

ITEM 1 Call to Order: at 6:00 pm

ITEM 2 Roll Call: Mayor Gibson, Trustee Billings, Trustee Brady, Trustee Cooper, Trustee McVey, Trustee West, Trustee Wittler.

Present: Mayor Gibson, Trustee Billings, Trustee Brady, Trustee Cooper, Trustee McVey, Trustee West, Trustee Wittler.

Phone/Computer:

Absent: None

Guest Present: Lexi Brooks, Keagan Gonzales, Aaron Shippet, Chris Griffin, Starla Westphal, Van Walker, Stewart Eskew, Michael Yerman

**Staff Present: Merna McGinnis, Town Manager
Tammy Newman, Town Clerk
Heath Piper, Electric Superintendent
Mike Ingle, Water/Wastewater Superintendent
Dustin Martin, Officer
Joan Day, Police Administration Assistant
Margarete Dunham, Code Enforcement**

ITEM 3 Pledge of Allegiance, led by Mayor Gibson

ITEM 4 Prayer, led by Trustee Wittler

ITEM 5 Approve Minutes of the June 9, Board of Trustee's Regular Meeting.
Trustee McVey made motion to approve June 9, 2022 regular meeting. Seconded by Trustee Billings.
Motion Carried.

ITEM 6 Approve Bills
Trustee West made motion to approve bills as presented. Second by Trustee Brady. Motion Carried.

ITEM 7 Public Comment for Non-Agenda Items
Anyone who would like to address the Board of Trustees on any matter other than an agenda item will be given an opportunity, 3-minute time limit each person after signing the roster.

Keagan Gonzales 1165 Santa Fe Street. Checking on progress for a solution for the property at 1201 Santa Fe and property next door at 1213 Santa Fe. Town has paid out to date for clean up on properties at 1033 Santa Fe for \$16,999.36, at 1201 Santa Fe for \$3,724.12 and 1213 Santa Fe for \$1,589.50. Properties look as bad if not worse than they did before they were cleaned. Mr. Gonzales thanked the trustees for cleaning up the property even if it didn't last. Asked if Lamar building inspector could come down and do inspections on all properties in town and if they don't fix or clean up then town take over property. Which the town does own a property like that now at 848 Santa Fe, with a house on it that has asbestos, and to abate that property would cost \$52,750.00. At what point is it cost effective to quite paying for cleanup that is not going to help. Mr. Gonzales wished he had a solution to help fix the issue. Trustee Cooper voiced that this has been a problem for several years and wished there was a good solution to resolve the issue. It is a safety issue and the trustees understand the frustration of the land owners around these properties.

Starla Westphal addressed the trustees that there were 170 kids for swimming lessons, this year.

**ITEM 8 Public Hearing Hotel & Restaurant Liquor License Application (City);
Springfield Hotel LLC dba Cobblestone Inn & Suites, 27474 Hwy 287, Springfield, CO,
managing members Stuart Eskew and 67th Avenue LLC.**

Trustee Cooper made motion to open public hearing at 6:14 pm. Second by Trustee McVey. Motion Carried.

**LIQUOR LICENSE APPLICATIONS
Opening Comments by Hearing Officer
Thursday July 14, 2022 6:00 pm**

This is a public hearing before the Local Liquor Licensing Authority for the Town of Springfield, to determine whether the application for a Hotel and Restaurant Liquor License by Springfield Hotel LLC, dba Cobblestone Inn & Suites-Springfield (Applicant), located at 27474 HWY 287, should be granted or denied. This hearing will be conducted pursuant to the laws of the State of Colorado and the Ordinances and procedures of the Town of Springfield.

The purpose of this hearing is to receive information, data and testimony by any interested parties in order to enable the Local Liquor Licensing Authority (LLA) to make findings and reach conclusions required to be made by state law as to whether or not the application should be approved or denied. One of the principal questions the Local Liquor Licensing Authority (LLA) will be concerned with throughout this hearing relates to the reasonable requirements of the neighborhood for the outlets applied for and the desires of the inhabitants of that neighborhood with respect to the outlet. Those persons who will be heard during this hearing are "parties of interest", who are defined by state law as being the applicant, residents of the neighborhood and owners or managers of businesses located in the neighborhood.

The order of this hearing will be as follows. At the conclusion of my opening comments, the City Clerk will give a summary of the preliminary investigation completed with regards to the application. The Police Department will comment on the background investigation. The Applicant will present their case, meaning they will present testimony, exhibits, petitions, or other materials relevant to the application. Interested parties may then testify for or against the proposed application, after which the Applicant will have the opportunity for rebuttal. At the conclusion of all testimony, the Local Liquor Licensing Authority (LLA) will make its decision to approve or deny the application, or to continue the hearing.

All testimony will be given under oath given by the City Clerk. Any exhibits presented during the hearing will be submitted to the City Clerk to become part of the record. The Clerk's official files are hereby admitted into the record of this hearing.

Town Clerk Newman swear in: Would anyone who would like to give testimony for or against the Springfield Hotel, LLC dba Cobblestone Inn & Suites Springfield, please stand, raise your right hand and repeat after me: I (Stuart Eskew), do solemnly swear that the testimony provided today is true and accurate to the best of my knowledge, so help me God.

Mr. Eskew stated he believes the Hotel will benefit the whole county and the liquor license will help out the Hotel.

May we now have the Clerk's report?

TO: Springfield Board of Trustees

FROM: Tammy Newman

DATE: July 14, 2022

SUBJECT: Board of Trustee Agenda Item 8 – Hotel and Restaurant Retail Liquor License – New Application

Name and Address of Applicant: Stuart Eskew, Managing Member
67th Avenue LLC, Managing Member

27474 Hwy 287
Springfield, CO 81073

Trade Name and Address: Springfield Hotel, LLC
Cobblestone Inn & Suites-Springfield
27474 Hwy 287
Springfield, CO 81073

Operating Manager: N/A

Date of Application: May 18, 2022

Date of Current License Expiration: N/A

Documents Accompanying Application

Local and State License Fees: Submitted with Application. Applicants have submitted an application and fees for a new license with concurrent review by the Colorado Department of Revenue, Liquor & Tobacco Enforcement Division and the Town of Springfield, Colorado

Zoning: C-2, Tourist-Oriented and Community Commercial/Correct Zoning

Building Plans and or Sketch of Interior: Included as an attachment, information was marked as required by the Department of Revenue

Distance from School as per Statute: 1.7 Miles or 8976 feet

Deed or Lease or Assignment of Lease Ownership: Ownership by Deed

Evidence of Public Notice

Posting of Premises: Was posted and evident on premises

Legal Publication: Published in the Springfield newspaper of general circulation, Plainsman Herald on June 29, and July 6, 2022.

Police Investigation/Comments: Contingent on completion of hotel and final walk through.

Finding of Facts:

1. Springfield Hotel, LLC, Cobblestone Inn & Suites-Springfield is requesting approval of a new Hotel and Restaurant Retail Liquor License, with concurrent review by the Colorado Liquor & Tobacco Enforcement Division and the Town of Springfield, Colorado.
2. The required fees were submitted as required.
3. The required documents, sketches, property ownership and distance from nearest school were submitted or met.
4. Required TIPS training still outstanding.
5. Final approval of state plumbing and electrical permits still outstanding.
6. Walk through of finished sales area outstanding.
7. Finger Prints and background checks have been performed and no significant adverse findings.
8. Police Department comments, contingent on completion of hotel and final walk through.

Recommendation:

It is recommended that the New Hotel and Restaurant Liquor License Application for Springfield Hotel, LLC, Cobblestone Inn & Suites-Springfield be approved, contingent on the competition of the hotel and final walk through, with state plumbing and electrical permit is complete along with proof of TIPS training being submitted and the approval of the Colorado State Liquor Licensing Department.

- Applicant Springfield Hotel LLC, Cobblestone Inn & Suites-Springfield presents testimony with regards to the application:
- Public Comments by public in attendance: No Comment from the public.

- City Clerk provide written or oral comments received: No written or oral comments were received.
- Liquor Licensing Authority Questions: Trustee McVey asked if general public was allowed or if just for hotel guest. With a Hotel Restaurant license general public may use the lounge area but must stay on outlined area for the license. Trustee Cooper asked if a license could be approved before building was completed. Attorney Steerman answered that yes it can be contingent on the completion of the outstanding items completion.
- No public comment.
- Mayor Gibson closed the Public Hearing at 6:23 pm.

Local Liquor Licensing Authority Action

Trustee Brady made motion to approve the Springfield Hotel LLC dba Cobblestone Inn & Suites, Springfield, located at 27474 HWY 287, Springfield, CO 81073, Liquor License contingent on the completion of the hotel remaining paperwork and final walk through. Second by Trustee McVey.

Yes: Trustee Billings, Brady, Cooper, McVey, West, Wittler, Mayor Gibson

No: None

Motion Passed.

ITEM 9 Annexation Agreement: Van Walker

Van and Ginger Walker are requesting water and sewer to their property Walkers have signed an annexation petition and will be charged outside Town rates. Mr. & Mrs. Walker will have the cost of tap, meter and pipe from 11th street to their property, no cost to the town.

Trustee West made motion to approve the annexation between the Town and Van & Ginger Walker. Second by Trustee Billings.

Yes: Trustee Billings, Brady, Cooper, McVey, West, Wittler, Mayor Gibson

No: None

Motion Passed.

ITEM 10 Kestrel Subdivision, Southeast Plains Workforce Housing Project

Michael Yerman, talked about the State being in La Junta discussing the Workforce Housing Project going on in the Southeast region.

Framing has started in Oney Springs, Eads, Granada then Springfield. Springfield has the most units in this project, 6 more units than any other community, for 24 units with \$4,600,000.00 in housing. Stephanie Gonzales will be attending the Planning and Zoning meeting on July 19, 2022 on the PUD for the housing project. Trustees have a special meeting to discuss the PUD agreement on July 28, 2022. Town of Springfield has received two checks one for \$50,000.00 one for \$18,000.00 to help offset the cost of supplies need for electrical and water/sewer costs. Matt Carter, Crowley County building inspector is willing to perform the building inspections for the housing project. State will perform the plumbing and electrical inspections. Foundations are monocyte 26” thick, with lots of steel. Framing should start week of July 18, 2022. The housing project has already paid out for the survey and plat to the property. Lots of discussions on waiving or not waiving the building fees for the housing project, with the only cost out to town is administration work, housing project picking up all the rest of the cost. Trustees all agreed something needs to be paid in all fairness to everyone.

Building permit fees:

Trustee Wittler made motion for a \$50.00 building permit fee per 24 units for a total of \$1,200.00.

Trustee Brady second.

Yes: Trustee Billings, Brady, Cooper, McVey, West, Wittler, Mayor Gibson

No: None

Motion Passed.

ITEM 11 Appointment to the Planning and Zoning Commission, Berklea Forrest

Trustee Billings made motion to appoint Berklea Forrest for a 2-year term expiring June 2026.
Second by Trustee McVey.
Yes: Trustee Billings, Brady, Cooper, McVey, West, Wittler, Mayor Gibson
No: None
Motion Passed.

ITEM 12 Appointment to the Planning and Zoning Commission, Brady Humphrey

Trustee Cooper made motion to appoint Brady Humphrey for a 2-year term expiring June 2026.
Second by Trustee West.
Yes: Trustee Billings, Brady, Cooper, McVey, West, Wittler, Mayor Gibson
No: None
Motion Passed.

ITEM 13 Appointment to the Planning and Zoning Commission, (Trustee)

Trustee McVey nominated Josh Wittler. Trustee Billings seconded. Nominations closed.

Trustee McVey made motion to appoint Trustee Josh Wittler. Second by Trustee West.
Yes: Trustee Billings, Brady, Cooper, McVey, West, Wittler, Mayor Gibson
No: None
Motion Passed.

ITEM 14 Appointment to the ARPA Board, Heath Piper, to finish Darwin Hanson 4-year term to expire 12/31/23.

Trustee Cooper made motion to appoint Heath Piper to the ARPA Board completing the 4-year term of Darwin Hanson to 12-31-2023. Second by Trustee Brady.
Yes: Trustee Billings, Brady, Cooper, McVey, West, Wittler, Mayor Gibson
No: None
Motion Passed.

ITEM 15 Appointment Springfield Housing Authority, Kirk Guder, 5-year term, Exp. July 2027

Trustee Cooper made motion to appoint Kirk Guder for a 5-year term expiring July 2027 to the Springfield Housing Authority. Second by Trustee Wittler.
Yes: Trustee Billings, Brady, Cooper, McVey, West, Wittler, Mayor Gibson
No: None
Motion Passed.

ITEM 16 Appointment Springfield Board of Adjustments, Doug Stolebarger, 3-year term, Exp. July 2025

Trustee Cooper made motion to appoint Doug Stolbarger for a 3-year term expiring July 2025 to the Springfield Board of Adjustments Second by Trustee West.
Yes: Trustee Billings, Brady, Cooper, McVey, West, Wittler, Mayor Gibson
No: None
Motion Passed

ITEM 17 Appointment Springfield Fireman Pension Board, Kink Ownbey, 4-year term, Exp. July 2026

Trustee Cooper made motion to appoint Kink Ownbey for a 4-year term expiring July 2026 to the Springfield Fireman Pension Board Second by Trustee Wittler.
Yes: Trustee Billings, Brady, Cooper, McVey, West, Wittler, Mayor Gibson
No: None
Motion Passed

ITEM 18 Appointment Springfield Fireman Pension Board, Chambrey Stewart, 4-year term, Exp. July 2026

Trustee Cooper made motion to appoint Chambrey Stewart for a 4-year term expiring July 2026 to the Springfield Fireman Pension Board Second by Trustee McVey.

Yes: Trustee Billings, Brady, Cooper, McVey, West, Wittler, Mayor Gibson

No: None

Motion Passed

ITEM 19 General Business

A. Animal Control Position-Tabled

B. Landfill: CDPHE did not pass the EDOP, Merna has phone conference with Michael Pretti Monday to discuss what needs to be done.

Ms. McGinnis gave costs on new scales, which lead into lots of discussion on scales, as to purchase or lease scales. Truck scales would not be good for smaller vehicles harder to calibrate.

SECPA charges \$6.00 a foot for electricity to the scale house with a 5-year contract, minimum cost of \$29.00 a month.

Look into a lease purchase option for scales.

Discussions on trash prices flat rate for taking trash out at \$5.00 to \$10.00 plus so much per pound for the trash.

Yard material still free. Discussion on dropping residents' minimum rate as they will have to pay to take their trash out to landfill. Discussion on only Springfield residents being able to use the landfill.

Discussion on a higher minimum for out-of-town residents.

C. Ayres Main Street Project Update: Benches and trash cans are being placed on Main Street hopefully done by fair time. Still working on CDOT grant to finish it up.

D. Cobblestone Hotel Update: Ms. Newman handed trustees a breakdown of Craig Brooks time and where it was spent. Mayor Gibson said while at CML conference there were companies that provide inspection services to areas that don't have their own building inspection services.

Land Acquisition Agreement with SECPA, to buy out the annexed property south of town so the Town of Springfield can service the motel. Any developed property at a rate of 25% of electric costs for the next 10 years. If isn't a developed property then will have to pay 5% for electric cost up to the next 10 years.

Trustee Brady made motion to approve the agreement, Seconded by Trustee West.

Yes: Trustee Billings, Brady, Cooper, McVey, West, Wittler, Mayor Gibson

No: None

Motion Passed

ITEM 20 Administrative Reports

Merna McGinnis: Town Manager/ Treasurer

Reported that town has received second half of ARPA funds \$172,802.95.

Have concerns because have not heard from our auditor. May need to file an extension with the state for our 2021 audit. Audit is due to State by July 31, 2022. Trustees all agreed to file an extension with the State.

Heath Piper: Electric Superintendent

With the hotel will need more poly pipe around 3 more spools at a cost around \$6000.00 as long as hasn't went up in the last two weeks.

Have finally heard back from Asplundh they could bring 4 guys and trucks to do the tree trimming in town for around \$10,250.00 for a 40-hour week. Would take around a month to trim everything.

Tabled tree trimming for a later date.

Mr. Piper with help from other town employees have spent 4 days trimming the worse of the worse of the trees.

Troy Plagge put in his 2-week notice, so will need to advertise again.

Have a chance to get a journeyman that is already licensed, would like to raise the wage to \$80,000.00. Would have two journeymen that could handle the town's electricity and Heath wouldn't have to be on call all the time for electric calls. Advertise for the position again and see what applications come in.

Found a house that was using jumper cables to steal power.

Trustee McVey made motion to buy poly pipe for \$6,000.00, Seconded by Trustee Billings.

Yes: Trustee Billings, Brady, Cooper, McVey, West, Wittler, Mayor Gibson

No: None

Motion Passed

Mike Ingle: Water/Wastewater Superintendent

School tap is done, and still have 3 water hydrants, that need to be moved when they are ready.

Hotel tap has been done for a while, just waiting on deposits to be paid to install meter.

Chenoweth construction has a meter now and they are pulling 26 to 32, 000 gallons a day of water. It is summer time and lot of water is being used but so far the well is keeping the water tower filled so think we are doing ok right now. Well 13 is still filling the tower.

Tammy Newman: Town Clerk-Meeting tomorrow with Collinus Newsome with Colorado Health Foundation, Cheryl Sanchez, Baca County Economic Development, Sammie George, GOCO. To look over pool project, to get help so our application will be more competitive for the funding match with GOCO. After talking with Dennis Jordan his suggestion for bathhouse is a totally new bathhouse, instead of just trying to tear out sections and put back together to make handicapped accessible. Asked trustees which way they would like to go, and trustees all agreed to stop the band aiding and get it done right with a new bathhouse.

Pool was broken into 2-weeks ago, community member fixed the window and made it so it couldn't be broken into hopefully again and to the Mike Cooper family replaced the pop and candy that was stolen.

Have received several CORA requests pertaining to the police department.

Don Steerman: Town Attorney

PUD process, when the town acquired the 77 acers it was zoned PUD, so if you wanted to put in an industrial park, residential development or commercial property you can do that with a PUD agreement. The housing project tried to get a variance and the Board of Adjustment would not grant it. SECED put together a PUD agreement and will be presenting it to the Planning and Zoning Committee, then the Planning and Zoning Committee will present to the Trustees their recommendation, at the July 28, 2022 special trustee meeting. Future sales of the west property will have to go through the PUD agreement process.

Electrical annexation, Attorney Steerman pushed to get out the language that wasn't per statues. Now that the Land Acquisition Agreement is signed, we can get that to SECPA for their signature and we can start servicing the Hotel and Farm First Bank.

Building inspection fees, the trustees have authority to waive or not waive any fees. Town can hire the building inspector or requiring them to have a certified building inspector.

Planning and Zoning meeting will be July 19, 2022 at 6:30 pm.

Still researching franchising fees, Town needs to increase pole rent and road crossing.

Police Department:

Trustees received monthly report.

7:55 pm break

ITEM 21 Executive Session:

§24-6-402(4)(b), C.R.S., Conferences with an attorney for the public entity for the purposes of receiving legal advice on the following topic: Police Department.

Trustee Cooper, made motion to go into executive session at 8:04 pm. Second by Trustee Billings. Motion Carried.

The time is now 9:52 pm, and the executive participants in this session were Trustees Brady, Billings, Cooper, McVey, West, Wittler, Mayor Gibson, Attorney Steerman, Sheriff Shippet, Undersheriff Griffin, and Joan Day. If any participant in the session believes that any matters not included in the motion to go into executive session occurred, occurred, or that any improper action occurred in violation of the Open Meetings Law, I would ask that you state your concerns for the record now.

Seeing none, we will move on.

Trustee Cooper made motion to demand a single payment of \$11, 240.13 from Johan West within 30 days as of today's date July 14, 2022. Second by Trustee Brady

Yes: Trustee Billings, Brady, Cooper, McVey, Wittler, Mayor Gibson

Abstained: Trustee West

Motion Passed

ITEM 22 Emergency Amendment

Town of Springfield and the Baca County Sheriff Department

Trustee Billings made motion to approve the agreement with the Baca County Sheriff's Office.

Second by Trustee McVey.

Yes: Trustee Billings, Brady, Cooper, McVey, West, Wittler, Mayor Gibson

No: None

Motion Passed

ITEM 23 Mayor and Trustee Reports

Trustee McVey said thank you to all involved with the cleaning up on main street.

Mayor Gibson said thank you to all involved in getting the benches up along Main Street.

Trustee West had a resident complain about getting notice to clean their property and they went around town and took pictures of the city property that needed cleaned up. With all the rain we have received weeds are really growing all over town. Give a little time to get things done, and need to look at verbage on courtesy notice.

Farmers Market had 9 vendors this last weekend, next Farmers Market is August 6, 2022 9-12:00.

ITEM 24 Adjournment

Trustee McVey made motion to adjourn at 9.59 pm. Second by Trustee Cooper.

Next Special BOT Meeting July 28, 2022, 5:00 PM