

TOWN OF LA JARA

PO Box 273
La Jara, CO 81140
Phone: (719) 274-5363
Fax: (719) 274-5986

This institution is an equal opportunity provider and employer.

Regular Meeting
Date: May 11, 2023

A permanent set of these minutes are maintained in the Town Clerk's Office. Approved Minutes are also available on the web at www.townofajara.colorado.gov

Call to Order

The meeting was called to order by Mayor Medina at 6:00 pm.

Pledge of Allegiance

Mayor Medina led the Pledge of Allegiance.

Roll Call

Present were Trustees: Rendon, Villagomez, Wagoner, Wilson, Mayor Pro Tem Valdez, and Mayor Medina. Trustee Chavez attended virtually at 6:05pm.

Absent: None

Also present were Town Manager Zaragoza, Town Clerk Pagnotta, Police Chief Lujan, Public Works Supervisor Dufresne, Town Attorney Walker, Town Attorney Farish, and Building Inspector Rodriquez.

Approval of Agenda

Motion: Mayor Pro Tem Valdez moved to approve the agenda; seconded by Trustee Rendon.

Vote Results: Ayes: Trustees Chavez, Rendon, Villagomez, Wagoner, Wilson, Mayor Pro Tem Valdez, and Mayor Medina.

Nays: None

Motion Carried.

Public Hearing – Adoption of Building Codes, 2018 Edition.

Motion: Trustee Wilson moved to open the public hearing for the adoption of the International Building Code, 2018 Edition, Ordinance 2023-1; seconded by Trustee Wagoner.

Vote Results: Ayes: Trustees Chavez, Rendon, Villagomez, Wagoner, Wilson, Mayor Pro Tem Valdez, and Mayor Medina.

Nays: None

Motion Carried.

Attorney Farish noted that the time was 6:05pm and a notice of the public hearing was published in the Valley Courier on April 25th and April 29th. A quorum of the Town Board was present. He was asked to conduct the public hearing. He explained the need to adopt the 2018 Edition of the International Building Code rather than the 2021 Edition as it is more restrictive. He explained the code would be adopted by reference. The code would be available online. Attorney Farish opened the hearing to allow testimony either in favor or in opposition. No testimonies were made. The evidentiary portion of the public hearing was closed and the matter was remanded to the board of trustees for action.

Motion: Trustee Rendon moved to adopt Ordinance 2023-1 – An ordinance adopting the International Building Code, 2018 Edition, The International Residential Code, 2018 Edition, the International Mechanical Code, 2018 Edition, the International Energy Conservation Code, 2018 Edition, the

International Property Maintenance Code, 2018 Edition, all as published by the International Code Council; seconded by Trustee Wagoner.

Vote Results: Ayes: Trustees Chavez, Rendon, Villagomez, Wagoner, Wilson, Mayor Pro Tem Valdez, and Mayor Medina.

Nays: None

Motion Carried.

Consent Calendar

Trustee Wagoner noted that the minutes had an incorrect date on the heading.

Motion: Trustee Wilson moved to approve the consent calendar with the change of the date on the minutes; seconded by Mayor Pro Tem Valdez.

Vote Results: Ayes: Trustees Chavez, Rendon, Villagomez, Wagoner, Wilson, Mayor Pro Tem Valdez, and Mayor Medina.

Nays: None

Motion Carried.

Guests

Kate Jack, Communication & Community Director for SLV Behavioral Health addressed the board requesting to proclaim May as Mental Health Month. She read the proclamation.

Motion: Mayor Pro Tem Valdez moved to adopt the proclamation designating May as Mental Health Month; seconded by Trustee Rendon.

Vote Results: Ayes: Trustees Chavez, Rendon, Villagomez, Wagoner, Wilson, Mayor Pro Tem Valdez, and Mayor Medina.

Nays: None

Motion Carried.

Citizen Comments

None

New Business

Higher Ground BMX Track – Julian Espinoza was asked by the board to report on the progress of the track and his future plans. He stated he is planning on finishing the track up this year as his time here in the valley will be limited. He explained that there is a local board made up of mostly local individuals. Trustee Chavez asked if the track would be ready to start hosting events this year; Julian responded that it probably would not be ready this year because of the lack of volunteers to help. He reported that he would be moving out of the area but had no idea of when. He stated the Higher Ground BMX board would take over the operation of the track once he moves. Julian mentioned that he would be interested in purchasing the 5-acre BMX site.

Town Manager Agreement - Town Manager Zaragoza requested that the board address Conejos County Housing Authority prior to discussion of his agreement.

Conejos County Housing Authority – Housing Plan – Karen Hinojos, Executive Director for Conejos County Housing Authority, has been working to bring affordable houses to the La Jara area and to address the needs that were identified in the housing study that was conducted in July of 2021. She would like to collaborate with the Town and housing developer Louis Lukondi to bring some affordable homes to the South Main Park area. She asked that the town consider granting or gifting, leasing or selling the land for development. Mayor Medina asked Hinojos to identify “affordable” homes and explain what types of homes that she is proposing to build. Hinojos explained that they would be building workforce homes for working families rather than subsidized housing. She introduced Louis Lukondi who is a real-estate developer that grew up in Blanca/Ft. Garland area. He explained his desire to develop homes in La Jara.

He suggested drafting a site plan and organizing a working group to start some dialog with the town and the housing authority to establish some common goals and identify the constraints, needs and desires. Trustee Villagomez, Town Clerk Pagnotta, and Darrin Rodriguez volunteered to be part of the working group.

Town Manager Agreement – Town Manager Zaragoza presented the agreement to the trustees and highlighted the accomplishments during his last 3 years as the manager. He listed the many boards that he serves on and explained how serving on these boards benefits the Town. Mayor Medina stated his evaluations from the trustees collectively exceeded expectations. He explained that the agreement was similar to the previous year's agreement with the exception of his request to work 32 hours a week in lieu of a raise. He explained that he would not have a set day off depending on his schedule and it was noted that there may be weeks where he would work more than the 32 hours. The attorneys reviewed the agreement and had no issues.

Motion: Trustee Wilson moved to accept the Town Manager's agreement; seconded by Trustee Wagoner.

Vote Results: Ayes: Trustees Chavez, Rendon, Villagomez, Wagoner, Wilson, Mayor Pro Tem Valdez, and Mayor Medina.

Nays: None

Motion Carried.

Old Business

Nuisance Code update – Attorney Farish reviewed the proposed updates for the nuisance codes. He explained the definitions and the different nuisances. He stated the board should review the codes and modify them if they choose to. He explained that the nuisance codes are tied to the offense codes and building codes. He explained the abatement process with administration procedures and judicial procedures. He asked the board to review the codes and revisit the issue next month.

Reports

Town Manager Report

Town Manager Zaragoza submitted a written report highlighting the following:

- March 20th Northerner's Senior Citizen Center had a food distribution giving approximately 75 boxes of food and needed items.
- Glory Days Celebration date (July 15th). Volunteers needed the day of the event.
- Meeting with CE Corp engineers to continue discussion about our freshwater distribution system for April was postponed until May 24th at 1:30PM.
- Applied for SLVCOG Mini grant for fencing. Application is still pending.
- Sustainability training for Lagoon systems & wastewater facilities had to be rescheduled for later in May.
- Attended the Roadmaps workshop in Buena Vista on May 2nd.
- The April Mobile Care and Share was well attended, thanks to our Maintenance crew for their assistance. 104 households were served. This is down from March by 25. The distribution is scheduled for the last Thursday of each month from 10-11:00 AM. Plenty of volunteers from community residents.
- Interviewed an applicant for the 3rd officer for the Town. Chief Lujan is waiting on a reference check.
- Sending out RFP for fire hydrant replacement. We are looking at replacing 3 immediately and having one additional hydrant on hand.

- Registered for the 2023 VAD Academy. This is a free one-of-a-kind virtual two-day training (7:00 AM to 2:30 PM) related to vacant, abandoned, and deteriorated (or “VAD”) properties.
- Roll off dates – 4/26—4/29 (Wed-Sat.) 9:00 AM to 4:00 PM for all four days. Located in the maintenance yard. Conejos County is providing a willow pit to county residents throughout the remainder of the year. A flyer is posted at Town Hall and more information can be obtained by calling Jarret at 719 580-8446. Fee is non-perishable food items at entry.
- Pothole repairs in town. Waiting for ACI to begin making hot mix.
- Paving of Myron Way from 4th Street. County Road and Bridge will assist. If budget allows it might be possible to pave the alley way from post office to local bank.
- Richfield Ditch personnel will assist with cleanup of debris when water begins flowing. Will haul debris away to a local farm. Town will assist with second cleanup if needed.
- Planning & Zoning meeting, May 24th at 6:00 PM. Nancy from SEH would like to review the revised Zoning Ordinances with the commission. This will be a zoom meeting.
- Attended the Upper Rio Grande Economic Development Regular Meeting on 5/9/23.

Trustee Wagoner noted that she is in charge of a float building committee and asked for volunteers to help build the float. She stated the float will be entered in the Glory Days Parade and the Pioneer Days parade the following weekend. She also noted that the Pioneer Days committee has offered to pay for the supplies to build the float.

Town Attorney Reports

Town Attorney Farish highlighted some of the upcoming events including the CML Conference in June. He invited everyone to the Memorial Day celebration at Home Lake in Monte Vista.

Attorney Walker stated that the building inspector will have some training sessions with the new 2018 building code updates. There may be some discussion on increasing the fees for the building permits to help cover the additional expenses. He made note of the CML Outreach meeting in Del Norte where a review of the legislative update will be discussed. He noted that SB-213 failed; this was the land use bill dealing with ADUs that was heavily opposed by CML and municipalities. He stated that there will be some proposals regarding 1041 powers, specifically related to water exportation projects.

Approval of Town Manager and Attorneys Reports

Motion: Trustee Rendon moved to approve the Town Manager and Attorneys reports; Seconded by Mayor Pro Tem Valdez.

Vote Results: Ayes: Trustees Chavez, Rendon, Villagomez, Wagoner, Wilson, Mayor Pro Tem Valdez, and Mayor Medina.

Nays: None

Motion Carried.

Police Report

Chief Lujan submitted a written report and offered to answer questions. Chief reported that a candidate for a third officer was interviewed and will be doing a psychological evaluation in the coming week.

Public Works Report

Public Works Supervisor Thomas Dufresne submitted a written report. He mentioned that he completed the paperwork designating himself as the official ORC for the town’s water system.

Clerk Report

Town Clerk Pagnotta submitted a written report. She reminded everyone of the CML Outreach meeting in Del Norte on May 23. It was noted that the town received its first distribution for money received from collection of the plastic bag fee in the amount of \$131.76 from Family Dollar.

Building Inspector Report

Building Inspector Rodriguez reported that there are a few new building projects. He requested the town purchase a copy of the 2018 Building Codes now that the board has adopted this new version.

Trustee Comments

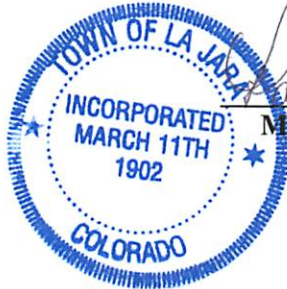
Mayor Medina mentioned the ribbon cutting for Mom and Pop's Country Kitchen was well attended.

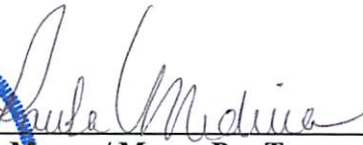
Adjournment:

Mayor Pro Tem Valdez moved to adjourn. The meeting adjourned at 8:20 pm.

Respectfully Submitted by


Town Clerk – Shawn Pagnotta




Mayor / Mayor Pro Tem

