

**TOWN OF ARRIBA
BOARD OF TRUSTEES ACTION MEETING
Tuesday February 24, 2015
Arriba Town Hall, 711 Front Street, Arriba, CO 80804**

Call to Order

Mayor Alex Flores called the meeting to order at 7:32. Roll call for the Arriba Town Board was read and those answering were Troy McCue, Jody Schiffers, Caleb Brent, and Marcella Flores. Karen Kovar arrived later. Will Rowe was absent.

Pledge of Allegiance was led by Marcella Flores.

Public Audience included: none.

Approval of Agenda Trustee Schiffers moved to add Lisa Nolder-LCEDC and to approve the Agenda as amended, Trustee Brent seconded and the motion passed.

Code Enforcement-Property Cleanup Trustee Brent showed the Board a spreadsheet he had come up with for identifying ordinance violations on properties. He explained that the spreadsheet listed items that were a violation according to Ordinance #112. Listed across the top were the properties the Board had taken pictures of. His idea was that the Board could evaluate each property by going down the list of violations and score 1 point for each violation that was found on the property. The scores would then be categorized as Severe being 15+ points, Moderate being 10-14 points and Minor being 5-9 points. After totaling violations for the first property the Board agreed that the score method should be changed to Severe being 10-15 points, Moderate being 5-9 points and Minor being 0-4 points.

The Board went through the list of properties using the pictures and notes as guidelines to identify violations.

The Board questioned what defined vehicles as abandoned. There was discussion about if this meant vehicles parked on a property that ran but were not properly tagged, or parked vehicles that didn't run but could be used for parts. The Board questioned what constitutes abandonment for structures. If a house is structurally unsafe and poses a health & safety hazard but the property owner keeps the property around the house cleaned and mowed would this be abandonment? The Board decided that if the property was maintained but the structure was not that probably wouldn't be considered abandoned.

There was discussion about Kenny Mills' property and if any of it was out of Town limits. The Board thought that it was all in Town. There was discussion about how several years ago the Town gave Kenny Mills an easement to access the back of his property. There are vehicles parked on the easement now. Since Kenny Mills lives in Flagler the Board discussed if it was possible to terminate the easement agreement.

Trustee Brent told the Board that he had talked to Monte Rand and that Monte Rand is planning on putting a fence around his property. Trustee Brent said that putting a fence up could cost around \$6000. Because of this high cost it could take Monte Rand a while to accomplish.

The Board decided that a letter would be sent out to each property owner listing the violations found per the spreadsheet. Property owners will be given 30 days to respond to the letter. If there is no response than a municipal court process will begin. The Board agreed that some of the violations were time consuming and expensive to take care of. The Board will definitely work with property owners on extending the time frame as long as there is communication from the property owner and progress is shown.

Lisa Nolder-LCEDC Lisa Nolder was not in attendance.

Trustee Schiffers told the Board that the Town had received a letter from LCEDC and invoice in the amount of \$1584 to support the LCEDC. Trustee Schiffers was against renewing with LCEDC based on the performance of Lisa Nolder. She said that Lisa Nolder has not communicated with the Town, or Arriba business owners. Mayor Flores commented that with Arriba being such a small Town it just might not benefit from LCEDC and maybe that money could be put to better use elsewhere.

Trustee McCue explained that LCEDC can help towns bring in businesses and help individuals start businesses. He said that Lisa Nolder has counseled several business in Limon and Hugo and has helped a few businesses startup. He said that she does have several current business retention projects. Trustee McCue said that the LCEDC Board is meeting on Friday so he will have more information to report on this issue at the Town's regular meeting. There was discussion that the problem might not be with LCEDC but with Lisa Nolder.

The Board agreed that the invoice to LCEDC should not be paid at this time. This issue will be revisited at the Regular meeting.

Comments Clerk Hart asked each Board member to sign the Exemption from Audit. The Exemption from Audit is due to the State by March 31st.

Adjournment There being no further business to bring before the Board, Trustee McCue moved to adjourn the meeting, Trustee Kovar seconded. Mayor Flores adjourned the meeting at 9:30pm.

Submitted by: Josie Hart

Signed by:

Approved by the Board on: March 9, 2015