

AGENDA

DOLORS COLORADO

TOWN BOARD OF TRUSTEES

February 23, 2026, 5:30 P.M. WORKSHOP

THE WORKSHOP WILL BE HELD AT THE TOWN HALL 601 CENTRAL AVENUE.

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

<https://townofdolores.colorado.gov>

[There are separate links for the Town Board Meetings and Workshops.](#)

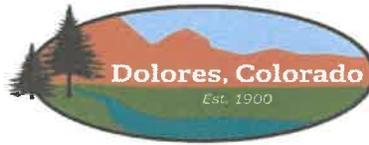
WORKSHOP: 5:30 P.M.:

Manager's Report:

Comp Plan update

EIAF update and Resolution information

Lease with Galloping Goose



To: Honorable Mayor and Board of Trustees
From: Leigh Reeves, Town Manager
RE: Manager's Report – February 23, 2026
Date: February 19, 2026

Comprehensive Plan Update

Logan-Simpson met with 18 community members to start the conversation about our Comprehensive Plan update. They asked the group the following questions:

- *How long have you lived in Dolores or operated a business here?*
- *What is your connection to the community?*
- *What are the biggest issues facing your community? What are issues that might arise in the future if not addressed now?*
- *What type or level of change do you anticipate in Dolores?*
- *What needs to be retained as change occurs?*
- *What opportunities and ideas should the new plan integrate?*
- *What is your vision for the future of Dolores?*

The 18 participants included Planning and Zoning Commissioners, two ex-officio Board members, and two additional community members per commissioner/board member. I asked for two in a 1st choice 2nd choice format in case the 1st choice was not available.

Logan-Simpson is now compiling the information as the first step in the process. Ann and I will begin the first step of the Land Use Code (LUC) review with Jen Gardner from Logan-Simpson on Tuesday, February 24. Jen helped the City of Cortez create their new land use code, which was recently adopted.

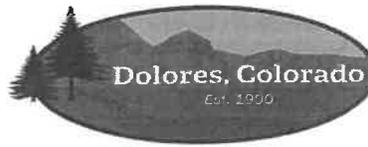
Posters have been printed and placed around town. Three banners have been ordered for Joe Rowell Park, Flanders Park, and Triangle Park. The website is now live and ready for community input.

CDOT Update

I spoke with Jennifer Allison from CDOT. They are waiting on an order of signs to replace the speed limit signs at 18th Street and just outside town limits. The updated speeds will be 35 mph and 45 mph.

Electrical Upgrade & Future Planning

RJ, Ryan, and I met with Ken Tarr and his team from Empire, along with James Leonard from Nice Electric.



We will need to hire an electrical engineer to design the upgrades needed after Empire replaced their infrastructure. RJ gathered information on how many amps each piece of equipment at the water plant requires. Once we complete the load design, we will know the final cost. The cost may be higher or lower than expected.

We may also have the opportunity to install a car charging station at Riverside Park. We are planning for future growth and may overbuild slightly to meet long-term needs and future upgrades. There is also a possibility of burying the electrical lines underground.

Old Hotel Property

Ryan has been working with Norbert Bukowski to better understand his plans for the old hotel. The plastic around the scaffolding on Central Avenue has been cleaned up. Some windows have been removed for glass replacement, and Norbert is working on repairing broken panes on the north side of the building.

Code Enforcement & Zoning

We are continuing to work toward resolving a nuisance violation on Merritt Way. I will keep you updated as this progresses.

We are also assisting several residents with zoning questions related to new housing, remodels, ADUs, and other development projects. Some of the recent increase in activity is due to new management in the building department and improved coordination.

Regarding the Entertainment District, I generated a great deal of community interest when we established it in 2024. However, upon further review, we discovered that one of the statutory requirements for an Entertainment District is that the area must include at least 20,000 square feet of existing, licensed liquor establishments. At this time, Dolores does not meet that threshold, even if every eligible business were licensed.

Ethan, Kelley, and I are reviewing our options and will evaluate the appropriate next steps. This may include rescinding the 2024 ordinance if we determine that we cannot meet the statutory requirements.

I will provide further updates as we work through this analysis.

Yeti Gathering

We were notified by Yeti that the Gathering will not be held in Dolores this year. We remain in communication with them and are continuing efforts to position Dolores as a strong and competitive host community for future events.



Board Training & Insurance

Ethan, Kelley, and I are working to prepare training for the incoming Board. This will include:

- Robert's Rules of Order
- Roles and responsibilities of Board members
- Staff responsibilities and how we carry out Board direction

Sam Light will be here on May 11 to conduct CIRSA training. This training helps us maintain good standing with our Town insurance.

Information Sheet

Resolution No. 693, Series 2026

Phase 2 Water Plan (Mainline Replacements Project) — EIAF Grant Application

Purpose of the Resolution

- This resolution asks the Board to support submitting a grant application for critical water system improvements.
- It does **not approve construction or spending** — only the application for funding.
- The goal is to secure outside funding to help replace aging water mains and strengthen the Town's infrastructure.

Why This Matters

- The Town's water system is essential to public health, fire protection, and daily life.
- Portions of the mainline system are aging and increasingly prone to leaks and failures.
- Proactive replacement is more cost-effective than emergency repairs.
- Improving infrastructure now helps avoid larger costs and service disruptions in the future.

About the Project (Phase 2 — Mainline Replacements)

- Focuses on replacing older sections of major water lines.
- Will improve reliability and system performance.
- Will reduce water loss from leaks.
- Supports long-term sustainability of the Town's water system.

Background

The Board of Trustees has already taken several steps related to this project:

- Reviewed financial projections during public meetings
- Approved the 2026 Budget (Resolution No. 674), which anticipates EIAF grant funding
- Adjusted water rates (Resolution No. 667) to help support future improvements
- Discussed pursuing outside funding to reduce the burden on local ratepayers

About the Funding Source

- Funding would be requested from the Energy and Mineral Impact Assistance Fund (EIAF).
- The program is administered by the Colorado Department of Local Affairs.

- EIAF helps communities address infrastructure needs related to growth and economic impacts.
- Grant funding could significantly reduce the financial burden on local residents.

What the Resolution Authorizes

If adopted, the resolution will:

- Formally support submitting the grant application
- Authorize Town staff to prepare and submit required documents
- Commit the Town of Dolores to using funds only for the approved project if awarded

What This Resolution Does NOT Do

- Does NOT guarantee funding
- Does NOT authorize construction at this time
- Does NOT commit the Town to additional spending beyond grant requirements
- Does NOT eliminate future Board oversight

Benefits of Applying

- Pursues outside funding instead of relying solely on local revenues
- Helps address critical infrastructure needs sooner
- Reduces risk of costly emergency repairs
- Supports safe, reliable water service for residents and businesses
- Demonstrates proactive planning and fiscal responsibility

Timeline

- **Discussion:** This week
- **Board Vote:** Planned for March 9
- **Grant Application:** Submitted prior to deadline, anticipate award decisions by mid-summer

February 12, 2026

CONSENT LETTER

Town of Dolores
601 Central Avenue
Dolores, CO 81323
Attn: Randy McGuire
Maintenance Director

RE: *CONSENT TO USE PROPERTY*
29220 Hwy 184
Dolores, CO 81323 (“Property”)

Dear Mr. McGuire:

The Galloping Goose Society (“GGHS”) requests permission from you as the owner of the Property, to use and occupy the Property located in the County of Montezuma (Assessor's Parcel No.: (5355916300002). GGHS shall use the Property to **store narrow-gauge rail tracks, rail ties and associated hardware** in conjunction with the necessary work to preserve and maintain the GGHS Museum.

You hereby give to the GGHS to use the Property subject to the following terms and conditions:

1. You hereby grant permission to GGHS to use the Property for a period of Ten (10) years commencing **March 10, 2026** and terminating on **February 28, 2036**, (“Consent”). As the owner of the Property, you agree to extend the term of this Consent, if it is necessary for the GGHS’s restoration work, on a month-to-month basis.
2. GGSH shall pay you an amount equal to one Dollars (\$1.00). This sum shall be for the entire period that SDG&E uses the Property.
3. GGHS shall be limited to one (1) acre use of the property unless otherwise agreed to. Said area is depicted in “Exhibit A”, attached hereto.
4. The GGHS agrees to leave the Property in substantially the same condition as it was as of the date of this Consent. The GGHS shall

maintain its portion of the Property in a clean, neat and orderly condition at all times during the term of this Consent. The GGSH shall remove all of its personal property from the Property at the end of this Consent.

5. The GGHS assumes all risks incident to the GGHS's use of the Property and agrees to hold the Town harmless from and indemnify you against claims for damages, expenses, death or injury resulting solely from the negligence or intentional acts of the GGHS, its employees, agents, contractors and/or licensees.
6. The GGHS shall not acquire any interest in the Property by virtue of this Consent or the GGHS's occupancy of the Property.
7. The GGHS will not assign this Consent to a third party without your written permission.
8. The GGHS maintains insurance coverage for all operations including personal injury, advance injury, property damage and workman's comp.

I HAVE READ THIS CONSENT, UNDERSTAND IT AND AGREE TO BE BOUND BY ITS TERMS AS OF _____, 2026.

Gallopig Goose Historical Society

Town of Dolores:

By: _____

By: _____

Name: Joe Becker

Name: Chris Holkestad

Its: President GGHS

Its: Town Mayor

Information / Discussion Sheet

Consent to Use Town Property — 29220 Hwy 184 Storage Use by Galloping Goose Historical Society

Purpose of the Agreement

This document grants permission for the Galloping Goose Historical Society (GGHS) to use Town-owned property for storage related to preservation work at the GGHS Museum.

The property is owned by the Town of Dolores and is located at:

29220 Hwy 184, Dolores, CO (Montezuma County)
Assessor's Parcel No.: 5355916300002

Why This Request Is Being Made

GGHS is conducting restoration and preservation activities associated with its historic rail equipment and museum operations. These efforts require temporary outdoor storage space for rail infrastructure materials.

Materials to be stored include:

- Narrow-gauge rail tracks
- Rail ties
- Associated hardware and components

Providing a designated storage site supports preservation of local railroad history and heritage tourism.

Additionally, relocating these materials to this property will:

- Help clear public areas where items are currently stored
 - Improve roadway safety by removing obstructions
 - Improve visibility at or near streets and intersections
 - Reduce clutter in public spaces
 - Consolidate materials in a controlled, managed location
-

Term of Use

- **Start Date:** March 10, 2026
- **End Date:** February 28, 2036
- **Total Term:** 10 years

If restoration work is still ongoing at the end of the term, the agreement allows for extension on a month-to-month basis with Town approval.

Area of Use

- GGHS use is limited to **one (1) acre** of the property
 - The exact location is defined in an attached exhibit map
 - Any expansion beyond this area requires Town approval
-

Cost to GGHS

- GGHS will pay the Town **\$1.00 for the entire 10-year term**
 - The arrangement is intended as a nominal-cost community partnership rather than a revenue lease
-

Maintenance and Property Condition

GGHS agrees to:

- Keep the area clean, neat, and orderly
 - Maintain the site throughout the term
 - Leave the property in substantially the same condition as received
 - Remove all stored materials at the end of the agreement
-

Liability and Risk

- GGHS assumes responsibility for risks related to its use of the property
 - GGHS agrees to indemnify and hold the Town harmless from claims resulting from its activities
 - The organization maintains insurance coverage, including:
 - Personal injury
 - Property damage
-

- Workers' compensation
-

Ownership and Legal Status

This agreement is a permission to use property — **not a lease or transfer of ownership.**

Key limitations:

- GGHS gains no ownership interest in the property
 - The agreement cannot be transferred to another party without Town approval
 - The Town retains full ownership and control of the property
-

Community Benefits

- Supports preservation of Dolores' railroad history
 - Assists a local nonprofit organization
 - Enhances heritage tourism and educational opportunities
 - Utilizes Town property that may otherwise be unused
-

Issues for Discussion

Board members may wish to consider:

- Long-term use of Town property for non-Town purposes
 - Adequacy of insurance and liability protections
 - Site impacts (visual, environmental, or operational)
 - Future Town needs for the property
 - Public benefit relative to nominal cost
-

Next Steps

- Discussion by the Board
 - Possible revisions or conditions
 - Approval and execution by both parties
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