, Truelsen, Holkestad, Lewis, Wheeler, Grigg and Reeves.

No: none

10.2 Discussion/Action: Approval Resolution 503 Series 2022 -Declining full participation of the Colorado State Run Paid Family and Medical leave.

Trustee Youngquist moved and Trustee Holkestad to approve Resolution 503 Series 2022 Declining full participation of the Colorado State Run Paid Family and Medical leave insurance program.

Yes: Youngquist, Truelsen, Holkestad, Lewis, Wheeler, Grigg and Reeves.

No: none

10.3 Discussion/Action: Resolution 502 approving Phase I Contract services with Aqua Hab Inc.

This will allow the owner of Aqua Hab to apply for the 404 permit from the army corps of engineers.

Trustee Youngquist moved and Trustee Holkestad seconded to approve Resolution 502 Series 2022 approving Phase I contract services with Aqua Hab Inc.

Yes: Youngquist, Truelsen, Holkestad, Lewis, Grigg and Reeves.

No: Wheeler

11. EXECUTIVE SESSION: EXECUTIVE SESSION: To discuss the purchase, acquisition, lease, transfer, or sale of real personal, or other property interest under C.R.S SECTION 24-6-402(4)(A); specifically, discussion on whether to reply to a counteroffer by the owner of a parcel of real property currently listed for sale in which no trustee has a personal interest, and which may be a suitable structure for town offices.

Mayor Reeves moved and Trustee Holkestad seconded to go into Executive session to discuss the purchase, acquisition, lease, transfer, or sale of real, personal, or other property interest under C.R.S. Section 24-6-402(4)(a); the time was 7:50 p.m.

Yes: Youngquist, Truelsen, Holkestad, Lewis, Wheeler, Grigg and Reeves.

No: none

12. DISCUSSION/ACTION: Whether to reply to a counteroffer by the owner of a parcel of real property currently listed for sale in which no trustee has a personal interest, and which may be a suitable structure for town offices.

Mayor Reeves moved and Trustee Youngquist seconded to exit the executive session and return to the regular meeting at 8:25 p.m.

12.1 Resolution 504 Series 2022 a resolution authorizing the town to enter into a contract to purchase real property located at 601 central Ave.

Trustee Truelsen moved and Trustee Holkestad seconded to offer a cash purchase of 601 Central contingent on inspection for \$379, 900 with a closing date of October 31, 2022 title and other documents by the date set in the last counteroffer. Attorney Kelly request the purchase month and closing month date listed in the contract be corrected to October instead of the typo of September.

Yes: Youngquist, Truelsen, Holkestad, Lewis, Wheeler, Grigg and Reeves.

No: none

Attorney Kelly will contact the realtor of the decision and send the counteroffer of cash purchase to the seller.

13. FUTURE AGENDAS:

13.1 October 10, 2022 – 2023 Budget, public hearing on the water and sewer rate resolution.

14. TRUSTEES REPORTS AND ACTIONS:

15. ADJOURN. Mayor Reeves adjourned the meeting at 8:28 p.m.

ATTACHMENTS:

- **Manager report**
- **Utility rate letter, study**
- **Budget analysis as of July 2022**
- **Fire Department existing conditions map**
- **Ordinance 560**
- **Resolution 503**
- **Resolution 502**
- **Executive session motion form**

Leigh Reeves, Mayor

Ann Swope, Assistant Clerk

TOWN OF DOLORES

Check Register
Reporting All Cash Accounts
From: 9/1/2022
To: 9/30/2022

Number	Seq	Date	Void	Vendor Name	Invoice Number	Comments	Amount	Manual Chk
26866		09/07/2022		ALSCO	LFAR1112059		\$370.84	
26867		09/07/2022		TRISHA COBERLY	12		\$35.00	
26868		09/07/2022		COLORADO ANALYTICAL LAB	220817056		\$320.00	
26869		09/07/2022		CONNIE GILES ARCHITECTURE, INC	SEPTEMBER2022	1ST PROGRESS BILLING - 40% COMPLETE	\$3,625.00	
26870		09/07/2022		BALLENTINE COMMUNICATIONS	28163		\$183.27	
26871		09/07/2022		FOUR CORNERS RECYCLING INITIATIVE	1	2022 DONATION	\$1,500.00	
26872		09/07/2022		HACH	13167788		\$99.92	
26873		09/07/2022		JON LEWIS KELLY, P.C.	SEPTEMBER12022		\$3,912.50	
26874		09/07/2022		MONTEZUMA COUNTY	GIS082422		\$40.00	
26875		09/07/2022		MONTEZUMA COUNTY SHERIFFS OFFICE	AUGUST292022		\$12,795.95	
26876		09/07/2022		PADILLA LAW, P.C.	3356		\$40.00	
26877		09/07/2022		STOTZ EQUIPMENT	P78482		\$94.86	
26878		09/07/2022		USA BLUEBOOK	088236		\$407.40	
26879		09/07/2022		UTILITY NOTIFICATION CENTER	222080443		\$20.80	
26880		09/09/2022		AT&T MOBILITY	287297557X08282022		\$208.13	
26881		09/09/2022		CATERPILLAR FINANCIAL SERVICES COR	32839046		\$3,669.70	
26882		09/09/2022		FASTTRACK COMMUNICATIONS, INC.	SEPTEMBER12022		\$827.50	
26883		09/09/2022		IMAGENET CONSULTING LLC	INV264634		\$154.69	
26884		09/09/2022		WASTE MANAGEMENT OF NM	0400368-4889-9		\$289.00	
26885		09/13/2022		DOLORES STATE BANK	SEPTEMBER262022		\$2,034.14	
26886		09/13/2022		DOLORES GENERAL STORE	SEPTEMBER32022		\$477.78	
26887		09/13/2022		FLYERS ENERGY, LLC	CFS-3109204		\$1,125.62	
26888		09/13/2022		GRAINGER	9428011465		\$163.88	
26889		09/13/2022		LEPEW PORTA JOHNS, INC	2022-08-145		\$510.00	
26890		09/13/2022		NETFORCE PC, INC.	20992		\$1,921.31	
26891		09/13/2022		SAN JUAN BASIN PUBLIC HEALTH DEPAR	2022-0895		\$106.00	
26892		09/13/2022		SLAVENS, INC.	AUGUST252022		\$913.02	
26893		09/13/2022		TOWN OF PAGOSA SPRINGS	SEPTEMBER82022	CML DISTRICT 9 MEETING	\$70.00	
26894		09/13/2022		BANKCARD CENTER	AUGUST242022		\$2,321.45	
26895		09/13/2022		EMPIRE ELECTRIC ASSOCIATION	SEPTEMBER72022	GROUP BILL	\$5,115.97	

* Indicates Out Of Sequence Check Number

TOWN OF DOLORES

Check Register
Reporting All Cash Accounts
From: 9/1/2022
To: 9/30/2022

Number	Seq	Date	Void	Vendor Name	Invoice Number	Comments	Amount	Manual Chk
26896		09/13/2022		EMPIRE ELECTRIC ASSOCIATION	SEPTEMBER7A2022	SOLAR BILL	\$368.33	
26897		09/28/2022		CENTURYLINK	SEPTEMBER82022		\$148.79	
26898		09/28/2022		DPC INDUSTRIES, INC	747002008-22		\$760.40	
26899		09/28/2022		FLYERS ENERGY, LLC	CFS-3123724		\$321.17	
26900		09/28/2022		GREEN ANALYTICAL LABORATORIES	GAL2209-059		\$100.00	
26901		09/28/2022		IMAGENET CONSULTING LLC	INV324671		\$200.04	
26902		09/28/2022		Kenneth Charles	RENTSEPT2022		\$800.00	
26903		09/28/2022		LOGAN SIMPSON DESIGN	30241	SERVICES JULY 30 TO AUGUST 26	\$2,980.00	
26904		09/28/2022		LUCAS SANCHEZ	SEPTEMBER12022	SUMMER INTERNSHIP	\$800.00	
26905		09/28/2022		PARKERS WORKPLACE SOLUTIONS	805744-00		\$467.06	
26906		09/28/2022		PERSONNEL SAFETY ENTERPRISES - ZEE	92884		\$264.35	
26907		09/28/2022		PETTY CASH	SEPTEMBER162022		\$61.26	
26908		09/28/2022		LINDA ROBINSON	246	FLANDERS PARK PLANNING	\$999.00	

EFT Check Count:	0	Amount:	\$0.00
Regular Check Count:	43	Amount:	\$51,624.13
	43		\$51,624.13
Voided Check Count:	0	Amount:	\$0.00

Signature

These invoices are approved for payment.

Town board October 10, 2022**Building Official/Building Inspector report****Current projects:**

1. 300 Central Avenue – Will be starting a reroofing project
2. 507 Central – Working on plumbing and awaiting drawings for suppression system
3. 1319 Railroad – Will be moving the Zircon
4. 109 S 6th – Foundation poured
5. 18380 Space 6 – Framing done
6. 105 S 9th – Foundation for deck completed
7. 45 Porter way – Deck finished
8. 207 S 8th – Rough in plumbing finished
9. 315 Central – Framing and sheetrock finished

New permits: Seven permits issued for a total of \$3,567.19

1. #1072 – Re-Roofing project
2. #1073 – Deck addition
3. #1074 – Porch Addition
4. #1075 -- Single car garage
5. #1076 – Zircon removal
6. #1077 – Remodel and change of use
7. #1078 – Re-Roofing

Consultations - Phone and in person

51 for July

Construction Inspections

27 construction inspections of permits issued

Future projects on the horizon:

1. Auto parts store – Should be open soon

Business Inspections

Five (5)

STR Inspections

No inspections in June

Internet Technology

Preparing the budget items for replacement of the final leased equipment

SPECIAL PROJECTS

1. No reports

STR's

No additional report on STR's this month

Compliance issues

1. 30 letters sent on weed issues
2. 35 Letters sent on tree issues
3. 12 letters sent on Junk/Debris
4. 10 letters sent on disabled/unlicensed vehicles

The letters were sent on August 22, 2022. The Town ordinance 8.08.030 gives ten days to comply after a notice has been sent out. As of today September 6, 2022, we have the following compliance,

Weeds

1. 30 letters
2. 15 complied
3. 4 Partial
4. 11 – nothing as of 10-3-2022

Trees

1. 28 Letters
2. 20 Complied
3. 3 Partial
4. 5 – Nothing as of 10-3-2022

Junk

1. 9 letters
2. 2 complied
3. 6 – contacted us
4. 1 – Nothing as of 10-3-2022

Vehicles

1. 6 letters
2. 1 – complied
3. 1 – Contacted
4. 4 – Nothing as of 10-3-2022

Billing Period Report

For 1 9/1/2022 - 9/30/2022

Include Write Off Accounts: True

Account Active Hold	Location Hold End	Transaction Type	Amount*	Transaction Date	EID	Last Reading	New Reading	Usage
Billing Period Totals								
Balance Forward			36,195.41	572				
Payments & Credits								
		Payment Cash	-1,966.06	25				
		Payment Check	-39,206.93	419				
		SEWER ADJUSTMENT	-241.20	3				
		WATER ADJUSTMENT	-79.96	2				
Payments & Credits			-41,494.15	449				
SEWER								
		SEWER	16,844.72	488				
		SEWER ADJUSTMENT	31.16	1				
SEWER			16,875.88	489				
WATER								
		LATE CHARGE	413.16	65				
		RECONNECT FEE	100.00	2				
		WATER	22,154.36	555				
		WATER ADJUSTMENT	110.80	2				
WATER			22,778.32	624				
Ending Balance			\$34,355.46	2,134				

Rate Code Totals

Rate Code	Amount	Usage	Count
SEWER			
CS1 COMM IN TOWN	\$2,588.08	621,600	61
S01 RESIDENT IN TOWN	\$10,469.76	1,790,000	336
S02 RESIDENT OUT OF TOWN	\$674.31	75,100	13
S03 RESIDENT IN TOWN 1K	\$249.28	269,000	8
S1K COMMSEWER1KMETER	\$1,928.49	781,000	30
S90 SENIOR LI DISCOUNT	\$934.80	267,400	40
WATER			
C05 COMM.TAP IN TOWN	\$61.68	0	2
CW1 COMM IN TOWN	\$2,543.02	439,000	64
CW3 CM1K IN TOWN	\$1,685.24	582,000	25
MF1 100 GAL MULTI FAMILY INTOWN	\$1,041.36	280,500	20
MF2 1K MULTI FAMILY INTOWN	\$1,143.25	484,000	11
MF3 1K OUT OF TOWN MULTI FAMILY	\$192.88	37,000	2
MF4 100 GAL MULTI FAMILY OUT OF TOV	\$465.51	21,900	10
R01 RESIDENT IN TOWN	\$11,619.09	1,875,500	321
R02 RES. TOWN TAP	\$246.72	0	8
R03 RESIDENT OUT TOWN	\$1,838.46	196,600	35
RECONNECT FEE	\$100.00		2
RK1 RESIDENT 1K METER	\$156.70	31,400	4
TW1 TOWN WATER	\$0.00	64,200	10
TW2 TOWN WATER 1 K	\$0.00	314,000	2
W90 SENIOR LI DISCOUNT	\$1,160.45	267,400	40
WD WATER DOCK 1K	\$0.00	215,000	1

Usage Totals

Billing Period Report

For 1 9/1/2022 - 9/30/2022

Include Write Off Accounts: True

Account Active Hold	Location Hold End	Transaction Type	Amount*	Transaction Date	EID	Last Reading	New Reading	Usage
SEWER								
			11,500					
		Commercial	1,368,300					
		MultiFamily	400					
		Other	137,000					
		PublicGovt	1,000					
		Residential	2,285,900					
			3,804,100					
WATER								
			12,800					
		Commercial	1,452,800					
		MultiFamily	1,000					
		Other	137,000					
		PublicGovt	594,200					
		Residential	2,610,700					
			4,808,500					
		Total Usage	8,612,600					

Negative Usage

No customers were billed for negative usage in this period.

Other Receipts

Description	Amount
BUILDING PERMIT	\$1,147.08
BUSINESS LICENSE	\$50.00
COMNET FRANCHISE	\$754.26
DEVELOPMENT FEE	\$40.00
DOG LICENSE	\$30.00
EMPIRE FRANCHISE	\$3,711.52
LIQUOR LICENSE	\$100.00
MINERAL TAX	\$54,718.48
MISC-GENERAL	\$9,124.00
PARKS AND REC REVENUE	\$100.00
PROP TAX-OWNERSHIP	\$1,249.16
PROPERTY TAX	\$4,221.31
R&B TAX	\$581.84
SEVERANCE TAX	\$13,492.26
WATER DOCK	\$1,552.50
	\$90,872.41
Payment Type	Amount
Cash	\$-1,697.50
Check	\$-89,174.91
	\$-90,872.41

* Indicates non-finalized charge

MAINTENANCE WATER PRODUCTION REPORT

SEPTEMBER 2021 PRODUCTION CALCULATIONS

TOTAL PLANT	3064000
TOTAL WELL	2437000

TOTAL PRODUCTION	5501000
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GALLONS PRODUCED IN TIME FRAME:

PRODUCTION IN BILLING CYCLE AUG 26 - SEPT 23

PRODUCTION SEPT 1-23	4453000
PRODUCTION AUGUST 26	1056000

TOTAL PRODUCTION AUGUST 26 THRU SEPT 23	5509000
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GALLONS CONSUMED IN BILLING CYCLE:

GALLONS BILLED FOR CYCLE	4808500
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GALLONS USED BY OTHERS	30000
------------------------	-------

TOTAL GALLONS CONSUMED	4838500
------------------------	---------

TOTAL PRODUCED IN CYCLE	5509000
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DIFFERENCE/LOSS	670500
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PERCENT LOSS	0.12
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MAINTENANCE DAILY REPORT SEPTEMBER 2022

- 1 Plants. Picked up trash and cleaned the restrooms. Marked utility locates. Worked on N 15th street. Cleaned mowers and repaired the water dock.
- 2-5 Plants. RJ. RJ got called out to the water dock on the 4th.
- 6 Plants. Picked up trash and cleaned the restrooms. Pulled the monthly wastewater samples the bacti water samples and the chlorine samples. Repaired the toilet at JRP and Riverside Parks. Mowed Flanders Park. Worked on sprinklers at Riverside Park. Lubed the backhoe and loader. Painted over the graffiti on 4th street bridge. Finished the turbidity report.
- 7 Plants. Mowed at JRP. Set culverts on N 15th street and started laying gravel. Used 2000 gallons of water.
- 8 Plants. Picked up trash and cleaned the restroom. Worked on N 15th street. Used 2000 gallons of water. Removed tree heaved sidewalks on N 9th. Worked on sprinklers at JRP.
- 9-11 Plants. Wyatt
- 12 Plants. Picked up trash and cleaned the restrooms. Turned off water at 702 Hillside for a repair. Marked utility locates. Worked on N 15th street, used 3000 gallons of water. Mowed at Flanders and Riverside parks. Attended the board meeting.
- 13 Plants. Mowed at JRAP. Worked on N 15th street. Marked utility locates.
- 14 Plants. Pulled the weekly chlorine samples. Poisoned moles. Spread gravel on N 15th street. Used 2000 gallons of water.
- 15 Plants. Picked up trash and cleaned the restrooms. Poisoned moles at JRP. Cleaned storm drains. Used 6000 gallons of water.
- 16-18 Plants. Anthony
- 19 Plants. Finished the wastewater daily monitoring report. Cleaned storm drains. Used 15000 gallons of water.
- 20 Plants. Picked up trash and cleaned the bathrooms. Hung water shut off notices. Serviced the chlorine feed at the well. Removed graffiti on 4th street bridge. Cleaned storm drains.
- 21 Plants. Pulled the weekly chlorine samples. Read meters. Rolled N 15th street. Repaired broken sprinkler lines in Triangle Park. Bladed streets. Repaired the tire on the Polaris UTV.
- 22 Plants. Repaired water meters. Serviced the roller and the 120 M motor grader.

23-25 Plants. Randy

- 26 Plants. Picked up trash and cleaned the restrooms. Marked utility locates. Bladed streets. Mowed Flanders Park. Repaired the street sign on S 2nd. Attended the board meeting.
- 27 Plants. Asphalt patching in the business district and Central Ave. Turned water off at 702 Hillside. Unplugged the sewer line at Riverside Park bathrooms.
- 28 Plants. Meeting for Fall Fest. Marked sprinklers at Flanders Park. Filled the chlorine feed at the wastewater Plant. Trimmed trees on the walking trail. Pulled the weekly chlorine water samples.
- 29 Plants. Picked up trash and cleaned the bathrooms. Set up for Fall Fest. Turned water off for the season at 207 S 8th. Cleaned the shop. Opened the green waste facility for the residents.
- 30 Plants. RJ. Randy got called out for the water dock.



Manager's Update

Dolores Colorado

To: MAYOR AND TRUSTEES
From: Ken Charles, Dolores Town Manager
Dt: October 10, 2022
RE: Meeting Information Update

Monday/s Town Board Meeting

On the agenda for our regular meeting Monday October 10, 2022:

On the agenda are:

- We will be considering a Resolution to award Rural Home: For Sale, For Locals the attainable housing development project.
- We will ask the mayor and trustees to consider purchasing street striping painting equipment rather than contract to a vendor the annual street striping painting task.
- There will be a discussion item on the purchase of 601 Central Avenue.
- There will be a discussion on the latest development at Ironwood.

General Updates

- **601 Central Avenue purchase**
 1. The building inspection was performed by Jeff Sand on Thursday October 6. We should receive the report shortly.
 2. The town engaged with Contract Environmental Services, Inc of Cortez to perform the asbestos analysis of town hall. The vendor will take numerous samples and have them evaluated. Once we know the extent of the asbestos, we will quickly seek bids from companies who perform the actual abatement.
- The town and the Dolores FPD will contract with Montelores Surveying and Mapping to prepare a survey for the property exchange. Once that is completed the town will need to take the project through the town's Land Use Code-subdivision process.
- I continue to work on the Request for Proposals (RFP) for the Flanders restroom and the early warning sirens.
- I and town treasurer will be presenting the 2023 budget to the board at this meeting.
- The mayor and I attended the CML fall outreach meeting in Pagosa Springs and the Region 9 Economic Development District quarterly meeting in Durango the next day.
- **Upcoming Events**
- October 10 and 24th Board & Workshop meetings: October Workshop 2023 Budget
- **Unscheduled-It is Dolores' turn to host the manager/mayors, county commissioners breakfast meeting.** We typically get together on a Monday morning at 8:00 am. I am thinking the Community Center as a location. This is terrific opportunity for trustees to attend and catch up on the various issues, projects and opportunities that our neighbors are involved with.
- CML-while it is early to be thinking summer of 2023, the CML is June 25-28 in Aurora.



COLORADO
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2022 Fall District Meetings

- ❖ **Welcome letter from Kevin Bommer, CML executive director**
- ❖ **CML advocacy update**
- ❖ **2022 statewide ballot measures**
- ❖ **CML resources**
- ❖ **CML executive board and staff**



To: CML District Meeting attendees
From: Kevin Bommer, Executive Director
Meghan Dollar, Legislative Advocacy Manager
Date: September 1, 2022
Subject: District meetings and CML Policy Development

After such a long break in 2020, we were so happy to get back out on the road in 2021 to restart CML District Meetings. Yet, there was still much uncertainty, which is why we are even more excited about the 2022 Fall District Meetings. We made do with virtual meetings when we had to and started back in-person when we knew we could. Now, we have the chance to come back together “just like the good old days” to learn from and lean on each other a bit.

CML exists *for* our members and *because of* our members. The League is here to help you serve the needs of your communities and to excel at what you do. We thank you for taking the time to attend a CML District Meeting and we trust that it will help you achieve CML’s vision for our members.

The entire staff at CML appreciates that *your time is valuable*. Almost all of our municipal elected officials serve their communities in their spare time out of sheer dedication to their municipality. Staff members have limited extra time, as well. We appreciate the opportunity to come see you, and we know that is what you expect of your League.

You also have a role in making sure CML is representing and protecting the interests of all of Colorado’s municipalities before the state and federal governments. While the primary responsibility for policy development lies with the CML Policy Committee and the CML Executive Board, *the District Meetings give YOU a chance to have direct input* into both.

CML Policy Committee

Each member municipality of CML is entitled to designate one representative to the League’s Policy Committee. One alternate may also be designated. The Policy Committee has significant policy development responsibilities. The committee is responsible for reviewing legislative and policy proposals and then recommending specific positions to the CML Executive Board. Prior to each annual conference, the Policy Committee may also propose to revisions to the League’s Policy Statement that guides League positions on policy issues affecting municipalities.

If you would like to view CML’s a 2022-2023 Policy Statement adopted at the Annual Business Meeting in June, [please download here](#).

Input from District meetings

At the October Policy Committee meeting, any issues, comments, concerns, legislative ideas, and policy recommendations gathered from the business meeting at each District Meeting will be compiled into a



To: CML Membership
From: CML Advocacy Staff
Date: September 12, 2022
Subject: CML Advocacy Update

This memo is intended to introduce CML's membership to the CML Advocacy Team, provide a snapshot of the 2022 legislative session, and look ahead to 2023.

Meet the CML Advocacy Team

The four members of CML's Advocacy Team are responsible for advocating municipal interests before the state legislature.

Legislative Advocacy Manager: Meghan Dollar

Meghan's issues include affordable housing; building codes; criminal justice; employment and labor; land use and annexation; retirement/pensions; and taxation and fiscal policy. She also assists in training and answering inquiries for other municipal officials on various topics. Meghan joined the League in 2011.

Legislative and Policy Advocate: Meghan MacKillop

Meghan's issues include transportation; economic development; sustainability; immigration; substance abuse; and public safety. She also assists in training and answering inquiries for other municipal officials on various topics. Meghan joined the League in January 2021.

Legislative and Policy Advocate: Heather Stauffer

Heather's issues include natural resources and environment; elections; governmental immunity; oil and gas; open meetings/open records; special districts; severance tax/FML/energy impact; and water and wastewater/water quality and wildfire. She also assists in training and answering inquiries for other municipal officials on various topics. Heather joined CML in July 2019.

Legislative and Policy Advocate: Jaclyn Terwey

Jaclyn's issues include beer and liquor/marijuana; broadband; healthcare; hemp; historic preservation; lottery and gaming; public safety communications and utilities. She also assists in training and answering inquiries for other municipal officials on various topics. Jaclyn joined CML in January 2022.



2022 Statewide Ballot Measures of Interest to Municipalities

Colorado voters will see eleven statewide measures on their November ballot in addition to any local questions. Five measures were referred to voters by the General Assembly (including three constitutional amendments) and six were initiated by citizens. Detailed analysis of each measure by the General Assembly's Legislative Council Staff at <https://leg.colorado.gov/BallotAnalysis>. These measures may be of particular interest to municipal officials.

Proposition 122: Access to Natural Psychedelic Substances

CML opposes Proposition 122 because the measure prohibits appropriate and necessary local control.

This citizen-initiated statute (formerly known as Initiative 58) permits the supervised use and personal use by persons over 21 of "natural medicine" (certain psychedelic substances but initially only psilocyn and psilocybin until 2026). "Natural medicine" means the following substances in any form that would cause such plant or fungus to be described in the "Uniform Controlled Substances Act of 2013": dimethyltryptamine, ibogaine, mescaline (excluding peyote), psilocybin, or psilocyn. These substances are currently "Schedule I" substances under federal and state law, and natural medicine would remain illegal under federal law.

The state would regulate the manufacture, cultivation, testing, storage, transfer, transport, delivery, sale, purchase, and provision of "natural medicine." Local governments are authorized to regulate the time, place, and manner of operation of "healing centers," but local governments cannot ban or prohibit healing centers or the provision or transportation of "natural medicine" and cannot enact laws that are "unreasonable or in conflict with" the statute.

Natural medicine would be administered at "healing centers" under the supervision of a "facilitator" only to persons 21 years or older. Growing "natural medicine" for commercial and personal use would be allowed.

Personal use includes possessing, using, processing, purchasing, ingesting, giving away to persons over 21 years of age, and growing or cultivating plants. Sale of "natural medicine" is not authorized (outside of licensed centers).

The statute's broad legalization of conduct would restrict actions based on previously unlawful conduct (like a search, arrest, or denial of a license). The measure allows persons convicted of an offense that would have not been unlawful under the measure to seal the conviction record. Employers are not required to permit or accommodate "natural medicine" in the workplace (not including personal use outside the workplace).

Persons under 21 years of age violating certain provisions can be subject to a drug petty offense punishable by up to 4 hours of free drug education or counseling (unless the offense is not prohibited by another law or there is a greater penalty in another law for the same conduct). Persons who cultivate "natural medicine" that are not secure from access by a person under 21 years of age is subject to a civil fine of up to \$250. Other acts that are not made lawful by the statute include operating motor vehicles and other conveyances under the



Proposition 126: Third-Party Delivery of Alcohol Beverages

CML opposes Proposition 126 because the measure fails to provide for local permitting and approval of third-party delivery companies and restricts local government from holding such companies accountable for violations of Colorado beer and liquor laws.

This citizen-initiated statute (formerly known as Initiative 122) allows third-party companies that have obtained a state-issued delivery permit to deliver alcohol from liquor licensed businesses to persons 21 years of age or older. This statute also changes current law to permanently allow takeout and delivery of alcohol from bars and restaurants. A liquor licensee will not need to obtain a delivery permit if the delivery is made by an employee who is at least 21 years old and, for off-premises licensed retailers, utilizes a vehicle owned or leased by the licensee. The statute eliminates restrictions on the amount of revenue a business may earn from alcohol delivery.

Proposition 124: Increase Allowable Liquor Store Locations

This citizen-initiated statute (formerly known as Initiative 96) attempts to equalize the number of licenses for drugstores, grocery stores, and liquor stores by increasing the allowable number of retail liquor store licenses on a phased-in schedule. The increase would provide for 8 total locations upon passage of this measure (instead of 3 total locations), 13 total locations beginning in 2027 (instead of 4 total locations), 20 total locations in 2032, and an unlimited number of locations beginning in 2037.

Proposition 125: Allow Grocery and Convenience Stores to Sell Wine

This citizen-initiated statute (formerly known as Initiative 121) amends the Colorado Beer Code to permit the sale of wine in grocery and convenience stores that are currently only licensed to sell beer. This change is accomplished by automatically converting the specific license held by retailers, without local review unless the retail premises is significantly altered to sell new products. There will be no impact on the types of alcohol that may be sold by restaurants, bars, and other similar types of establishments. The statute also allows these licensees to conduct alcohol tastings if they satisfy existing statutory requirements.

Amendment E: Extend Homestead Exemption To Gold Star Spouses

The general assembly referred Amendment E to voters by HCR22-1003. This measure would amend section 3.5 of article X of the Colorado Constitution to extend the homestead exemption from property taxes to eligible spouses of U.S. armed forces service members who died in the line of duty or whose death resulted from a service-related injury or disease. The exemption would apply to tax years beginning January 1, 2023, or later.

The homestead exemption exempts from property taxation 50% of the first \$200,000 of actual value of the owner-occupied primary residence. Under the constitution, the general assembly is required to compensate local governments for property tax revenues lost as a result of the homestead exemption. The exemption is currently available only to senior citizens who have lived in their residence for ten years and their surviving spouses and

CML Resources



COLORADO
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ADVOCACY

CML is your voice before the state and federal government, employing full-time lobbyists to ensure that all municipalities are well-represented at the state capitol.

LEGAL RESOURCES

CML's full-time legal staff is available as a municipal resource for questions ranging from the impact of recent court decisions to guidelines on implementing statutory changes. Additionally, the League participates as amicus curiae (friend of the court) in state and federal appellate court cases that involve issues important to municipalities.

INFORMATION

CML provides in-depth information by publishing several books each year, as well as overviews on current issues via www.cml.org, white papers, biweekly newsletters, and a quarterly magazine. Visit our website to view and order available publications.

TRAINING

CML offers training to members on a variety of innovative topics in several formats. The training calendar can be found at www.cml.org. CML provides training through:

- **Webinars**—Hour-long courses pertaining to a specific issue area or topic. These take place during the lunch hour and are free to members. CML provides webinars on a variety of topics including housing, parking management, accessibility and ADA compliance, and more. Webinar materials and recordings can be found on CML's website.
- **Workshops and seminars**—Typically one to two days long, CML holds training opportunities pertinent to elected officials, municipal staff, and municipal attorneys. These feature speakers on several topics throughout the day and in-person networking opportunities.
- **Annual Conference**—CML's annual conference brings together Colorado's municipalities for trainings from experts across the state, as well as collaboration across staff and elected officials from cities and towns. This is the League's largest training each year.

If you are not able to participate in a training but want access to the materials, visit www.cml.org/home/education-training/past-training-materials.

SAVE THE DATE FOR THE FOLLOWING EXCITING EVENTS

- Mayors' Summit — Oct. 20-21 — CML office
- Webinar: Reducing Emissions in Your Community – October 27
- Effective Governance Workshop — Dec. 1 — CML office/hybrid

SOCIAL MEDIA

If you are on Facebook and LinkedIn, join the more than 1,400 people who are connected to CML. Facebook followers get quick updates on CML activities, notifications of upcoming training and events, and information on what is going on in municipalities throughout the state. More than 2,600 people follow CML on Twitter for breaking news.

CML LISTSERVS

Listservs allow groups of individuals signed up for the service to share information and ideas by email. Any subscriber can post a question or provide information to the listserv, which then is automatically emailed to all the members of the group. All responses from other members of the group are emailed to all subscribers. Listserv groups include attorneys, clerks, finance officers, human resources, managers, public information officers, public works and utilities directors.

ENGAGING YOUTH

In partnership with the Special District Association of Colorado, CML continues to offer the popular Lessons on Local Government (LOLG) at www.lessonsonlocalgovernment.org, a free online resource providing Colorado's K-12 teachers with materials that meet the state's social studies and civics standards.

THE COLORADO MUNICIPAL LEAGUE

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TOWN OF DOLORES

SEPTEMBER

2022

COUNTY OF MONTEZUMA
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2022

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
DOLORES CONTRACT					
001.1650.1120 PERMANENT SALARIES	8,040.88	78,323.52	108,000.00	29,676.48	72.5
001.1650.1152 OVERTIME	.00	331.80	4,000.00	3,668.20	8.3
001.1650.1160 FRINGE BENEFITS	3,277.34	23,948.45	39,000.00	15,051.55	61.4
001.1650.1220 OPERATING EXPENSES	.00	4,321.12	6,000.00	3,678.88	54.0
001.1650.1221 MP MAINTENANCE	.00	.00	1,500.00	1,500.00	.0
001.1650.1310 PROFESSIONAL SERVICES	.00	.00	3,000.00	3,000.00	.0
001.1650.1387 VEHICLE EXPENSES	.00	.00	6,500.00	6,500.00	.0
001.1650.1610 DISPATCH FEES	.00	30,000.00	30,000.00	.00	100.0
TOTAL DOLORES CONTRACT	12,318.22	136,924.89	200,000.00	53,075.11	68.5

Date	Journal	Payee or Description	Account Number	Debit Amount	Credit Amount	Balance
DOLORES CONTRACT						
PERMANENT SALARIES						
		07/31/2022 (07/22) Balance	001.1650.1120			69,282.64
08/13/2022	PC	PAYROLL TRANS FOR 8/13/2022 PAY PERIO		5,072.67		
08/27/2022	PC	PAYROLL TRANS FOR 8/27/2022 PAY PERIO		3,968.21		
		08/31/2022 (08/22) Period Totals and Balance		9,040.88	.00	78,323.52
YTD Encumbrance	.00	YTD Actual	78,323.52 Total	78,323.52 YTD Budget	108,000.00 Unexpended	29,676.48
OVERTIME						
		07/31/2022 (07/22) Balance	001.1650.1152			331.80
		08/31/2022 (08/22) Period Totals and Balance		.00	.00	331.80
YTD Encumbrance	.00	YTD Actual	331.80 Total	331.80 YTD Budget	4,000.00 Unexpended	3,668.20
FRINGE BENEFITS						
		07/31/2022 (07/22) Balance	001.1650.1180			20,671.11
08/13/2022	PB	PAYROLL TRANS FOR 8/13/2022 PAY PERIO		2,808.22		
08/27/2022	PB	PAYROLL TRANS FOR 8/27/2022 PAY PERIO		469.12		
		08/31/2022 (08/22) Period Totals and Balance		3,277.34	.00	23,948.45
YTD Encumbrance	.00	YTD Actual	23,948.45 Total	23,948.45 YTD Budget	39,000.00 Unexpended	15,051.55
OPERATING EXPENSES						
		07/31/2022 (07/22) Balance	001.1650.1220			4,321.12
		08/31/2022 (08/22) Period Totals and Balance		.00	.00	4,321.12
YTD Encumbrance	.00	YTD Actual	4,321.12 Total	4,321.12 YTD Budget	8,000.00 Unexpended	3,678.88
MP MAINTENANCE						
		07/31/2022 (07/22) Balance	001.1650.1221			.00
		08/31/2022 (08/22) Period Totals and Balance		.00	.00	.00
YTD Encumbrance	.00	YTD Actual	.00 Total	.00 YTD Budget	1,500.00 Unexpended	1,500.00
FUEL						
		07/31/2022 (07/22) Balance	001.1650.1226			.00
		08/31/2022 (08/22) Period Totals and Balance		.00	.00	.00
YTD Encumbrance	.00	YTD Actual	.00 Total	.00 YTD Budget	.00 Unexpended	.00
PROFESSIONAL SERVICES						
		07/31/2022 (07/22) Balance	001.1650.1310			.00
		08/31/2022 (08/22) Period Totals and Balance		.00	.00	.00
YTD Encumbrance	.00	YTD Actual	.00 Total	.00 YTD Budget	3,000.00 Unexpended	3,000.00
VEHICLE EXPENSES						
		07/31/2022 (07/22) Balance	001.1650.1387			.00
		08/31/2022 (08/22) Period Totals and Balance		.00	.00	.00
YTD Encumbrance	.00	YTD Actual	.00 Total	.00 YTD Budget	6,500.00 Unexpended	6,500.00
FLEET COSTS						
		07/31/2022 (07/22) Balance	001.1550.1425			.00
		08/31/2022 (08/22) Period Totals and Balance		.00	.00	.00
YTD Encumbrance	.00	YTD Actual	.00 Total	.00 YTD Budget	.00 Unexpended	.00
TRAINING						
		07/31/2022 (07/22) Balance	001.1650.1500			.00
		08/31/2022 (08/22) Period Totals and Balance		.00	.00	.00
YTD Encumbrance	.00	YTD Actual	.00 Total	.00 YTD Budget	.00 Unexpended	.00
DISPATCH FEES						
		07/31/2022 (07/22) Balance	001.1650.1610			30,000.00
		08/31/2022 (08/22) Period Totals and Balance		.00	.00	30,000.00

Date	Journal	Payee or Description	Account Number	Debit Amount	Credit Amount	Balance
YTD Encumbrance	.00	YTD Actual	30,000.00 Total	30,000.00 YTD Budget	30,000.00 Unexpended	.00
CONTRACT REFUND						
		07/31/2022 (07/22) Balance	001.1850.1675			.00
		08/31/2022 (08/22) Period Totals and Balance		.00	.00	.00
YTD Encumbrance	.00	YTD Actual	.00 Total	.00 YTD Budget	.00 Unexpended	.00
Total DOLORES CONTRACT				12,318.22	.00	124,606.67

Detective Division

Dolores Monthly

September 2022

	MONTHLY	YEAR TO DATE
NEW CASES ASSIGNED	0	4
CASES CLEARED / INACTIVE / CLOSED	0	4
CASES PENDING		0
VALUE OF STOLEN / DAMAGED PROPERTY	\$0.00	\$0.00
VALUE OF RECOVERED PROPERTY	\$0.00	\$0.00
HOURS WORKED	0	
OTHER - HOURS WORKED	0	19

MONTEZUMA COUNTY DETECTIVE DIVISION HAD THE FOLLOWING:

CASE #	OFFENSE-VIOLATION	STATUS
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**Summons Written For the
Town of Dolores
SEPTEMBER
2022**

Dolores Summons

Total Records: 17

MONTEZUMA COUNTY SHERIFF'S OFFICE

730 EAST DRISCOLL STREET
CORTEZ, CO 81321
STEVE NOWLIN - SHERIFF
970-565-8452
970-564-3731



CITATION NUMBER	CHARGES	Count
C32525		1

Date Reported	Issuing Officer
9/22/2022	AYBAR, HAKAN

CITATION NUMBER	CHARGES	Count
C32590	CRIMINAL VIOL - ASSAULT IN THE THIRD DEGREE, CRIMINAL VIOL - DOMESTIC VIOLENCE	1

Date Reported	Issuing Officer
9/15/2022	WEST, MARC

CITATION NUMBER	CHARGES	Count
C29366	CRIMINAL VIOL - CHILD ABUSE (M2)	1

Date Reported	Issuing Officer
9/5/2022	HUFF, YVONNE

CITATION NUMBER	CHARGES	Count
C32485	CRIMINAL VIOL - DOG NOT UNDER CONTROL	1

Date Reported	Issuing Officer
9/25/2022	FROST, THOMAS

CITATION NUMBER	CHARGES	Count
C32591	CRIMINAL VIOL - DOMESTIC VIOLENCE, CRIMINAL VIOL - HARASSMENT - STRIKE, SHOVE, KICK (M1)	1

Date Reported	Issuing Officer
9/23/2022	WEST, MARC

CITATION NUMBER	CHARGES	Count
C32405	CRIMINAL VIOL - DROVE VEHICLE DUI - ALCOHOL/DRUGS/OR BOTH , CRIMINAL VIOL - DROVE VEHICLE W/BLOOD ALCOHOL CONTENT 0.08 PER SE	1

Date Reported	Issuing Officer
9/3/2022	KENNEDY, ALEXANDER

CITATION NUMBER	CHARGES	Count
C32653	CRIMINAL VIOL - OBSTRUCTING A PEACE OFFICER	1

Date Reported	Issuing Officer
9/4/2022	HINTON, WRANGLER

CITATION NUMBER	CHARGES	Count
C32652	CRIMINAL VIOL - OBSTRUCTING A PEACE OFFICER	1

Date Reported	Issuing Officer
9/4/2022	HINTON, WRANGLER

CITATION NUMBER	CHARGES	Count
C32802	TRAFFIC VIOL-ORDINANCE - LIMITATIONS ON BACKING	1
Date Reported		Issuing Officer
9/18/2022		GILBERTO, JACOB
CITATION NUMBER	CHARGES	Count
C32801	TRAFFIC VIOL-STATUTE - DISPLAYED EXPIRED NUMBER PLATES	1
Date Reported		Issuing Officer
9/16/2022		GILBERTO, JACOB
CITATION NUMBER	CHARGES	Count
C32304	TRAFFIC VIOL-STATUTE - DROVE (MOTOR/OFF-HIGHWAY) VEHICLE WHEN LICENSE DENIED	1
Date Reported		Issuing Officer
9/3/2022		HILL, BRYAN
CITATION NUMBER	CHARGES	Count
C32483	TRAFFIC VIOL-STATUTE - DROVE (MOTOR/OFF-HIGHWAY) VEHICLE WHEN LICENSE REVOKED	1
Date Reported		Issuing Officer
9/15/2022		FROST, THOMAS
CITATION NUMBER	CHARGES	Count
C29792	TRAFFIC VIOL-STATUTE - DROVE (MOTOR/OFF-HIGHWAY) VEHICLE WHEN LICENSE REVOKED	1
Date Reported		Issuing Officer
9/27/2022		SMITH, STEVEN
CITATION NUMBER	CHARGES	Count
C32325	TRAFFIC VIOL-STATUTE - DROVE (MOTOR/OFF-HIGHWAY) VEHICLE WHEN LICENSE UNDER RESTRAINT, TRAFFIC VIOL-ORDINANCE - SPEEDING-	1
Date Reported		Issuing Officer
9/9/2022		LANYON, JACOB
CITATION NUMBER	CHARGES	Count
C32482	TRAFFIC VIOL-STATUTE - DROVE (MOTOR/OFF-HIGHWAY)VEHICLE WHEN LICENSED SUSPENDED	1
Date Reported		Issuing Officer
9/14/2022		FROST, THOMAS
CITATION NUMBER	CHARGES	Count
C32324	TRAFFIC VIOL-STATUTE - SPEEDNG > 25-39 MPH OVER PRIMA FACIE LIMIT , TRAFFIC VIOL-STATUTE - OWNER OPERATED/ALLOWED TO BE OPERATED/AN UNINSURED MV ON PUB, TRAFFIC VIOL-STATUTE - RECKLESS DRIVING	1
Date Reported		Issuing Officer
9/5/2022		LANYON, JACOB
CITATION NUMBER	CHARGES	Count

C32484	TRAFFIC VIOL-STATUTE - SPEEDNG > 25-39 MPH OVER PRIMA FACIE LIMIT , TRAFFIC VIOL-STATUTE - RECKLESS DRIVING , CRIMINAL VIOL - VEHICULAR ELUDING CREATED RISK OF INJURY (RECKLESS)	1
Date Reported		Issuing Officer
9/24/2022		FROST, THOMAS

Town of Dolores

September 2022

**Municipal Code/Traffic Citations and
Reports Written**

Detective Hours: 0

Patrol Hours: 320

Call No	Date	Type	Address	City, State	Call Taker
22038276	9/1/2022 1:04	EXTRA PATROL	420 CENTRAL AVE	DOLORES, CO	TMENDOZA
22038284	9/1/2022 3:46	EXTRA PATROL	420 CENTRAL AVE	DOLORES, CO	ALUDINGTON
22038337	9/1/2022 12:01	VIN INSPECTION	507 CENTRAL AVE	DOLORES, CO	SWHITE
22038390	9/1/2022 16:04	TRAFFIC STOP	100 N 19TH ST	DOLORES, CO	TMENDOZA
22038392	9/1/2022 16:18	SCHOOL ZONE PATROL	1301 CENTRAL AVE	DOLORES, CO	AVIOLETTE
22038402	9/1/2022 17:11	ANIMAL FOUND	209 N 9TH ST	DOLORES, CO	TMENDOZA
22038414	9/1/2022 18:15	BUSINESS CHECK	102 RAILROAD AVE	DOLORES, CO	TMENDOZA
22038417	9/1/2022 18:38	BAR CHECK	18396 HWY 145	DOLORES, CO	TMENDOZA
22038434	9/1/2022 20:46	EXTRA PATROL	1110 RAILROAD AVE	DOLORES, CO	TMENDOZA
22038542	9/2/2022 15:02	BUSINESS CHECK	1110 RAILROAD AVE	DOLORES, CO	VYAMPOLSKY
22038546	9/2/2022 15:29	BUSINESS CHECK	341 RAILROAD AVE	DOLORES, CO	VYAMPOLSKY
22038568	9/2/2022 18:49	BAR CHECK	104 S 2ND ST	DOLORES, CO	SWHITE
22038584	9/2/2022 20:00	TRAFFIC STOP	200 N 18TH ST	DOLORES, CO	ALUDINGTON
22038709	9/3/2022 15:24	BUSINESS CHECK	341 RAILROAD AVE	DOLORES, CO	VYAMPOLSKY
22038880	9/4/2022 16:05	FOLLOWUP	18396 HWY 145	DOLORES, CO	APARKER
22038884	9/4/2022 16:33	BUSINESS CHECK	341 RAILROAD AVE	DOLORES, CO	APARKER
22038896	9/4/2022 18:30	BUSINESS CHECK	102 RAILROAD AVE	DOLORES, CO	APARKER
22038899	9/4/2022 18:40	BAR CHECK	1319 RAILROAD AVE	DOLORES, CO	APARKER
22038920	9/4/2022 20:47	MAN WITH GUN	205 N 11TH ST	DOLORES, CO	DPADILLA
22038970	9/5/2022 8:45	THREATS	18380 HWY 145	DOLORES, CO	VYAMPOLSKY
22039033	9/5/2022 18:27	OPEN DOOR	995 RAILROAD AVE	DOLORES, CO	AVIOLETTE
22039043	9/5/2022 19:56	EXTRA PATROL	420 CENTRAL AVE	DOLORES, CO	DPADILLA
22039054	9/5/2022 22:18	EXTRA PATROL	420 CENTRAL AVE	DOLORES, CO	DPADILLA
22039061	9/6/2022 0:12	NOISE COMPLAINT	1401 CENTRAL AVE	DOLORES, CO	AVIOLETTE
22039077	9/6/2022 7:11	TRAFFIC STOP	94 CENTRAL AVE	DOLORES, CO	VYAMPOLSKY
22039187	9/6/2022 16:53	REDDI REPORT	102 S 11TH ST	DOLORES, CO	JDOLLAR
22039199	9/6/2022 17:55	ABANDON VEHICLE	209 CENTRAL AVE	DOLORES, CO	JDOLLAR
22039201	9/6/2022 18:09	SUSPICIOUS ACTIVITY	1323 RAILROAD AVE	DOLORES, CO	SBOGOTT
22039243	9/7/2022 0:51	EXTRA PATROL	420 CENTRAL AVE	DOLORES, CO	SBOGOTT
22039244	9/7/2022 0:57	SUSPICIOUS ACTIVITY	501 RAILROAD AVE	DOLORES, CO	SBOGOTT
22039253	9/7/2022 3:42	EXTRA PATROL	420 CENTRAL AVE	DOLORES, CO	AVIOLETTE
22039261	9/7/2022 6:31	FOLLOWUP	108 N 7TH ST	DOLORES, CO	VYAMPOLSKY
22039270	9/7/2022 7:56	TRAFFIC STOP	100 N 14TH ST	DOLORES, CO	VYAMPOLSKY

22039275	9/7/2022 8:42 SEIZURE	101 N 5TH ST	DOLORES, CO	APARKER
22039344	9/7/2022 14:54 DISTURBANCE	1002 RAILROAD AVE	DOLORES, CO	VYAMPOLSKY
22039353	9/7/2022 15:36 UNKNOWN PROBLEM	420 CENTRAL AVE	DOLORES, CO	VYAMPOLSKY
22039362	9/7/2022 16:41 MOTORIST ASSIST	200 S 4TH ST	DOLORES, CO	SBOGOTT
22039379	9/7/2022 19:10 TRAFFIC STOP	200 S 4TH ST	DOLORES, CO	JDOLLAR
22039444	9/8/2022 9:00 SUSPICIOUS PERSON	1323 RAILROAD AVE	DOLORES, CO	VYAMPOLSKY
22039488	9/8/2022 12:58 SICK GENERAL	1002 RAILROAD AVE	DOLORES, CO	VYAMPOLSKY
22039496	9/8/2022 13:47 HARASSMENT	1301 CENTRAL AVE	DOLORES, CO	ALUDINGTON
22039515	9/8/2022 14:56 ABANDON VEHICLE	300 CENTRAL AVE	DOLORES, CO	ALUDINGTON
22039566	9/8/2022 20:23 FOUND PROPERTY	1319 RAILROAD AVE	DOLORES, CO	AVIOLETTE
22039655	9/9/2022 11:39 EXTRA PATROL	420 CENTRAL AVE	DOLORES, CO	VYAMPOLSKY
22039769	9/9/2022 23:57 DOMESTIC VIOLENCE	701 RAILROAD AVE	DOLORES, CO	DKELSO
22039778	9/10/2022 3:15 EXTRA PATROL	420 CENTRAL AVE	DOLORES, CO	DPADILLA
22039820	9/10/2022 10:18 MOTORIST ASSIST	420 CENTRAL AVE	DOLORES, CO	APARKER
22039868	9/10/2022 16:45 TRAFFIC STOP	100 N 9TH ST	DOLORES, CO	VRENDON
22039902	9/10/2022 21:07 BARKING DOG	302 S 4TH ST	DOLORES, CO	VRENDON
22039909	9/10/2022 21:50 BARKING DOG	1100 HILLSIDE AVE	DOLORES, CO	DPADILLA
22039937	9/11/2022 3:27 EXTRA PATROL	420 CENTRAL AVE	DOLORES, CO	DPADILLA
22039971	9/11/2022 11:13 EXTRA PATROL	420 CENTRAL AVE	DOLORES, CO	APARKER
22039991	9/11/2022 15:36 FOLLOWUP	100 N 9TH ST	DOLORES, CO	APARKER
22040063	9/12/2022 7:36 EXTRA PATROL	420 CENTRAL AVE	DOLORES, CO	ALUDINGTON
22040093	9/12/2022 10:10 EXTRA PATROL	420 CENTRAL AVE	DOLORES, CO	ALUDINGTON
22040131	9/12/2022 12:22 PHONE CALL	101 N 3RD ST	DOLORES, CO	ALUDINGTON
22040163	9/12/2022 16:02 EXTRA PATROL	420 CENTRAL AVE	DOLORES, CO	TMENDOZA
22040218	9/13/2022 2:26 EXTRA PATROL	420 CENTRAL AVE	DOLORES, CO	DPADILLA
22040301	9/13/2022 17:08 DOMESTIC VIOLENCE	300 N 15TH ST	DOLORES, CO	SWHITE
22040307	9/13/2022 18:20 DOMESTIC VIOLENCE	300 N 15TH ST	DOLORES, CO	SBOGOTT
22040351	9/14/2022 3:48 EXTRA PATROL	420 CENTRAL AVE	DOLORES, CO	TMENDOZA
22040355	9/14/2022 5:53 ANIMAL WELFARE CHECK	110 N 15TH ST	DOLORES, CO	TMENDOZA
22040395	9/14/2022 10:46 SEXUAL ASSAULT ON CHILD	100 N 6TH ST	DOLORES, CO	ALUDINGTON
22040401	9/14/2022 11:03 TRAFFIC STOP	200 S 11TH ST	DOLORES, CO	ALUDINGTON
22040434	9/14/2022 15:16 TRAFFIC STOP	100 N 11TH ST	DOLORES, CO	ALUDINGTON
22040499	9/15/2022 7:13 FOLLOWUP	110 N 15TH ST	DOLORES, CO	ALUDINGTON
22040557	9/15/2022 12:19 BUSINESS CHECK	341 RAILROAD AVE	DOLORES, CO	VYAMPOLSKY

22040594	9/15/2022 15:06	WELFARE CHECK	1301 CENTRAL AVE	DOLORES, CO	VYAMPOLSKY
22040606	9/15/2022 16:23	TRAFFIC STOP	100 N 17TH ST	DOLORES, CO	VYAMPOLSKY
22040620	9/15/2022 18:28	ANIMAL WELFARE CHECK	110 N 15TH ST	DOLORES, CO	SBOGOTT
22040625	9/15/2022 19:06	RECKLESS	420 CENTRAL AVE	DOLORES, CO	SBOGOTT
22040636	9/15/2022 20:45	BUSINESS CHECK	1110 RAILROAD AVE	DOLORES, CO	SWHITE
22040638	9/15/2022 20:54	FOLLOWUP	300 N 14TH ST	DOLORES, CO	SWHITE
22040640	9/15/2022 21:01	BAR CHECK	1319 RAILROAD AVE	DOLORES, CO	SWHITE
22040683	9/16/2022 9:30	UNCONSCIOUS OR UNRESPONSIVE	103 N 9TH ST	DOLORES, CO	APARKER
22040693	9/16/2022 10:03	TRAFFIC STOP	100 N 18TH ST	DOLORES, CO	APARKER
22040709	9/16/2022 11:21	TRAFFIC STOP	18396 HWY 145	DOLORES, CO	APARKER
22040714	9/16/2022 11:46	TRAUMA	1301 CENTRAL AVE	DOLORES, CO	VRENDON
22040728	9/16/2022 13:20	TRAFFIC STOP	1200 CENTRAL AVE	DOLORES, CO	APARKER
22040800	9/16/2022 19:37	FOOT	1301 CENTRAL AVE	DOLORES, CO	SWHITE
22040807	9/16/2022 19:59	BAR CHECK	1319 RAILROAD AVE	DOLORES, CO	SWHITE
22040877	9/17/2022 3:32	EXTRA PATROL	420 CENTRAL AVE	DOLORES, CO	DPADILLA
22040888	9/17/2022 7:57	TRESPASS	501 RAILROAD AVE	DOLORES, CO	VYAMPOLSKY
22040933	9/17/2022 13:07	TRAFFIC STOP	200 S 5TH AVE	DOLORES, CO	VYAMPOLSKY
22040936	9/17/2022 13:19	BAR CHECK	104 S 2ND ST	DOLORES, CO	VYAMPOLSKY
22041016	9/18/2022 0:50	EXTRA PATROL	420 CENTRAL AVE	DOLORES, CO	SWHITE
22041017	9/18/2022 0:51	BARKING DOG	302 S 4TH ST	DOLORES, CO	SWHITE
22041035	9/18/2022 9:35	EXTRA PATROL	420 CENTRAL AVE	DOLORES, CO	APARKER
22041053	9/18/2022 12:02	BARKING DOG	206 S 5TH AVE	DOLORES, CO	VYAMPOLSKY
22041058	9/18/2022 12:30	BUSINESS ALARM	341 RAILROAD AVE	DOLORES, CO	VYAMPOLSKY
22041088	9/18/2022 18:58	CUSTODY DISPUTE	211 RAILROAD AVE	DOLORES, CO	APARKER
22041171	9/19/2022 11:38	FOUND PROPERTY	311 RAILROAD AVE	DOLORES, CO	VYAMPOLSKY
22041204	9/19/2022 15:45	PHONE CALL	420 CENTRAL AVE	DOLORES, CO	LJOHNSON
22041221	9/19/2022 17:52	VIN INSPECTION	18380 HWY 145	DOLORES, CO	SBOGOTT
22041246	9/19/2022 21:57	TRAFFIC STOP	501 RAILROAD AVE	DOLORES, CO	DPADILLA
22041259	9/20/2022 7:00	FOLLOWUP	18380 HWY 145	DOLORES, CO	ALUDINGTON
22041340	9/20/2022 14:07	TRAFFIC STOP	100 N 11TH ST	DOLORES, CO	ALUDINGTON
22041351	9/20/2022 15:02	TRAFFIC STOP	100 N 16TH ST	DOLORES, CO	ALUDINGTON
22041356	9/20/2022 15:34	TRAFFIC STOP	100 N 19TH ST	DOLORES, CO	ALUDINGTON
22041364	9/20/2022 16:06	TRAFFIC STOP	1400 RAILROAD AVE	DOLORES, CO	DKELSO
22041404	9/20/2022 20:37	EXTRA PATROL	420 CENTRAL AVE	DOLORES, CO	VRENDON

22041406	9/20/2022 20:52	EXTRA PATROL	1550 HILLSIDE AVE	DOLORES, CO	DKELSO
22041435	9/21/2022 5:17	CONSENSUAL CONTACT	200 S 3RD ST	DOLORES, CO	DPADILLA
22041449	9/21/2022 8:05	TRAFFIC STOP	100 N 19TH ST	DOLORES, CO	JDOLLAR
22041523	9/21/2022 15:20	ANIMAL GENERAL	420 CENTRAL AVE	DOLORES, CO	JDOLLAR
22041654	9/22/2022 12:19	TRAFFIC STOP	1400 RAILROAD AVE	DOLORES, CO	ALUDINGTON
22041691	9/22/2022 15:15	TRAFFIC CONTROL	100 N 11TH ST	DOLORES, CO	ALUDINGTON
22041700	9/22/2022 15:48	TRAFFIC STOP	200 S 9TH ST	DOLORES, CO	ALUDINGTON
22041705	9/22/2022 16:06	TRAFFIC STOP	100 N 16TH ST	DOLORES, CO	DKELSO
22041707	9/22/2022 16:08	TRAFFIC STOP	100 N 16TH ST	DOLORES, CO	DKELSO
22041708	9/22/2022 16:21	BUSINESS CHECK	341 RAILROAD AVE	DOLORES, CO	DKELSO
22041709	9/22/2022 16:24	TRAFFIC STOP	102 S 11TH ST	DOLORES, CO	DKELSO
22041734	9/22/2022 19:45	BAR CHECK	104 S 2ND ST	DOLORES, CO	DKELSO
22041751	9/22/2022 21:10	LIFT ASSIST	1151 MERRITT WAY	DOLORES, CO	DPADILLA
22041897	9/23/2022 15:17	TRAFFIC STOP	100 N 19TH ST	DOLORES, CO	VYAMPOLSKY
22041910	9/23/2022 17:05	TRAFFIC STOP	200 S 9TH ST	DOLORES, CO	DKELSO
22041911	9/23/2022 17:08	PHONE CALL	327 N 15TH ST	DOLORES, CO	DKELSO
22041914	9/23/2022 17:25	THREATS	101 N 16TH ST	DOLORES, CO	DKELSO
22041916	9/23/2022 18:04	COURTESY RIDE	94 CENTRAL AVE	DOLORES, CO	DKELSO
22041947	9/23/2022 19:52	COMMUNITY POLICING	1301 CENTRAL AVE	DOLORES, CO	DKELSO
22041954	9/23/2022 20:24	BUSINESS CHECK	501 RAILROAD AVE	DOLORES, CO	DKELSO
22041955	9/23/2022 20:26	TRAFFIC ACCIDENT	501 RAILROAD AVE	DOLORES, CO	VRENDON
22042059	9/24/2022 14:21	TRAFFIC STOP	700 RIVERSIDE AVE	DOLORES, CO	VYAMPOLSKY
22042067	9/24/2022 15:15	TRAFFIC STOP	100 N 21ST ST	DOLORES, CO	ALUDINGTON
22042095	9/24/2022 18:02	ANIMAL BITE	100 S 4TH ST	DOLORES, CO	VYAMPOLSKY
22042227	9/25/2022 17:16	TRAFFIC STOP	100 N 6TH ST	DOLORES, CO	JDOLLAR
22042337	9/26/2022 11:52	ANIMAL CARCASS	100 N 11TH ST	DOLORES, CO	VYAMPOLSKY
22042362	9/26/2022 14:25	DISTURBANCE	103 N 2ND ST	DOLORES, CO	LJOHNSON
22042371	9/26/2022 15:33	ATTEMPT TO SERVE CIVIL	327 N 15TH ST	DOLORES, CO	VYAMPOLSKY
22042376	9/26/2022 16:02	COMMUNITY POLICING	104 ERIK DR	DOLORES, CO	VYAMPOLSKY
22042387	9/26/2022 17:21	CONSENSUAL CONTACT	1323 RAILROAD AVE	DOLORES, CO	VYAMPOLSKY
22042390	9/26/2022 17:41	TRAFFIC ACCIDENT HIT AND RUN	201 S 8TH ST	DOLORES, CO	AVIOLETTE
22042433	9/27/2022 1:06	EXTRA PATROL	420 CENTRAL AVE	DOLORES, CO	DPADILLA
22042478	9/27/2022 10:30	TRAFFIC ACCIDENT HIT AND RUN	201 S 8TH ST	DOLORES, CO	ALUDINGTON
22042499	9/27/2022 12:54	VIN INSPECTION	420 CENTRAL AVE	DOLORES, CO	ALUDINGTON

22042514	9/27/2022 14:05	VERBAL DISPUTE	102 RAILROAD AVE	DOLORES, CO	ALUDINGTON
22042515	9/27/2022 14:12	FOLLOWUP	1301 CENTRAL AVE	DOLORES, CO	ALUDINGTON
22042523	9/27/2022 15:08	TRAFFIC STOP	100 N 16TH ST	DOLORES, CO	ALUDINGTON
22042529	9/27/2022 15:44	THEFT	18396 HWY 145	DOLORES, CO	APARKER
22042534	9/27/2022 15:58	TRAFFIC ACCIDENT	1550 HILLSIDE AVE	DOLORES, CO	VRENDON
22042541	9/27/2022 16:51	FOLLOWUP	300 N 15TH ST	DOLORES, CO	SBOGOTT
22042700	9/28/2022 15:42	THREATS	102 RAILROAD AVE	DOLORES, CO	JDOLLAR
22042714	9/28/2022 17:01	WELFARE CHECK	18380 HWY 145	DOLORES, CO	SBOGOTT
22042729	9/28/2022 19:04	TRAFFIC ACCIDENT	1301 CENTRAL AVE	DOLORES, CO	JDOLLAR
22042800	9/29/2022 7:58	TRAFFIC STOP	100 N 19TH ST	DOLORES, CO	ALUDINGTON
22042894	9/29/2022 15:42	TRAFFIC STOP	200 S 8TH ST	DOLORES, CO	ALUDINGTON
22042899	9/29/2022 16:05	TRAFFIC STOP	1600 CENTRAL AVE	DOLORES, CO	DKELSO
22042903	9/29/2022 16:16	BAR CHECK	104 S 2ND ST	DOLORES, CO	DKELSO
22042909	9/29/2022 16:53	PHONE CALL	510 CENTRAL AVE	DOLORES, CO	TMENDOZA
22042937	9/29/2022 19:32	CRIMINAL MISCHIEF	94 CENTRAL AVE	DOLORES, CO	DKELSO
22042951	9/29/2022 20:36	THREATS	201 CENTRAL AVE	DOLORES, CO	DKELSO
22043084	9/30/2022 15:16	FOLLOWUP	341 RAILROAD AVE	DOLORES, CO	SWHITE
22043090	9/30/2022 15:34	VIN INSPECTION	1800 CENTRAL AVE	DOLORES, CO	SWHITE
22043094	9/30/2022 16:02	FOLLOWUP	501 RAILROAD AVE	DOLORES, CO	JDOLLAR
22043105	9/30/2022 16:29	ABANDON VEHICLE	504 CENTRAL AVE	DOLORES, CO	JDOLLAR
22043106	9/30/2022 16:30	RECKLESS	420 CENTRAL AVE	DOLORES, CO	DKELSO
22043113	9/30/2022 17:01	CHOKING	94 CENTRAL AVE	DOLORES, CO	JDOLLAR

Call Type	Numb	Avg Dispatch	Avg Response	Avg Travel	Avg Time On Scene	Avg Time	Total Time
ABANDON VEHICLE	3	0.01	0	0	0	0.01	0.02
ANIMAL BITE	1	1.57	23.92	0	0.03	25.48	25.48
ANIMAL CARCASS	1	2.12	19.92	0.03	0.03	22.1	22.1
ANIMAL FOUND	1	3.37	0	4.08	7.07	14.52	14.52
ANIMAL GENERAL	1	0	0	0	0	0	0
ANIMAL WELFARE CHECK	2	3.38	0.37	0	0	3.74	7.48
ATTEMPT TO SERVE CIVIL	1	0	0	0	0	0	0
BAR CHECK	8	0.03	0.01	0	0	0.03	0.27
BARKING DOG	4	69.16	0.03	0	0	69.18	276.73
BUSINESS ALARM	1	0	0	0	0	0	0
BUSINESS CHECK	10	0	0	0	0	0	0
CHOKING	1	2.88	0.02	7.8	22.25	32.95	32.95
COMMUNITY POLICING	2	3.2	0	0.02	12.72	15.93	31.87
CONSENSUAL CONTACT	2	0.04	0.63	0	0	0.68	1.35
COURTESY RIDE	1	3.28	0.03	1.38	1.15	5.85	5.85
CRIMINAL MISCHIEF	1	3.28	19.2	0.02	39.92	62.42	62.42
CUSTODY DISPUTE	1	19.03	23.17	13.92	50.45	106.57	106.57
DISTURBANCE	2	1.68	0.19	0.96	29.43	32.27	64.53
DOMESTIC VIOLENCE	3	3.74	0.89	0	0	4.63	13.9
EXTRA PATROL	22	0.28	0.67	0	0.27	1.22	26.87
FOLLOWUP	10	0.31	0.03	0	0.01	0.34	3.35
FOOT	1	0	0	0	0	0	0
FOUND PROPERTY	2	0.79	0.08	3.68	27.4	31.95	63.9
HARASSMENT	1	0	0	0	0	0	0
HEART ATTACK	1	4.82	0.02	0.08	12.98	17.9	17.9
LIFT ASSIST	1	5.28	0.02	0.02	33.07	38.38	38.38
MAN WITH GUN	1	4.32	0	0	0	4.32	4.32
MOTORIST ASSIST	2	1.03	0	0	0	1.03	2.07
NOISE COMPLAINT	1	1.88	2.58	0	0	4.47	4.47
OPEN DOOR	1	4.87	0	41.88	1.27	48.02	48.02
PHONE CALL	4	345.52	0.88	0	0	346.4	1385.62
RECKLESS	2	8.15	0	0	0	8.15	16.3
REDDI REPORT	1	9.48	0.37	6.38	8.8	25.03	25.03

SCHOOL ZONE PATROL	1	0.27	0	0	0	0	0.27	0	0.27	0
SEIZURE	1	2.35	0	0	0.07	28.22	30.63	30.63	0	0.27
SEXUAL ASSAULT ON CHILD	1	0	0	0	0	0	0	0	0	0
SICK GENERAL	1	3.65	0.03	0.78	0	14.25	18.72	18.72	18.72	18.72
SUSPICIOUS ACTIVITY	2	19.88	14.08	0	0	0	33.95	33.95	67.9	67.9
SUSPICIOUS PERSON	1	12.12	0.03	0	0	0	12.15	12.15	12.15	12.15
THEFT	1	14.47	70.57	0	0	0	85.03	85.03	85.03	85.03
THREATS	4	3.55	0.89	0	0	8.19	12.63	12.63	50.52	50.52
TRAFFIC ACCIDENT	3	1.38	2.98	2.97	0	0.01	7.33	7.33	22	22
TRAFFIC ACCIDENT HIT AND F	2	2.62	17.49	443.96	0	18.58	482.65	482.65	965.3	965.3
TRAFFIC CONTROL	1	0.48	0.35	0	0	68.07	68.62	68.62	68.62	68.62
TRAFFIC STOP	33	0.58	0.1	0	0	0.48	1.16	1.16	38.35	38.35
TRAUMA	1	2.55	0.05	1.83	0	8.02	12.45	12.45	12.45	12.45
TRESPASS	1	1.08	0	3.03	0	8.23	12.35	12.35	12.35	12.35
UNCONSCIOUS OR UNRESPO	1	4.55	0.1	0.02	0	15.72	20.38	20.38	20.38	20.38
UNKNOWN PROBLEM	1	1.1	0.22	0	0	0	1.32	1.32	1.32	1.32
VERBAL DISPUTE	1	1.78	0.45	0.47	0	4.22	6.92	6.92	6.92	6.92
VIN INSPECTION	4	1.35	3.28	2.87	0	2.07	9.56	9.56	38.23	38.23
WELFARE CHECK	2	2.76	34.67	0	0	30.34	37.43	37.43	74.85	74.85

TOTAL CALLS FOR SERVICE 158

TREASURER'S REPORT
TOWN OF DOLORES
OCTOBER 3, 2022

Petty Cash	\$300.00	
Hi-Fi Savings Account	\$1,233,040.23	
Checking Account	\$118,157.25	
Conservation Trust Fund	\$22,929.34	
ColoTrust	\$866,358.78	
Bonds	\$559,014.63	
Business Account (AFLAC)	\$1,432.81	
Regular Savings Account	\$0.00	Closed Account & Transferred to Hi-Fi
New Playground Account/Dc	\$3,215.33	
TOTAL	\$2,804,448.37	



Discussion and Possible Action

**Meeting Date: October 10, 2022
AGENDA DOCUMENTATION
ITEM 10.3**

TO: TOWN OF DOLORES MAYOR & TRUSTEES

**FROM: KEN CHARLES
TOWN MANAGER**

**SUBJECT: DISCUSSION AND POSSIBLE ACTION CONCERNING THE PURCHASE OF
STREET LINE PAINTING MACHINE.**

PURPOSE AND BACKGROUND

The town annually budgets for striping of town streets, parking areas, handicapped parking. This year's budget line item is \$6,500. Like other services, the town was unable to secure the services of the usual vendor, this no streets were striped this year. We began investigating what it costs to purchase the equipment outright. Coincidentally the costs are very close to what the town has budget (see attached cost estimate

FISCAL IMPACT

The town will be responsible for their share of the project: \$10,000. The town has received a \$20,000 grant from DO"LA for the project.

RECOMMENDATIONS

It is the recommendation of the Town Manager that the mayor and trustees approve the Agreement

PLANNING AND ZONING COMMISSION

AGENDA

DATE OCTOBER 4, 2022, 6:30 P.M.

420 CENTRAL AVE DOLORES CO. 81323

OR VIRTUALLY BY THE LINK BELOW:

Join Zoom Meeting
<https://zoom.us/j/92252992315>

Meeting ID: 922 5299 2315
One tap mobile
+16699006833,,92252992315# US (San Jose)
+12532158782,,92252992315# US (Tacoma)

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ROLL CALL**
- 4. IDENTIFICATION OF ACTUAL OR PERCEIVED CONFLICTS OF INTEREST.**
- 5. APPROVAL OF THE AGENDA**
- 6. PUBLIC PARTICIPATION 5 minutes per person.**
- 7. CONSENT AGENDA**
 - 7.1 Minutes of September 6, 2022**
- 8. Staff updates**
 - 8.1 Housing Task Force RFQ review and next steps.**
 - 8.2 Code Enforcement update -verbal - Building Official**
 - 8.3 Zoning criteria for Attainable housing**
- 9. DISCUSSION - COMPREHENSIVE PLAN – Linda Robinson and Shirley Powell will guide.**
- 10. Adjournment**

PLANNING AND ZONING COMMISSION

AGENDA

DATE OCTOBER 4, 2022, 6:30 P.M.

420 CENTRAL AVE DOLORES CO. 81323

OR VIRTUALLY BY THE LINK BELOW:

Join Zoom Meeting

<https://zoom.us/j/92252992315>

Meeting ID: 922 5299 2315

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+16699006833,,92252992315# US (San Jose)

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- 1. CALL TO ORDER**
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- 4. IDENTIFICATION OF ACTUAL OR PERCEIVED CONFLICTS OF INTEREST.**
- 5. APPROVAL OF THE AGENDA**
- 6. PUBLIC PARTICIPATION 5 minutes per person.**
- 7. CONSENT AGENDA**
 - 7.1 Minutes of September 6, 2022**
- 8. Staff updates**
 - 8.1 Housing Task Force RFQ review and next steps.**
 - 8.2 Code Enforcement update -verbal - Building Official**
 - 8.3 Zoning criteria for Attainable housing**
- 9. DISCUSSION - COMPREHENSIVE PLAN – Linda Robinson and Shirley Powell will guide.**
- 10. Adjournment**

PLANNING AND ZONING COMMISSION

MINUTES

DATE SEPTEMBER 6, 2022, 6:30 P.M.

420 CENTRAL AVE DOLORES CO. 81323

OR VIRTUALLY BY THE LINK BELOW:

Join Zoom Meeting

<https://zoom.us/j/92252992315>

Meeting ID: 922 5299 2315

One tap mobile

+16699006833,,92252992315# US (San Jose)

+12532158782,,92252992315# US (Tacoma)

1. **CALL TO ORDER.** Vice Chairperson Heeney called the meeting to order at 6:34 p.m.
2. **PLEDGE OF ALLEGIANCE.** The group recited the pledge.
3. **ROLL CALL.** Present at the meeting were Vice Chairperson Heeney, Commissioners Watters, Tucker, and Powell. Ex Officios Lewis and Youngquist, Staff members Attorney Kelly, Building Official Doudy and Assistant Clerk Swope. Absent were Chairperson Robinson and Manager Charles.
4. **IDENTIFICATION OF ACTUAL OR PERCEIVED CONFLICTS OF INTEREST.**
5. **APPROVAL OF THE AGENDA.** Commissioner Tucker moved and Commissioner Powell seconded to approve the agenda.

Yes: all

No: none

6. **PUBLIC PARTICIPATION 5 minutes per person.** No public attended this meeting.

7. CONSENT AGENDA

7.1 Minutes of July 5, 2022

Commissioner Powell moved and Commissioner Tucker seconded to approve the consent agenda

Yes: all

No: none

8. Staff updates

8.1 Housing Task Force RFQ posted on the town website (Opportunities) and sent to American Planning Association as well as local known housing developers. The town and task force will be evaluating the applicants in the coming weeks.

8.2 Code Enforcement update -verbal - Building Official Building Official Douady gave a summary of the number of notices sent out to local property owners for compliance of the nuisance chapter in the Municipal Code.

8.3 Development/ Land Use activity report - verbal - Building Official Douady summarized the number of permits issued, the completion of 15th street from Hillside to Central avenues and the various inspections performed for active permits.

8.4 Land Use consultant Elizabeth Garvin is hired for amending the LUC to include additional zoning strategies to meet DOLA criteria for grant funding. Attorney Kelly added a side note about the City of Durango offering incentives to property owners to develop accessory dwelling units.

- 9. Public hearing Ordinance 560 Series 2022 "Clean up" ordinance for the Dolores Land Use Code.** Vice Chairperson Heeney opened the public hearing at 6:50 p.m. and after not hearing or receiving any public comment closed the hearing at 6:51 p.m.

9.1 Staff presentation. Attorney Kelly led the Commission through the proposed edits to the Land Use Code. The Commissioners approved the suggested corrections and additions to the code.

9.2 Finding of fact. The notice of public hearing was published in the Journal not less than 15 days of the hearing, no comments were received, and the Commission held the public hearing as published.

- 10. Discussion and possible decision: Approve, Disapprove, Approve with conditions or amendments - Ordinance 560 Series 2022 Dolores Land Use Code "Cleanup" ordinance.**

Commissioner Heeney moved and Commissioner Watters seconded to approve the changes that Planner Garvin recommends in Exhibit A of Ordinance #560 Series 2022.

Yes: all

No: none.

- 11. Adjournment.** The meeting was adjourned at 7:54 p.m.

Attachments: Minutes of July 5, 2022, Ordinance 560 Series 2022 Clean up ordinance for the Land Use Code and DOLAs 16 zoning strategies.

Vice Chairperson Dan Heeney

Assistant Clerk Ann Swope

TOWN OF DOLORES

RESOLUTION NO. 506

SERIES 2020

A RESOLUTION INCREASING BASE RATE FOR WATER AND SEWER SERVICES

WHEREAS, the Town of Dolores, Colorado is a statutory town incorporated under the laws of the state of Colorado;

WHEREAS, the Town has the authority to set rates by resolution for water and sewer services pursuant to CRS § 31-35-402 and Dolores Municipal Code Sections 13.04.340, 13.04.430, 13.04.070 and 13.04.080.

WHEREAS the Town has found it necessary to undertake significant improvements to the water and sewer lines in the Towns water and sewer system at significant expense to the Town.

WHEREAS, the cost of operating the Town's water and sewer systems have and continue to increase as the result of significant inflationary pressures while revenues have not increased.

WHEREAS, in the judgment of the Board of Trustees current water and sewer rates are insufficient to defray the costs of furnishing water and sewer service to the inhabitants of the town and the costs of providing reserve for depreciation, obsolescence and all other costs.

WHEREAS the Town last set water and sewer rates by Resolution No 423 SERIES 2020 on April 13, 2020.

WHEREAS increasing rates to offset the anticipated cost of such improvements and to offset the increased costs of operating and maintaining the Town's water and sewer systems generally, the Town of Dolores Board of Trustees finds it appropriate to increase the rates charged by the Town of Dolores charges for water and sewer services.

WHEREAS to encourage water conservation amid continuing drought conditions, the Board of Trustees finds it appropriate to redefine the gallons used each month in its rate tier system.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF DOLORES that Resolution No. 423 Series 2020 is amended in increase the rates charged for water and sewer services as follows:

1. Definitions. The following definitions shall apply to this Resolution.

- a. As used herein “**Base Rate**” means the basic monthly charge for water or sewer services provided within and without the incorporated boundaries of the Town of Dolores regardless of usage.
 - b. As used herein “**Commercial**” refers to a user receiving water or sewer services provided by the Town of Dolores by means of a commercial tap.
 - c. As used herein “**Residential**” refers to a user receiving water or sewer services provided by the Town of Dolores by means of a residential tap.
 - d. As used herein “**Tier 1**” shall refer to the first 5,001 to 10,000 gallons of water used by each metered customer provided by the Town of Dolores within and without the incorporated boundaries of the Town of Dolores.
 - e. As used herein “**Tier 2**” shall refer the next 10,001 to 20,000 gallons of water used by each metered customer provided by the Town of Dolores within and without the incorporated boundaries of the Town of Dolores.
 - f. As used herein “**Tier 3**” shall refer to water usage over 20,001 gallons of water used by each metered customer provided by the Town of Dolores within and without the incorporated boundaries of the Town of Dolores.
2. Water rates charged to customers serviced by Town of Dolores are amended as follows:
- a. The base rate for water services for all users within the incorporated limits (0 to 5,000 gallons) of the Town of Dolores shall be increased from its current rate of \$30.84 to \$33.34 commencing January 1, 2023, and shall increase an additional 3% each year commencing January 1, 2024 through January 1, 2027 as shown on the table herein.
 - b. The base rate for water services for all users outside of the incorporated limits (0 to 5,000 gallons) of the Town of Dolores shall be increased from its current rate of \$44.35 to \$46.85 commencing January 1, 2023, and shall increase an additional 3% each year commencing January 1, 2024 through January 1, 2027 as shown on the table herein.
 - c. The rate for Tier 1 water usage (5,001 to 10,000 gallons of water used each month) for each 1,000 gallons of water used for all users within the incorporated limits of the Town of Dolores shall be increased to \$3.00 commencing January 1, 2023 and shall increase an additional 3% each year commencing January 1, 2024 through January 1, 2027 as shown on the table herein.

- d. The rate for Tier 1 water usage (5,001 to 10,000 gallons of water used each month) for each 1,000 gallons of water used for all users outside of the incorporated limits of the Town of Dolores shall be increased to \$4.50 commencing January 1, 2023 and shall increase an additional 3% each year commencing January 1, 2024 through January 1, 2027 as shown on the table herein.
 - e. The rate for Tier 2 water usage (10,001 to 20,000 gallons of water used each month) for each 1,000 gallons of water used for all users within the incorporated limits of the Town of Dolores shall be increased to \$4.00 commencing January 1, 2023 and shall increase an additional 3% each year commencing January 1, 2024 through January 1, 2027 as shown on the table herein.
 - f. The rate for Tier 2 water usage (10,001 to 20,000 gallons of water used each month) for each 1,000 gallons of water used for all users outside of the incorporated limits of the Town of Dolores shall be increased to \$6.00 commencing January 1, 2023 and shall increase an additional 3% each year commencing January 1, 2024 through January 1, 2027 as shown on the table herein.
 - g. The rate for Tier 3 water usage (20,001 gallons or more of water used each month) for each 1,000 gallons of water used for all users within the incorporated limits of the Town of Dolores shall be increased to \$5.00 commencing January 1, 2023 and shall increase an additional 3% each year commencing January 1, 2024 through January 1, 2027 as shown on the table herein.
 - h. The rate for Tier 3 water usage (20,001 gallons or more of water used each month) for each 1,000 gallons of water used for all users outside of the incorporated limits of the Town of Dolores shall be increased to \$7.50 commencing January 1, 2023 and shall increase an additional 3% each year commencing January 1, 2024 through January 1, 2027 as shown on the table herein.
3. Sewer rates charged to customers serviced by Town of Dolores are amended as follows:
- a. The base rate for sewer services for all users within the incorporated limits of the Town of Dolores shall be increased from its current rate of \$31.16 to \$36.16 commencing January 1, 2023, and shall increase an additional

3% each year commencing January 1, 2024 through January 1, 2027 as shown on the table herein.

- b. The base rate for sewer services for all users outside of the incorporated limits of the Town of Dolores shall be increased from its current rate of \$51.87 to \$56.87 commencing January 1, 2023, and shall increase an additional 3% each year commencing January 1, 2024 through January 1, 2027 as shown on the table herein.
 - c. The Commercial sewer rate for Tier 2 water usage (10,001 to 20,000 gallons of water used each month) for each 1,000 gallons of water used for Commercial users within the incorporated limits of the Town of Dolores shall be increased to \$2.66 commencing January 1, 2023 and shall increase an additional 3% each year commencing January 1, 2024 through January 1, 2027 as shown on the table herein.
 - d. The Commercial sewer rate for Tier 2 water usage (10,001 to 20,000 gallons of water used each month) for each 1,000 gallons of water used for Commercial users outside of the incorporated limits of the Town of Dolores shall be increased to \$3.99 commencing January 1, 2023 and shall increase an additional 3% each year commencing January 1, 2024 through January 1, 2027 as shown on the table herein.
 - e. The Commercial sewer rate for Tier 3 water usage (20,001 gallons for more of water used each month) for each 1,000 gallons of water used for Commercial users within the incorporated limits of the Town of Dolores shall be increased to \$2.81 commencing January 1, 2023 and shall increase an additional 3% each year commencing January 1, 2024 through January 1, 2027 as shown on the table herein.
 - f. The Commercial sewer rate for Tier 3 water usage (20,001 gallons of water used each month) for each 1,000 gallons of water used for Commercial users outside of the incorporated limits of the Town of Dolores shall be increased to \$4.22 commencing January 1, 2023 and shall increase an additional 3% each year commencing January 1, 2024 through January 1, 2027 as shown on the table herein.
4. A schedule of water rates and sewer rates reflecting these increases are attached hereto and incorporated herein as Exhibit A and is approved by the Board of Trustees by this resolution.
5. Any prior resolution in conflict herewith is amended accordingly.

6. The Town of Dolores Town Clerk and Town Manager are hereby authorized to notify users of the Town's water and sewer services of the rate increase upon passage of this Resolution.

Introduced, read and passed as a resolution at the regular meeting of the Board of Trustees of the Town of Dolores held on October 10, 2022, at which a quorum was present.

THE BOARD OF TRUSTEES OF THE TOWN OF DOLORES:

By: _____, Mayor Leigh Reeves

Attest: _____, Town Clerk Tammy Neely

EXHIBIT A

	In-Town Water	In-Town Water Proposed	Increase 3%	Increase 3%	Increase 3%	Increase 3%
	Base Rate 1/21 (4,000 gallons)	Base Rate 1/23 (5,000 gallons)	2024	2025	2026	2027
Base	\$30.84	\$33.34	\$34.34	\$35.37	\$36.43	\$37.52
Tier 1	\$1.55	\$3.00	\$3.09	\$3.18	\$3.28	\$3.38
Tier 2	\$1.68	\$4.00	\$4.12	\$4.24	\$4.37	\$4.50
Tier 3	\$2.04	\$5.00	\$5.15	\$5.30	\$5.46	\$5.62

	Out-of-Town Water	Out-of-Town Water Proposed	Increase 3%	Increase 3%	Increase 3%	Increase 3%
	Base Rate 1/21 (4,000 gallons)	Base Rate 1/23 (5,000 gallons)	2024	2025	2026	2027
Base	\$44.35	\$46.85	\$48.26	\$49.71	\$51.20	\$52.74
Tier 1	\$2.49	\$4.50	\$4.64	\$4.78	\$4.92	\$5.07
Tier 2	\$3.04	\$6.00	\$6.18	\$6.37	\$6.56	\$6.76
Tier 3	\$3.67	\$7.50	\$7.73	\$7.96	\$8.20	\$8.45

	In-Town Sewer	In-Town Sewer Proposed	Increase 3%	Increase 3%	Increase 3%	Increase 3%
	Base Rate 1/21	Base Rate 1/23	2024	2025	2026	2027
Base	\$31.16	\$36.16	\$37.24	\$38.36	\$39.51	\$40.70
Commercial	\$31.16	\$36.16	\$37.24	\$38.36	\$39.51	\$40.70
Tier 2	\$1.77	\$2.66	\$2.74	\$2.82	\$2.90	\$2.99
Tier 3	\$1.87	\$2.81	\$2.89	\$2.98	\$3.07	\$3.16

	Out-of-Town Sewer	Out-of-Town Sewer Proposed	Increase 3%	Increase 3%	Increase 3%	Increase 3%
	Base Rate 1/21	Base Rate 1/23	2024	2025	2026	2027
Base	\$51.87	\$56.87	\$58.58	\$60.34	\$62.15	\$64.01
Commercial	\$51.87	\$56.87	\$58.58	\$60.34	\$62.15	\$64.01
Tier 2	\$3.40	\$3.99	\$4.11	\$4.23	\$4.36	\$4.49
Tier 3	\$3.78	\$4.22	\$4.35	\$4.48	\$4.61	\$4.75



Meeting Date: October 10, 2022

Discussion and Possible Action

**AGENDA DOCUMENTATION
ITEM 14.2**

TO: TOWN OF DOLORES MAYOR & TRUSTEES

**FROM: KEN CHARLES
TOWN MANAGER**

**SUBJECT: DISCUSSION AND POSSIBLE ACTION CONCERNING AN AGREEMENT
BETWEEN THE TOWN AND RURAL HOMES: FOR SALE, FOR LOCALS FOR
CONSULTANT/DEVELOPER SERVICES ASSOCIATED WITH THE TOWN'S ATTAINABLE
HOUSING PROJECT.**

PURPOSE AND BACKGROUND

In 2022 the town has been working toward developing an attainable housing project(s). While doing so the town has budgeted funds and acquired a grant from the DOLA to hire a professional to provide consultant services to design and construct housing development for attainable housing.

The town sought competitive proposals through a Request for Qualifications process and received two proposals. The two proposals we received are from Rural Homes: For Sale, For Locals (RH) and Ayers Associates. The Housing Task Force unanimously recommended the town award the contract to Rural Homes: For Sale For Locals. The reasons are that RHs approach is best suited for what Dolores is proposing to do, they are local, they can best provide a turn-key project. Turn Key = evaluating sites, developing a concept, working with the task force and planning commission, guide the deed restriction process, build the project.

FISCAL IMPACT

The town will be responsible for their share of the project: \$10,000. The town has received a \$20,000 grant from DOLA for the project.

RECOMMENDATIONS

It is the recommendation of the Town Manager that the mayor and trustees approve the Agreement

**Town of Dolores
Resolution No 505
SERIES 2022**

**A RESOLUTION AWARDING A PLANNING CONTRACT TO RURAL HOMES:
FOR SALE, FOR LOCALS**

WHEREAS, the Town of Dolores has identified the lack of affordable work force housing as an urgent priority for its citizens; and

WHEREAS, the Town of Dolores has awarded a grant from the Department of Local Affairs Innovative Housing Strategies Planning Grant Program to conduct a housing study for the Town; and,

WHEREAS, the Town of Dolores has created a housing Task Force to study this issue and make recommendations to Trustees known as the Dolores Attainable Workforce Housing Task Force; and,

WHEREAS, a Request for Qualifications for services to submit proposals for planning, development, and construction of attainable housing project or projects was published by Town staff and Rural Homes: For Sale For Locals submitted a proposal for planning and due diligence that is recommended for acceptance and by Town staff and the Task Force, a copy of which is attached hereto as Exhibit A; and,

WHEREAS, the Town finds that Rural Homes: For Sale, For Locals. has the best value suited to the Town's situation and purposes in the amount of \$31,765 for the services set forth in the attached proposal;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF DOLORES, THAT:

Section 1. The Town Board of Trustees hereby awards the contract for affordable housing planning services to analyze suitable properties, then coordinate all the necessary due-diligence required to be able to construct modular work force housing using the Rural Homes: For Sale, For Locals financing and project delivery approach that is currently being piloted in Norwood, CO and Ridgway, CO, and authorizes the Mayor to execute an Agreement and the Town Clerk to attest the agreement with Rural Homes: For Sale, For Locals for said services when in final form and substantially in compliance with the proposal attached hereto as Exhibit A.

Section 2. The Town authorizes the expenditure of \$20,000 from the DOLA grant funds awarded for this purpose with the remaining \$11,765 to paid from the Town's general fund.

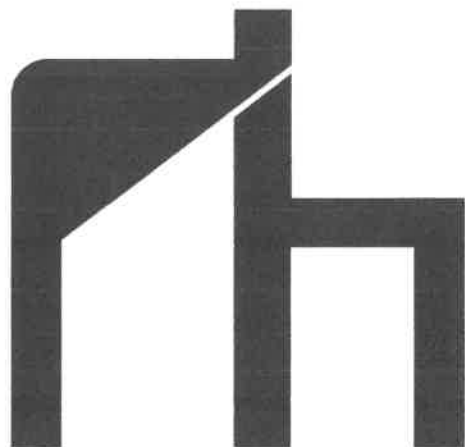
Section 3. This resolution shall become effective immediately upon its adoption by the Board of Trustees.

PASSED AND ADOPTED this 10th day of October 2022.

Mayor Leigh Reeves

ATTEST:

Town Clerk Tammy Neely



Proposal for Planning & Due Dilligence

to: Ken Charles, Town of Dolores Manager

from: David Bruce, *Project Lead*

Rural Homes: For Sale, For Locals

Delivered via email to manager@townofdolores.com
September 20th 2022

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Proposal Scope and Work Plan

page 2

Project Team Organization

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Team Experience and References

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Work Plan:

This proposal offers services to analyze the Town and School District's properties, then coordinate all the necessary due-diligence required to be able to construct modular work force housing using the Rural Homes: For Sale, For Locals financing and project delivery approach that is currently being piloted in Norwood, CO and Ridgway, CO. This scope of work delivers a sketch plan application. If the sketch plan is successful, Rural Homes LLC will draft a development agreement proposal.

Services under this scope of work will include:

1	Preliminary Site Analysis	14 hours staff time	\$2,100
	start 10.10.22 end 10.31.22		
	Description Prior to hiring any subconsultants, the work begins by weighing Pros & Cons of each development site. Factors to consider could include:		
	Transportation & site access Existing utilities Solar orientation & environmental analysis Site visit & field observation Drone Arial Photo analysis Concept budget & pro-forma Review existing Town maps & utility locations		
2	Project kickoff call	1.5 hours	included
	start 10.31.22		
	Description A 90-minute zoom conference, or in-person meeting, to discuss site analysis, make conclusions and select a site (or cluster of sites) to focus on for the development of attainable housing. Call with also focus on:		
	Objectives & goals of the Task Force Overall planning timeline Development approaches to be considered		
3	Monthly update zoom conferences		included
	start 10.31.22 end Upon delivery of Rural Homes Development Proposal		
4	Existing Conditions Documentation		\$26,665
	start 11.01.22 end 12.01.22		
	Description		
	SME Environmental	Phase 1 Environmental Report	\$5,750
	Goff Engineering	Existing Conditions Survey	\$8,415
	Lambert Geotechnical	Soils Report	\$12,500
	Sub-consultant fee includes 15% mark-up for staff time and coordination Existing conditions reports and maps will be submitted to the Town with a coverage memo reporting on the relevant information		
5	Sketch Plan Proposal	20 hours staff time	\$3,000
	start 11.01.22 end 12.01.22		
	Description A sketch plan will be prepared to be delivered to Town Council in time for December review. Tasks will include:		
	Land Use Code Analysis	3 hours	
	Site Planning	8 hours	
	Density Alternatives	2 hours	
	Concept renderings	2 hours	
	Sketch Plan Application & Presentation	5 hours	
6	Development Proposal	included, pending approved sketch plan	
	due: 15 days post sketch plan approval		
	Description A development proposal will include:		
	Development delivery strategy Project budget & developer fee (5-8%) DOLA grant writing for HDG subsidy Homebuyer programs including low-interest lending partners & downpayment assistance Contracting & project management		

Proposal Total: \$31,765

Project Team Organization:

Project Manager:

David Bruce, Director, Rural Homes LLC

5 years' experience

Expertise: Design, Planning, Community Engagement

M.Arch, Yale School of Architecture 2020

M.Environmental Management, Yale School of Forestry & Environmental Studies 2020

Project Advisors:

Paul Major, President of Paradox Community Trust

25 years' experience

Expertise: Project Finance, Modular Construction, Rural Economic Development

David Ware, CEO McStain Neighborhoods

25 years' experience

Expertise: Development, Home Sales, Home Building

Subconsultants:

Rob Harries, COO Goff Civil Engineering

Sean Moore, CEO SME Environmental, INC.

Daniel Lambert, CEO Lambert Geotechnical

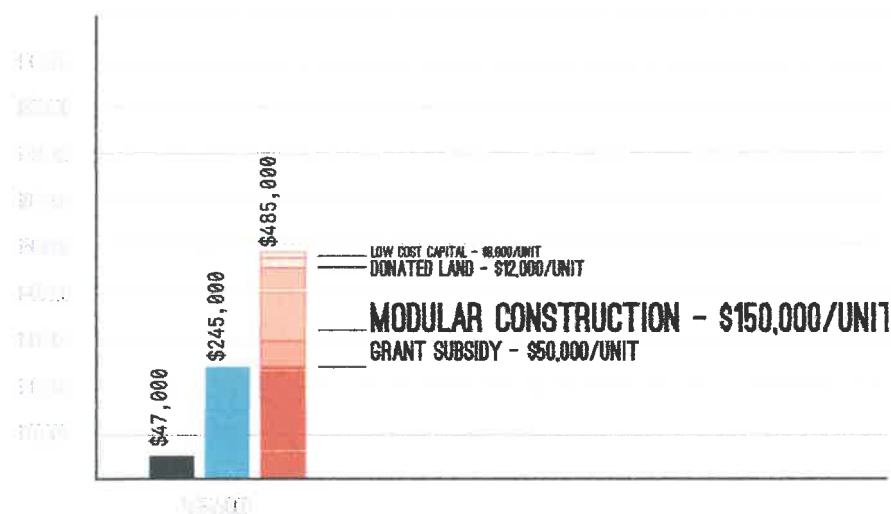
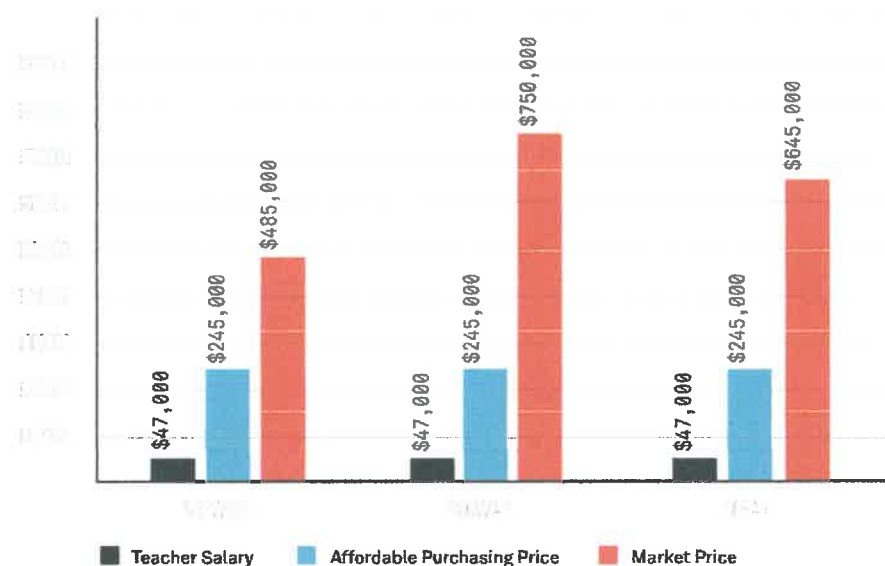
All team members and project subconsultants maintain the necessary liability, vehicle, and workman's compensation insurance.

Rural Homes: For Sale, For Locals

Project Description

There is a major gap between what a teacher earns, what a teacher can afford, and the prices of homes that are available in the market (see graph below). Teachers are not alone, countless essential workers across Colorado face this dilemma. **Rural Homes** aims to **reduce the cost to build rural housing**.

By integrating donated land, factory-manufactured construction, and low-cost construction finance into a toolkit, we are restructuring the way affordable housing can be built for our region's essential workforce: teachers, medical professionals, immigrants, federal employees that earn between 60-120% of Area Median Income (AMI). Our ambition is to inform and refine a model that minimizes the cost of building single-family homes so that it can be replicated and scaled across rural Colorado. By adding new building stock to a housing market that is saturated with old, dilapidated homes or inflated by vacation markets, we are addressing key determinants of public health and long-term economic sustainability in the region.



Cost of Capital

Partners across Colorado's community organizations and philanthropic entities are interested in new approaches to building affordable housing. We've raised construction finance loans with 0.5% interest and below by working with philanthropic funders such as: The Colorado Health Foundation, El Pomar Foundation, Donnell Kay Foundation, Kenneth King Foundation, Caring for Colorado, Dakota Foundation and Boettcher Foundation.

Furthermore, the Department of Local Affairs and The Division of Housing have matched the philanthropic dollars donated to the projects. We are also pursuing additional "gap financing" funding to subsidize additional costs such as infrastructural improvements related to the project with the goal of reducing the final price of each unit built.

Cost of Land

We can reduce the overall property values of our homes by securing land donations from municipal entities like towns or counties, or by securing funding to purchase land from private donors and state organizations. San Miguel County has donated land for development in Norwood, and philanthropic funding has been offered for land in Ridgway and Ouray. The ideal site has strict criteria in order to control the per-unit costs of building the homes. They are flat, infill, and adjacent to existing civic infrastructure in order to minimize grading, new street construction, or the extension of water and sewer lines.

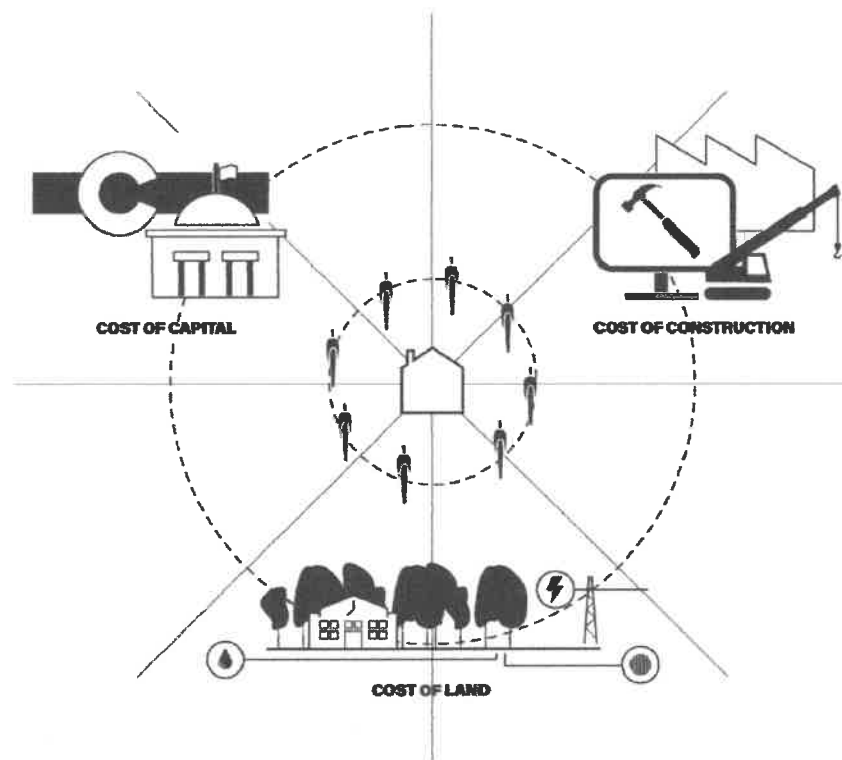
Cost of Construction

Standard stick-built construction is expensive and wasteful: on average, 30% of the material purchased for home construction ends up in a dumpster. In addition to this, the local labor force is (mostly) involved in high-end home construction, so even if subcontractors are compelled to work on affordable housing, the market sets a price of labor too expensive to build affordably.

By partnering with innovative Colorado companies such as Fading West (modular construction) and Simple Homes (panelized construction), we can significantly lower these on-site construction costs. For instance, Fading West builds 85% of the homes in their factory and ships them to the site in parts, allowing us to not only lock in prices on 85% of the house 8 months before construction, but also to save money on subcontractors by reducing the time it takes to assemble the house.

Community Led Process

Each project is guided by a community design process that integrates the strength of each community to build new neighborhoods that improve economic, social, cultural, health, and environmental outcomes. Networks of residents, local governments, affordable housing advocates, business owners and government officials are all required to build places that reflect the desires of the community.



Pilot Sites



Norwood

Pinion Park - 24 Units
Land donated by San Miguel County
Broke ground: March 2022
Anticipated completion: December 2022
Bruce involvement: planning, entitlements, project delivery, and owner's representation through construction

Ridgway

Wetterhorn - 14 Units
Land donated by Anonymous Donor
Broke ground: August 2022
Anticipated completion: February 2023
Bruce involvement: planning, entitlements, project delivery, and owner's representation through construction

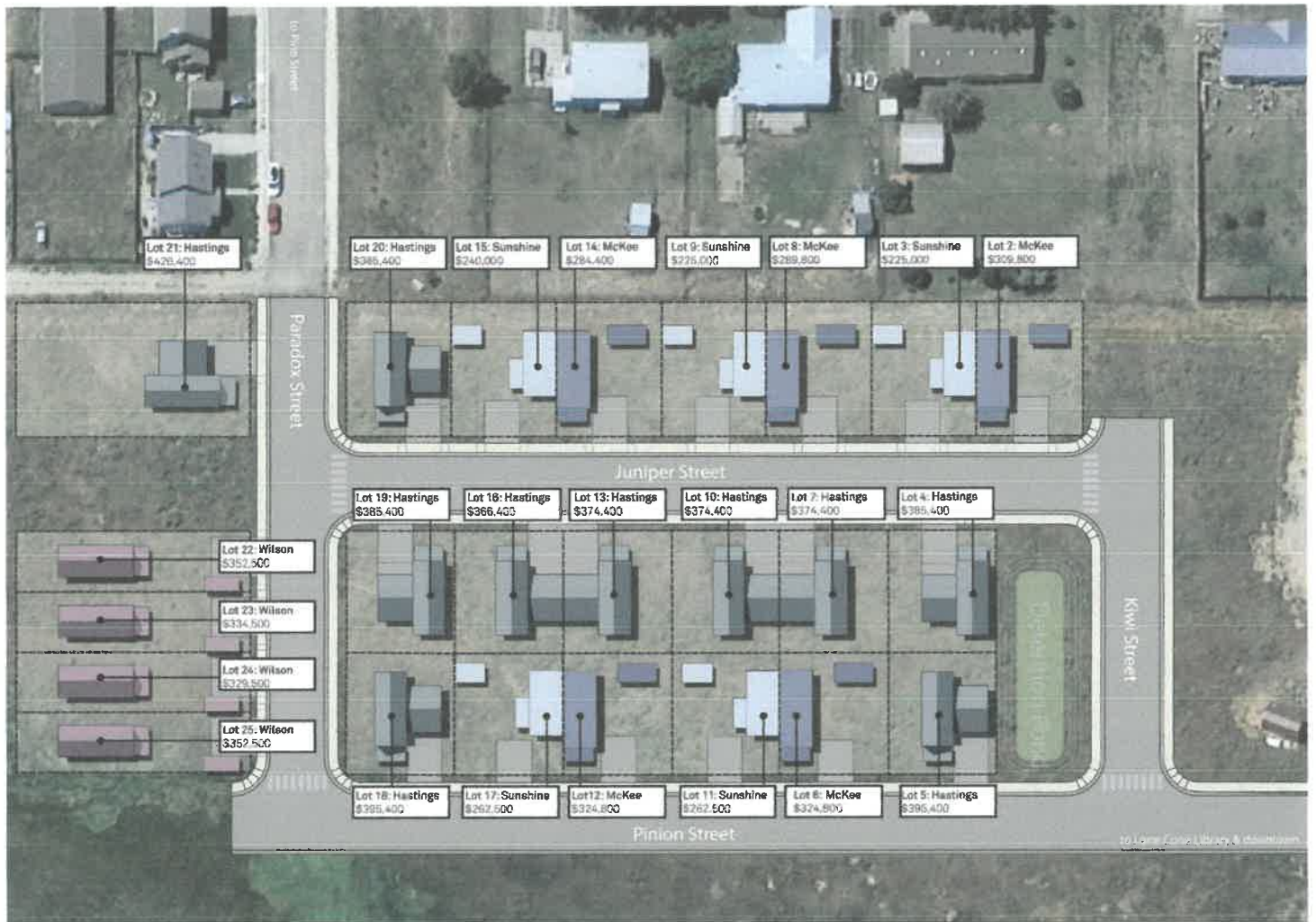
Nucla/Naturita

12+ Units
Land purchased: West End Economic Dev. Corp.
Planning Phase
Bruce involvement: planning

Ouray

Waterview - 60+ Units
Land purchased: CO DOLA Operation Turn Key Funding
Planning Phase
Bruce involvement: planning and entitlements

Pinion Park Norwood



Pinion Park Norwood



Pinion Park Norwood

PINION PARK PROJECT BUDGET to Impact Development Fund		TC	UC
Entitlements Costs		\$ 122,437.78	\$ 5,101.57
Land Development		\$ 1,695,776.70	\$ 70,657.36
Vertical		\$ 7,350,304.82	\$ 306,262.70
Project Costs		\$ 139,809.00	\$ 5,825.38
PROJECT TOTAL		\$ 9,308,328.30	\$ 387,847.01
GRANT SUBSIDIES		\$ 1,328,000.00	\$ 55,333.33
DOLA Grant		\$ 600,000.00	committed
EIAF Grant		\$ 523,000.00	committed
SMPA grant		\$ 55,000.00	committed
Paradox Grant		\$ 150,000.00	
NET PROJECT COST		7,980,328.30	\$ 332,513.68

Pinion Park	#	Square Footage	
3BR Shavanos	19	23,104	1,216
2BR Anteros	5	5,120	1,024
Garages	10	4,320	432
Sheds	14	2,100	150
Project Square Feet		34,644	
ALL-IN PROJECT COST PER SQUARE FOOT		\$ 230.35	
VERTICAL COST PER SQUARE FOOT		\$ 212.17	

Average AMI in Pinion Park is 67% SMC AMI

Median AMI in Pinion Park is 66% SMC AMI

This is mostly due to mortgage financing packages and downpayment assistance we have been able to offer homebuyers, lower interest rates have allowed home-owners to buy into more expensive homes.

Pinion Park Norwood References

Candy Meehan, Mayor Town of Norwood
(970) 208-7829

candy@earthtechwest.com

PO Box 501
Norwood, CO
81435

Henry Hemphill, Hemphill Planning LLC (*Town of Norwood contract planner*)
(720) 530-5906

hemphillplanning@gmail.com

496 Brandon Drive
Fruita, CO
81521

Kris Holstrom, San Miguel County Commissioner
(970) 708-0289

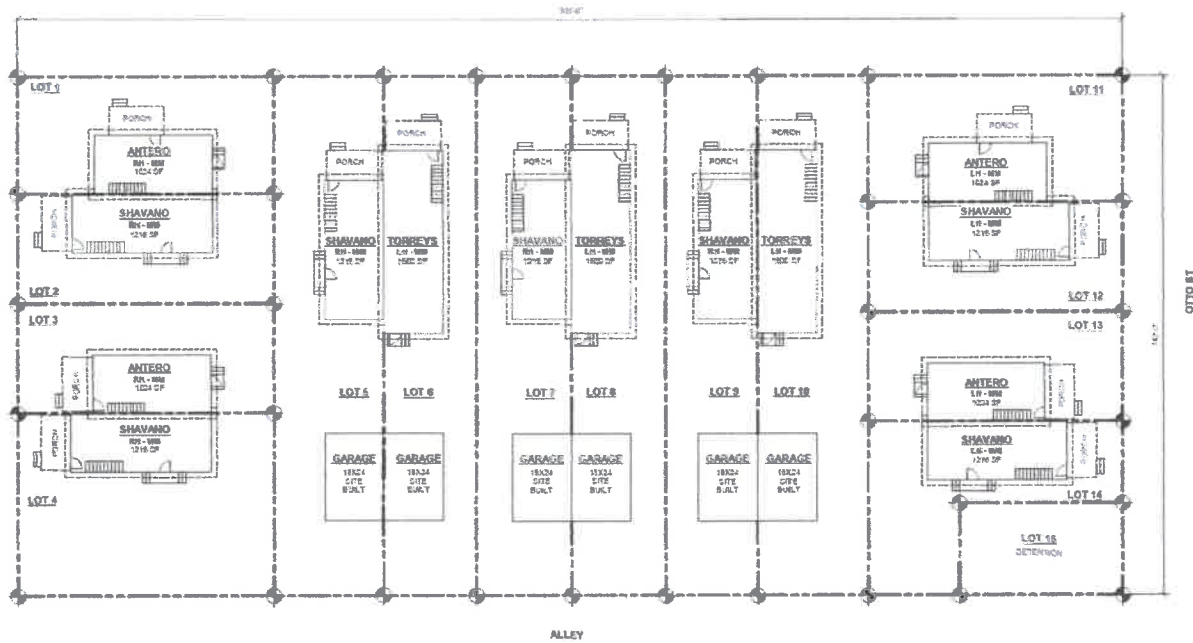
krish@sanmiguelcountyco.gov

305 W. Colorado Avenue
Telluride, CO
81435

Patti Grafmyer, Administrator Town of Norwood
(970) 327-4288

grafmyer@norwoodtown.com

1670 Naturita St.
P.O. Box 528
Norwood, CO
81423



Wetterhorn Homes Ridgway References

John Clark, Town of Ridgway Mayor
(970) 417-8434

jclark@town.ridgway.co.us

P.O. Box 53
Ridgway, CO
81432

Terry Schuyler, Town of Ridgway Council Member
(303) 833-6272

Terry.schuyler@smpa.com

Jack Petruccelli, former Ridgway Planning & Zoning Chairman (6 year term)
(970) 209-0195

jack@alpinecreekhomes.com

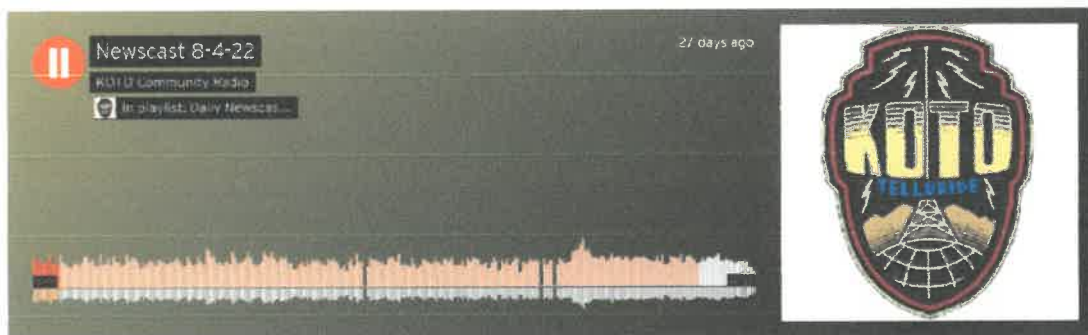
P.O. Box 381
218 Sherman St. Unit 2
Ridgway, CO
81432

Preston Neill, Town of Norwood Town Manager
(970) 626-5308 ext. 212

pneill@town.ridgway.co.us

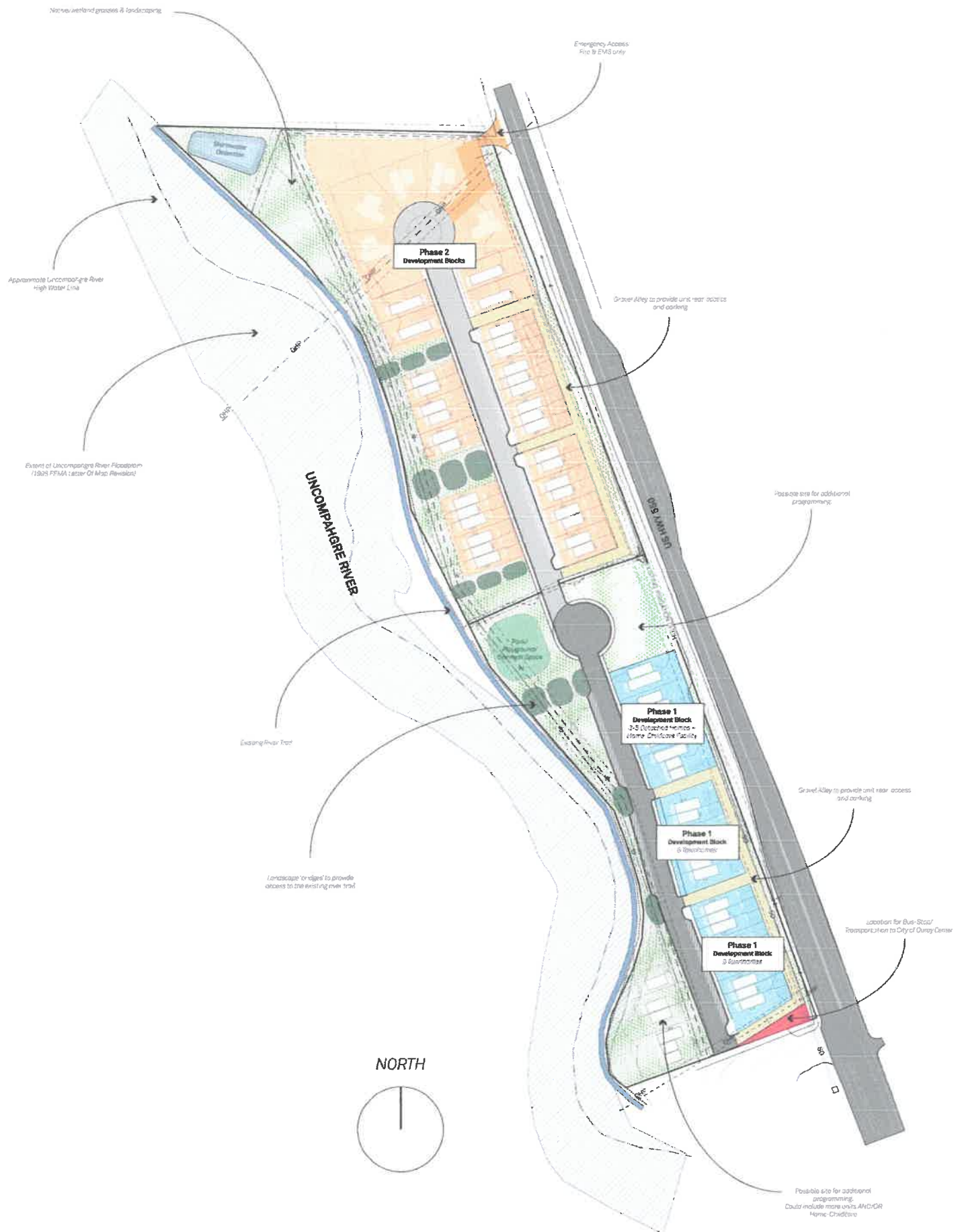
201 N. Railroad Street
P.O. Box 10
Ridgway, CO
81432

14 units in Ridgway approved!



https://soundcloud.com/koto-community-radio-490126417/newscast-8-4-22?in=koto-community-radio-490126417/sets/daily-newscasts-ii&utm_source=clipboard&utm_medium=text&utm_campaign=social_sharing

Waterview Homes Ouray



Waterview Homes Ouray References

David Svenson, Development Property Seller

dsvenson@sdmproperties.net

Ben Tisdell, Ouray County *Commissioner*
(970) 318-1037

btisdell@ouraycountyco.gov

Andrew Atchley, Department of Local Affairs *Development Specialist*
(719) 298-2903

andrew.atchley@state.co.us

610 State Ave
Alamosa, CO
81101

Jimmy Merritt, Stryker & Company Contractors *General Manager*
(970) 596-7288

jimmy@strykerco.net

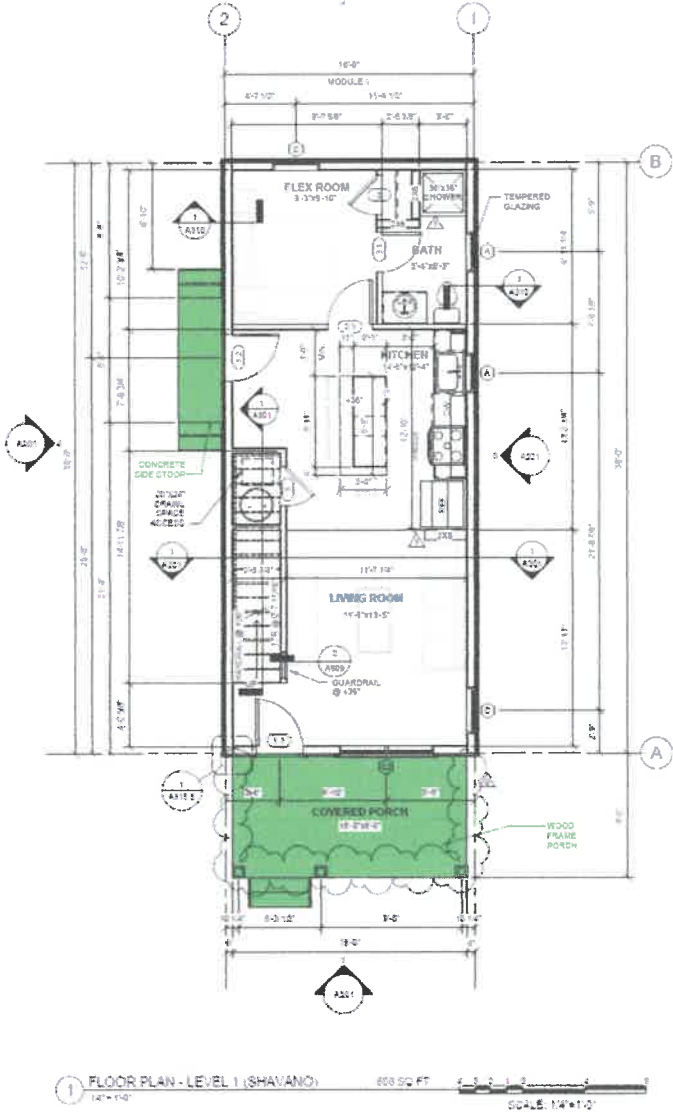
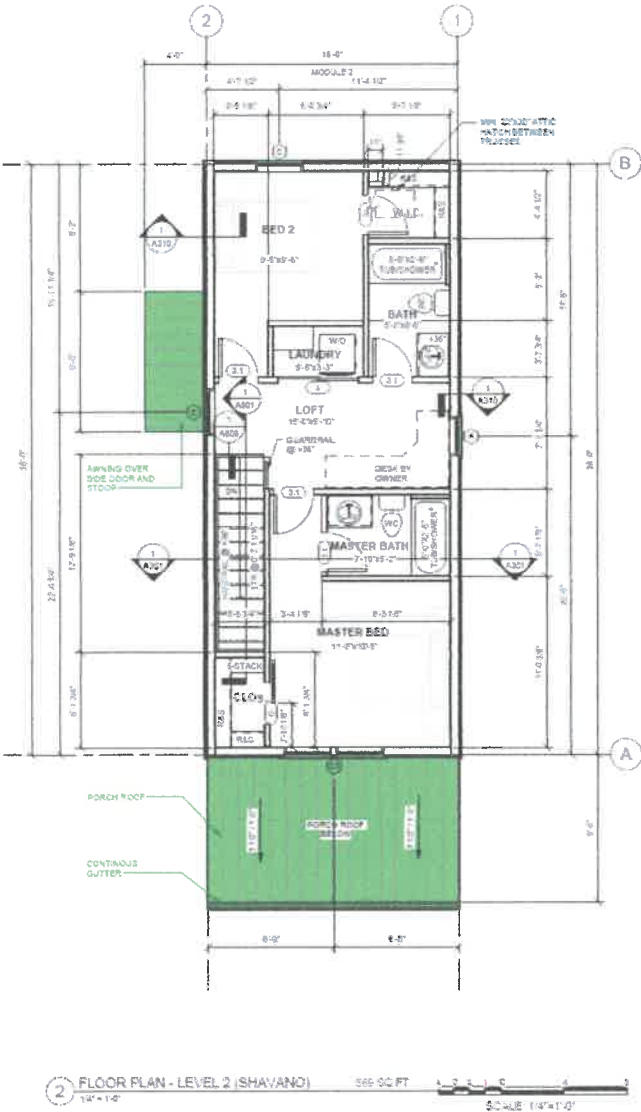
688 Spring Creek
Montrose, CO
81403

Modular Manufacturing by Fading West

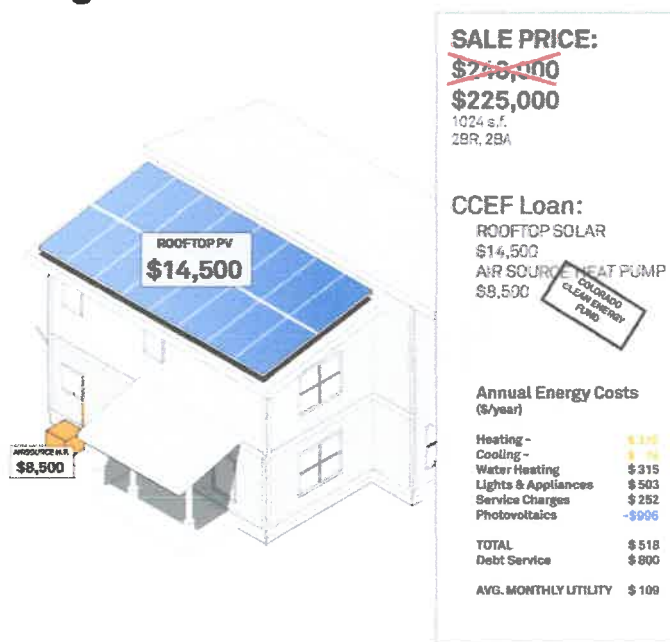
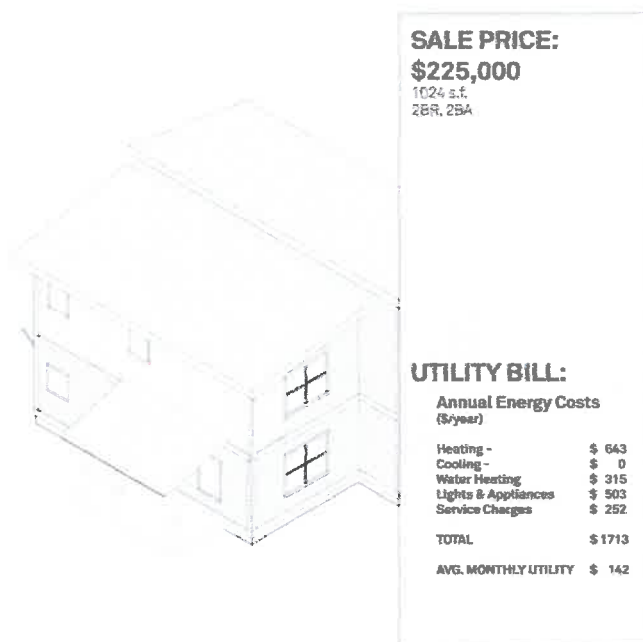


above: Fading West Factory in Buena Vista, CO

below: A Typical Fading West Floor Plan



All-electric homes with Tariff On-Bill Financing



Pinion Park Pilots Tariff On-Bill Financing for Solar & Air Source Heat Pumps

Rooftop solar provides direct benefits to homeowners, including reduced utility bills, increased property values, and lower carbon footprints. However, the benefits of rooftop solar are only realized by middle- and higher-income homeowners due to the additional upfront costs of purchasing and installing a system. Homeowners at all income levels deserve access to the benefits of rooftop solar. Eliminating the financing hurdle is the key to extending the benefits of solar to lower income homeowners.

Tariff On-Bill Financing (TOBF) provides an opportunity to integrate solar into for-sale construction that is priced for affordable and workforce markets. TOBF can realize the benefits of rooftop solar without requiring lower income families to take on an additional loan to finance the system. In concept, with TOBF, a homeowner pays off the cost of the solar system through their utility bill payments and sees a reduced electrical bill because of rooftop solar power generation. All homeowners pay electric bills. The key is to finance the system at a rate and term that ensures the monthly utility bill is lower than the alternative without the system.

Rural Homes (RH) is developing a proposal with the Colorado Clean Energy Fund (CCEF) and Elemental Energy (EE) to install solar on Pinion Park homes. The program will achieve homeowner savings on their monthly utility bills by up to 25%. In some cases that could be \$100 or more per month in electric utility bills savings. Once the loan is paid in full and the TOBF payments are expired (well before the usable end of life for the system) then the homeowner's savings increase further.

This program proposes to pilot a TOBF approach in partnership with San Miguel Power Association for the Norwood Pinion Park affordable housing project. Pinion Park broke ground on the construction of for-sale single family and townhouse homes in March 2022, and homeowners will move-in in September 2022.

Every Pinion Park home is designed to be constructed as all-electric and will be wired for electric vehicle charging. The spirit of this development is to provide ownership pathways to working community members. Providing equitable access to energy efficiency, solar and other bill savings is imperative to every income homeowner.

The Pinion Park rooftop photo-voltaic (PV) solar systems will be financed by the Colorado Clean Energy Fund, with loan payments administered via a surcharge on the homeowner's monthly utility bill. The system design will be done by Elemental Energy. Installation will be done by CAM Electronic a sub-contractor of Stryker Construction, the general contractor for Pinion Park. Both the installation and financing of the solar system will be seamless does not require the homeowner take on any additional financing. Roof orientations at Pinion Park will allow for up to 7-10kW per home.

Every homeowner deserves equitable access to lower utility bills and clean energy.