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TOWN COUNCIL MEETING MINUTES THURSDAY, JUNE 14, 2007 12:00 P.M.

- I. CALL MEETING TO ORDER** – Mayor Aragon, Council Member Cotton, Council Member Holt, and Council Member Simmons
- II. APPROVAL of MINUTES FROM MAY 1, AND MAY 17, 2007** – The minutes were approved as read.
- III. LIQUOR LICENSES**
 - 1. Alley House Grille – Liquor License Renewal**
 - 2. 565 Grill – Liquor License Renewal**
 - 3. Plaza Liquor – Liquor License Renewal**
 - 4. The Junction Restaurant – Liquor License Renewal** – Council Member Cotton moved to approve the liquor license renewals. Council Member Holt seconded, the motion carried with 3 ayes and 1 abstention (Council Member Simmons)
 - 5. Archuleta Seniors – Special Event Liquor License (Oktoberfest)**
 - 6. Rotary Club – Special Event Liquor License (Concert)**
 - 7. SW Colo Chapter American Red Cross – Special Event License (Dance Fundraiser)** – Council Member Cotton moved to approve the special event liquor licenses. Council Member Holt seconded, the motion carried with 3 ayes and 1 abstention (Council Member Simmons)
- IV. DELEGATIONS**
 - 1. Denise Rue-Pastin – Climate Initiative** - Will not be here today.
- V. NEW BUSINESS**
 - 1. Review of Planning Commission Actions from April 3rd, April 20th, April 26th, 2007**
 - a. Bartle Booth Conditional Use Permit** - This is a jewelry stand at 191 E. Pagosa Street. She will be there until September 30th. The Planning Commission has reviewed and recommends approval with 5 conditions. Council Member Holt moved to approve with an additional condition that there be a fire extinguisher on sight. Council Member Simmons seconded, the motion carried unanimously.
 - b. Papoose Court Conditional Use Permit** - The Planning Commission has reviewed this and recommends approval of alternative 2 with 6 conditions. The Planning Commission recommended that they go with diagonal right now. Council Member Holt questions the parking and Papoose Court. Albert Moore the architect on the project stated said the parking is over the utility easement and will not take any space in the current drive and there will not be any additional parking on the other side of the street as the bank is building a parking lot. Council Member Holt moved to approve alternative #2 with the conditions. Council Member Cotton seconded and the motion carried unanimously.
 - c. Koch Conditional Use Permit** - This is to construct 5 single family residential rental units. This includes a 10 stall parking area. The Planning Commission has reviewed this and recommends approval with 4 conditions. Since then the applicant has addressed 3 of the 4 conditions. Council Member Simmons wanted to know if there are any additional improvements being required on the alley, the answer was no. Council Member Holt would like #2 to read for them to submit a formal landscape plan; Joe stated that they already have. Council Member Cotton moved to approve with the

conditions as submitted. Council Member Simmons seconded, the motion carried unanimously.

d. Waldorf Kinder House Conditional Use Permit - This is to operate a child care center. The Planning Commission reviewed this and recommends approval with no conditions. This would be for up to 12 children. This would be good until there is a change in use on this property. Council Member Cotton is abstaining from discussion and voting as this is his neighbor. Chris Pitcher spoke on behalf of the applicant. Council Member Holt was wondering how busy the alley would be. Chris stated that they proposed to stagger their drop off times to help deal with this and there are 6 or 7 spaces as well for people to park. Council Member Simmons moved to approve the CUP. Council Member Holt seconded, the motion carried with 1 abstention (Council Member Cotton).

e. New Country Auto Center Conditional Use Permit - 191 E. Pagosa Street, a one time event at the end of June. The Planning Commission recommends approval with 7 conditions. Council Member Cotton moved to approve. Council Member Simmons seconded the motion carried unanimously.

f. Whispering Pines PUD, Phase 11 Final Plat - The Planning Commission reviewed this and staff has received two letters of concern. The Planning Commission recommended approval with conditions. Council Member Cotton moved to approve. Council Member Holt seconded, the motion carried unanimously.

g. Rock Ridge Country Estates, Block D, Lot 1 Annexation and Zoning Request -

We just received a revised annexation agreement prior to the meeting, so Tamra would like to wait for action until we can review the new documents for annexation. We can go ahead and discuss and take public comment and hopefully figure out the zoning. The Planning Commission reviewed this and recommends approving the B-2 zoning. Zoning does have to be done through an ordinance so it will have to come back again. Todd Shelton was here to represent the applicant. He went over some of the major changes between revised annexation agreements. They do not want to totally get rid of the mobile home park and want to phase out parts of it over time. The next change was dedication of roads and open space, they want to build them to city standards and then have the city take them over. Want to have 7 years to take down the sign off of Great West and Highway 160, Planning Commission wanted 5 years. They put in the affordable/attainable housing directly in the agreement. They have agreed to 10% of available housing as affordable by deed restricting lots or 5% affordable and 10% attainable. They are requesting impacts they already have been credited to them instead of having to pay like it is a total new use for the impact fees. There is also some different legal stuff the attorney has added. Council Member Holt thinks we need a special meeting to discuss all of these changes. Council Member Holt asked if they allowed them to keep the sign for 7 years if they would be willing to bring it into town code and make it look more presentable which would benefit everyone. Todd stated that he would be willing to do that. Council Member Simmons wanted good definitions for affordable and attainable before we get together again. By consensus this will be tabled until a special meeting on June 21st at noon.

2. Rock Ridge Country Estates Preliminary Plan Extension Request - They are asking for a 6 month extension. Staff recommends approval of the extension. Council Member Holt moved to approve the extension for 6 months. Council Member Simmons seconded, the motion carried unanimously.

3. First Reading Ordinance No. 691 – Amending Article 6, Chapter 21 - This modifies this section of our code. This exempts local landmarks and historic districts from our criteria and lets them have their own set of criteria that will come forth soon. Council Member Simmons moved to approve the 1st reading of Ordinance 691. Council Member Cotton seconded, the motion carried unanimously.

VI. OLD BUSINESS

1. Second Reading of Ordinance No. 690 – Repealing and Readopting Article 14, Chapter 21 - Council Member Simmons moved to approve 2nd reading of Ordinance 690. Council Member Holt seconded, the motion carried unanimously.

VII. DEPARTMENT HEAD REPORTS

- 1. Town Manager Report -** Sales tax numbers are still up 6.71% YTD. We will be having a special meeting on June 21st, we will be considering and appointing the vacant Council seat after the La Plata Electric Meeting on the 20th at approximately 1:30 p.m. on Wednesday. CMAQ projects, Cemetery Road are essentially completed and we anticipate starting the Great West project here shortly. We have received about \$450,000 in additional funding for 2009 and 2010. We may be able to start something as early as September 2008. Enhancement projects, the Riverwalk should be wrapped up in about a week or so. There is still work being done on the pedestrian bridges and we still hope they will be complete by the end of this year. We have 2 proposals and preliminary cost estimates on Lewis Street from Davis Engineering. Both estimates are over budget for what we have this year. Our budget is about \$600,000 for asphalt/paving and \$50,000 for sidewalks. The business block is coming in over \$793,000. 1st to 4th street with no sidewalk or reshaping we will meet budget but if add those we will be over budget. Mark recommends concentrating on 4th Street to San Juan Street portion. By consensus they told Mark to go with his recommendation. We hope to commence construction in a September time frame. We hope to have feasibility information on the possibility of Recreation Center at the July meeting. We need to discuss the future of the old Seeds of Learning Building and what we want to do with it, lease it out again, tear it down. Council Members Holt and Simmons think it should be torn down. Mayor Aragon agreed, and stated we can tear it down ourselves. They said the sooner the better. Mayor Aragon is very interested in trying to acquire the property across the street and would like consensus to move ahead in trying, by consensus the council said to proceed. We hired James Dickoff to fill the Building Inspector position.
- 2. Planning Department Report -** The Land Use Development Code project is underway and they will be producing the 1st half draft in the beginning of July. DTMP is just waiting for edits and final draft then we can move to the last rounds of public hearings and get the final adopted. They are working with Phil Starks on the Highway 160 inclusions and annexations. We will also have the Rock Ridge Annexation discussion on June 20th as well.
- 3. Police Department Report -** When they heard that the County withdrew their portion of the funding for the Narcotics Detective and knowing that the town will have to help in this financial situation. The Police Dept. would hope that the Council will consider this position as necessary as drug abuse as been continually increasing in our community and in our schools. Commissioner Moomaw promised to place this high on their priority list has they recover financially but who knows when that could be. The Sheriff's Department has offered to help as much as they possibly can. There has also been here say that others will be coming forth with money. Next year we will also be asked to pay a portion of dispatch. The new Narcotics Detective and his replacement have already been selected if we get this approval. We have a number of citizens who are concerned with the drug abuse issue. Council Member Cotton stated this isn't the time to pull the plug on it and we can address 2008 this fall in budget season. Council Member Simmons applauds their efforts and believes we should step up to this. So by consensus the Police Dept. has the go ahead for now.

VIII. APPROVAL OF BILLS – Council Member Cotton moved to pay the bills. Council Member Holt seconded, the motion carried unanimously.

IX. ADJOURNMENT – On a motion duly made the meeting adjourned 1:56 p.m.

**Ross Aragón
Mayor**

**PAGOSA SPRINGS SANITATION
GENERAL IMPROVEMENT DISTRICT MINUTES
THURSDAY, JUNE 14, 2007
2:02 P.M.**

- X. CALL MEETING TO ORDER** - Mayor Aragon, Council Member Cotton, Council Member Holt, and Council Member Simmons
- XI. APPROVAL of MINUTES FROM MAY 1, 2007 MEETING** – The minutes were approved as read.
- XII. DELEGATIONS:** None
- XIII. NEW BUSINESS** - We did have a BOD violation in April and we are still having problems with ammonia. We have been able to identify some of the problems we are having with the facility and we believe it is in correlation with a methamphetamine lab. We pulled a good sample and had it sent to a lab for a toxicity report. We hope to find who is doing this.
- XIV. OLD BUSINESS**
Update on New Treatment Facility Planning - The sale of the Catchpole property went through and Mark had discussions with the new owners and is trying to finalize the last few items and things are moving on quite well with that. We do have a loan/grant application in with DOLA we will have to go defend in July. We also have a loan in with the Colorado Water and Power Authority. There is also some additional funding we will need to secure on the line extension that we are trying to work on. We still hope to be on and have a December 2008 completion date.
- XV. DEPARTMENT HEAD REPORT** -
- XVI. APPROVAL OF BILLS** – Council Member Cotton moved to approve the bills. Council Member Holt seconded, the motion carried unanimously.
- XVII. ADJOURNMENT** – On a motion duly made the meeting adjourned at 2:10 p.m.