

ITEM 1 Call to Order, 6:00 pm

ITEM 2 Roll Call: Mayor Gibson, Trustee Brady, Trustee Cooper, Trustee Howard, Trustee Maltbie, Trustee McVey, Trustee West.

**Present: Mayor Tyler Gibson
Trustees: Christy Brady, Dan McVey, Jeremy West**

Absent: Trustees: Ervin Maltbie, Jim Howard, Mike Cooper

Guest Present: Brent Frazee, John Fulton, Jessica Caricato

**Staff Present: Merna McGinnis, Town Manager/Treasurer
Tammy Newman, Town Clerk
Katrina Martin, Police Chief
Riley Cooper, Officer
Heath Piper, Electric Superintendent**

ITEM 3 Pledge of Allegiance, led by Mayor Gibson

ITEM 4 Prayer led by Trustee West

**ITEM 5 Approve Minutes of the September 9, 2021, Board of Trustee's Regular Meeting.
Approve Minutes of the September 30, 2021, Board of Trustee's Special Meeting.**

Trustee West made motion to approve minutes of the regular trustee meeting September 9, and the special meeting September 30, 2021. Seconded by Trustee McVey. Motion Passed.

ITEM 6 Approve Bills

Trustee McVey question's; asked if have everything to do the dip pans, and was told yes. Also, on the toll bill and Merna explained it was when Brett picked up light equipment for airport. Asked on Fairfield and Woods bill if everything was done on the Lara case, and was told no.

Merna asked to have authorization to pay the sewer loan payment 13,375.00, payment every 6 months.

Trustee Brady made motion to approve bills, with the addition of the sewer loan payment. Seconded by Trustee West. Motion Passed

ITEM 7 SCEDD

Staff Report, Housing Project -Brent Frazee & John

Introduced John Fulton new to SECEDD, working in southeast Colorado. John explained first phase is 60 units spread across 9 municipalities and 6 counties. Second phase is 40 units, Springfield with 24 units total, 10 in phase 1 and 14 in phase 2, with a combination of single and/or duplexes. Wanted to know if Town has a preferred list for whom they wanted to offer the homes to, or will they be first come first served? Soon will have home design and pricing, should run in the range of \$160,000.00 to \$200,000.00. There is an opportunity zone investment group that would be interested in duplexes, that would rent them as work force housing for phase two. These duplexes in phase two would be to the west of phase 1. Phase two would be with a DOLA grant totaling \$1,000,000.00, due November, could be \$150,000.00 to Springfield for development of the stub out road and utility infrastructure. Will need a letter of support from the Town of Springfield for this grant. Brent will be doing the presale interviews for phase 1 and will be holding classes to help with financials. Mayor Gibson stated phase 1 sales will be offered to the big employers first schools, hospital, hemp farm, county, wildlife reserve, town employees, then the general public. Brent will reach out to all the large employers. Loans will be conventional, HUD, FHA loans, etc., not a low-income project.

ITEM 8 Colorado Liquor License Renewal

Hotel & Restaurant Fermented Malt Beverage License Renewal; G & J Longhorn Steakhouse, 400 Main, Greg & Jessica Caricato

Trustee McVey made the motion to approve the renewal liquor license for G & J Longhorn Steakhouse. Seconded by Trustee Brady.

Yes: Trustee Brady, Trustee McVey, Trustee West and Mayor Gibson

No: None

Motion Carried.

ITEM 9 Springfield Municipal Airport Hangar Lease Agreement

Attorney Steerman explained the airport hangar lease needed updated as the primary use for the airport hangar must be for aeronautical, airplane, and airplane equipment, or the Town could lose grant funding. Once this is passed then all the lessee and have them sign again with their current rates. Trustee McVey asked for the correction in paragraph 16 it should read from lessor to lessee. Discussion on changing the fee that is charged, old lease and new lease both read that the Town can increase the fee annually, which has not been raised for years. Some leases are for 25 years, if sub leased the sublessee must sign a current airport hangar lease with the Town first. Tabled the increase of the fees to a later date.

Trustee McVey made the motion to accept the new airport hangar lease agreement with the correction in paragraph 16, change from lessor to lessee. Seconded by Trustee Brady.

Yes: Trustee Brady, Trustee McVey, Trustee West, Mayor Gibson

No: None

Motion Passed

ITEM 10 ARPA Board-Re-appointment

Jay Suhler, Term 01.01.2022 to 12.31.2025

Trustee West made motion to re-appoint Jay Suhler to the ARPA Board. Seconded by Trustee McVey.

Yes: Trustee West, Trustee McVey, Trustee Brady and Mayor Gibson.

No: None

Motion Passed

ITEM 11 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.

ITEM 12 General Business

A. Sales Tax-MOU, with the Department of Revenue so the town can get the sales tax records from the state.

Trustee Brady made motion to approve the MOU for sales tax. Seconded by Trustee West.

Yes: Trustee Brady, Trustee McVey, Trustee West, Mayor Gibson.

No: None

Motion Passed

B. Colorado Opioids Settlement-MOU:

Settlement of \$300,000,000.00 to the state of Colorado, with Johnson and Johnson and three other distributors of opioids. Money the Town of Springfield receives may not be huge, but would be used for abatement purposes, education and support. The agreement must be signed by November 5, 2021 or the monies will go to the region and don't know what participation the Town would have then. Also, there could be other settlements that the town will be eligible for if sign now.

Trustee West made motion to approve the MOU for the Colorado Opioids Settlement. Seconded by Trustee Brady.

Yes: Trustee West, Trustee Brady, Trustee McVey and Mayor Gibson

No: None

Motion Passed

C. IGA Plan Review and Inspection Services

Intergovernmental Agreement with Lamar for plan review and inspection services for the Cobblestone Hotel and other projects that Dennis Jordan doesn't feel comfortable with. Could use the building permit fee to cover the inspection fee. The Cobblestone Hotel building permit fees were waived as part of the incentive agreement.

Trustee Brady made the motion to approve the Intergovernmental Agreement with Lamar for review and inspection services with alternate language for the fees, subject to Lamar's approval. Seconded by Trustee McVey.

Yes: Trustee Brady, Trustee McVey, Trustee West, Mayor Gibson

No: None

Motion Passed

D. Budget Hearing:

Merna gave report and gave changes to the Trustees.

General Fund, reduce the property tax revenue from \$156,763.00 to \$146,163.00, for 2021.

Street Fund, expenditure, was decided to pay the electric fund back for the street lights \$17,737.00, for 2021.

Street Fund, capital expenditure, changed year end budget to \$80,000.00 for 2021.

Swimming Pool Fund, revenue, forgot to add in the fund raiser and memorial donations of \$3270.00 for 2021. Added \$500.00 revenue for 2022.

Electric Fund, added the \$17,737.00 to revenue for 2021.

ITEM 13 Administrative Reports

Merna McGinnis, Town Manager/ Treasurer:

Next meeting is scheduled for Veterans Day, a holiday asked to move meeting to another day. Trustees decided to change the next regular meeting to November 10, 2021, 6:00 pm.

Town received one RFP for Auditor Services, from Rae and Company LLC out of Timnath, Colorado.

Trustee McVey made motion to approve Rae and Company LLC for 2021 Auditor Services. Trustee Brady Seconded.

Yes: Trustee Brady, Trustee McVey, Trustee West, Mayor Gibson

No: None

Motion Passed

TLT Metal contract at the landfill, Tyrrell Tankersley would like an extension of 30 days, due to the problems with getting the contract signed and the corrections which caused delays in getting started, and would like to drop the cost down \$10.00 a ton.

Trustee McVey made motion to amend the contract extending 45 days to November 30, 2021 and to lower the cost by \$5.00 a ton, to be reflected as \$20.00 per ton for old metal pile and \$40.00 per ton for new metal pile. Trustee West seconded.

Yes: Trustee Brady, Trustee McVey, Trustee West, Mayor Gibson

No: None

Motion Passed

Health Piper, Electric Superintendent:

Cobblestone would like power by end of November as they are moving construction trailers in. Can supply by overhead at this time, we have the wire but will need poles. Need easements to run electrical line in a straighter line instead of following sewer line easements. Would prefer to run underground, but will have to order electric line, it is costly and in short demand right now. Mr. Piper would like to order poles in this year's budget, SECPA had said we could buy poles from them if the poles they ordered comes in. If run overhead for now and can get the wire to go underground later, then can reclaim the overhead wire for other projects.

Mr. Piper and Ms. McGinnis both received phone calls from Southeast Colorado Power Association wanting to know if the Town was going to try and service the Cobblestone Hotel. SECPA stated that they had never received an Area Certificate of Territory change. Mr. Piper will do more checking, has a conference call

with Rick Regal and the City of Delta, as was under the understanding that once you annexed in property that was your Area Certificate of Territory. Ms. McGinnis stated per Mark Schmidt that the annexation was mostly for sales tax and property tax.

Mr. Piper received a call from another party that wants power/pricing for electrical on south side of Trevor Road to a possible new business.

Trustee Brady made motion for approval of \$100,000.00 for electrical wire & junction boxes and \$20,000.00 for 30 electrical poles. Seconded by Trustee West.

Tammy Newman, Town Clerk:

Asked if there could be a contract with compensation for the building inspections or end of the year bonus with Dennis Jordan as he has been doing plan reviews and inspections for free.

Don Steerman, Town Attorney:

Contract with Hinds has been put on hold for now, for the 2 acers west of the fire department.

Has been working on the new policies for the Police department.

Katrina Martin, Police Department:

Trustees received copy of Septembers Police report.

Has been busy working on the 1st Tier of policies working with Mr. Steerman.

Officer Martin spent time at the pre-school talking with the kids and showing them the car, was a fun time.

Have been looking for vehicles for the Police Department and the Street Department.

ITEM 14 Mayor and Trustee Reports

Mayor Gibson, read a thank you card from the Lucas Walker Family.

Mayor Gibson, let everyone know October 28th is moonlight madness 5-7:30, treat street with the Lions Club between Katelyn's flower barn and the vacant building on main street.

Mayor Gibson, Trustee McVey, Ms. McGinnis, Ms. Newman and Mr. Piper attended the Excel Wind Energy meeting at the resource building, possible substation north of Two Buttes, that will only to take solar and wind out from county will not be to transmit power in to the county.

Trustee Brady commented on the lease of the vehicles, need to look into different funding. Leasing a vehicle is easier to budget a year yes, but adds more cost to the vehicles by leasing than purchasing out right. During budget discussions was decided to lease vehicles.

Trustee Brady made motion for Mayor Gibson to be able to sign a letter of support for SCEDD for the Million Dollar DOLA Grant to help pay for the infrastructure fees on the housing project, Seconded Trustee West.

Yes: Trustee Brady, Trustee McVey, Trustee West, Mayor Gibson

No: None

Motion passed.

Ms. McGinnis was in contact with Tyrrell Tankersley with TLT via text during meeting, told him the town would extend contract for 45 Days and drop \$5.00 a ton. Tyrrell Tankersley agreed said to draw up contract.

ITEM 15 Adjournment

Trustee West made motion to adjourn. Second by Trustee Brady. Motion to adjourn at 7:58 pm.