



**Town Board Agenda
Regular Meeting – Phone conference
February 9, 2021
5:00 P.M.**

MISSION STATEMENT

“The Town of Center, Colorado shall provide strong leadership, inspire community pride, maintain fiscal accountability and through its employees offer a high level of service to the residents, businesses, and visitors of the community.”

“THIS AGENDA MAY BE AMENDED”

1. GOALS WORKSHOP-5:00 p.m. to 5:30 p.m.
FINANCIAL WORKSHOP – 5:30 to 6:00 p.m.
2. ALL MEETING TO ORDER, ROLL CALL AND PLEDGE ALLEGIANCE
3. APPROVAL OF AGENDA
4. CONSENT AGENDA
 - A. MINUTES
01/12/21 & 01/26/21
 - B. POLICE DEPARTMENT REPORT
 - C. COURT REPORT
 - D. PUBLIC WORKS REPORTS
 1. Utilities
 2. Water
 3. Streets and Parks
 4. Building Report
5. PAYABLES
 - A. MOTION TO APPROVE THE PAYABLES
6. APPROVAL OF NOVEMBER AND DECEMBER FINANCIALS
7. MANAGERS REPORT
 - A. DOLA GRANT HOUSING STUDY
 - B. MERAZ PROPERTY
 - C. AMERICOR VISTA WORKER
 - D. ACCOUNTANT POSITION
 - E. FINALIZING CDBG DENTAL GRANT
8. NEW BUSINESS
 - A. RENO CHACON – GARAGE – VARIANCE
 - B. SAGUACHE COUNTY – NOV ELECTION
9. OLD BUSINESS
 - A. MUNICODE
 - B. SMOKE/CARBON MONOXIDE DETECTORS



**Town Board Agenda
Regular Meeting – Phone conference
February 9, 2021
5:00 P.M.**

- C. PETITION OF ANNEXATION/IMPACT REPORT
 - D. RESOLUTION – SNOW REMOVAL CHANGE
10. A MOTION TO ADJOURN THE MEETING

Posted on
February 5 2021
Center Town Hall and Center Post office
This agenda may be amended

**CENTER TOWN BOARD
JANUARY 12, 2021
REGULAR MEETING
5:30 P.M.**

The meeting was called to order at 5:42 p.m. by Mayor Garcia

ROLL CALL

Mayor Garcia	P
Mayor Pro-Tem McClure	P
Trustee Gallegos	P
Trustee Sanchez	P
Trustee Beiriger	P
Trustee McClure	P
Trustee Martinez	P

A motion to approve the agenda with two changes under old business and one under new business was made by Trustee McClure, seconded by Trustee Martinez. Roll Call – All in favor. Motion Carries.

CONSENT AGENDA

Minutes – There were no questions on the Minutes.

Police Dept. – The Town is looking into purchasing a memorial plaque for Maverick K-9. Chief told the Board that they are going to be red tagging vehicles and having them towing. Trustee McClure said to make sure that they are in a secure place.

Court Dept. – Trustee McClure questioned the amount of cases coming into Municipal Court. Judge Zollars is working with Roseann, Brian and Attorney Trujillo.

Public Works Dept.

 Utilities – Trustee McClure is concerned that the transformers are not in a locked area.

 Water- Dave is looking into the housing units. Iconergy will be coming into Town Hall tomorrow.

 Streets and Parks – Dog patrol has increased.

 Building Report – No questions were asked.

PAYABLES – No Questions, Rose will correct one misclassification.

A motion to approve the Consent Agenda was made by Trustee McClure, seconded by Mayor Pro-tem McClure. Roll Call – All in favor. Motion Carries.

MANAGERS REPORT –

Brian had a news release from DCI and wanted the Board to know that they are moving forward with everything. The business District is looking better. Brian talked about parkettes, they are removable. Trustee McClure asked about the charging systems, Brian has not heard where the project is at this

time. The Toews family will be demolition the house on Third St. Mayor Garcia said he has had a lot of compliments on the banners.

NEW BUSINESS

Transfer of Liquor License Alta Fuels to CF Altitude –A motion to approve the transfer of the Liquor License was made by Trustee Sanchez, seconded by Trustee Gallegos. Roll Call- All in favor. Motion Carries.

Approval of Bids – and Quotes – Irby – Splice Cabinets. Solomon – Transformer for the one at Stone’s and is part of the upgrade. American Eagle- four lights at Casa Blanca Park. Ed Bozarth – New Utility Truck. Western United Electric – new underground wiring for the west side for a total of \$106,425.68. A motion to approve the Bids was made by Trustee McClure, seconded by Trustee Beiriger. Roll Call – All in favor. Motion Carries.

Set meeting dates and times for 2021 –

2nd and 4th Tuesday at 6:00 p.m. The workshops if needed will be held at 5:00 p.m.

Goals – All goals will be discussed at the next meeting. A workshop will be held prior to the meeting.

OLD BUSINESS

Approval of Consaul Annexation petition – Attorney Trujillo gave Brian a similar petition from Ignacio. The environmental impact report may take the longest part. We need to make sure the timelines are attainable. Brian is still waiting on a letter from the school about the impact will have. Trustee McClure suggested that we write a letter to the Commissioner’s a letter asking what they are going to require. Attorney Trujillo feels that it will be necessary. Brian has spoken with Davis Engineering about doing the study. Mayor Garcia suggests that we move forward. A motion for Brian to move forward was made by Trustee McClure, seconded by Trustee Beiriger. Roll Call – All in favor. Motion Carries.

Mary Valles Lawsuit -

The lawsuit has been resolved. Attorney Trujillo said that the Mayor Garcia can sign all the release papers. A motion to have Mayor Garcia sign all paperwork was made by Mayor Pro-Tem McClure, seconded by Trustee Sanchez. Roll Call – All in favor. Motion Carries.

Snow Removal policy – Brian said it would be a good idea for the Board look at the policy to make any changes to the policy. Mayor Pro-tem McClure would like input from the workers also.

Brian thanked all the Board and is looking forward to 2021.

A motion to adjourn the meeting was made by Trustee Gallegos, seconded by Trustee McClure. Roll Call – All in favor. Motion Carries. The meeting was adjourned at 7:00 p.m.

Submitted by,

**Rose Marie DeHerrera – CMC
Deputy Clerk**

**Anthony Garcia
Mayor**

**TOWN BOARD AGENDA
SPECIAL MEETING
JANUARY 26, 2021
5:00 P.M.**

A snow removal policy workshop was held at 5:00 p.m.

The meeting was called to order at 6:09 p.m. by Mayor Garcia.

ROLL CALL

Mayor Garcia	P
Mayor Pro-Tem McClure	P
Trustee Gallegos	P
Trustee Sanchez	P
Trustee Beiriger	P
Trustee McClure	P
Trustee Martinez	E

A motion to approve the agenda was made by Trustee McClure, seconded by Trustee Gallegos. Roll Call - All in favor. Motion Carries.

A motion to approve the payables was made by Mayor Pro-Tem McClure, seconded by Trustee Sanchez. Roll Call – all in favor. Motion Carries.

NEW BUSINESS

Municode – \$2700 to be able to edit our codification ourselves. Attorney Trujillo said that we should be taking more advantage of writing tickets into muni court. Brian will look into the actual cost. A Motion to table until the February 9th meeting was made by Mayor Pro-Tem McClure, seconded by Trustee Sanchez. Roll Call – All in favor. Motion Carries.

Approval for Chief and Brian to update and modify Municode – Table February 9th meeting.

4th St. Theater – The owners are going to refurbish the Theater and would like to park an RV next to the building. A motion to approve them to park an RV while they are working on the building was made by Trustee McClure, seconded by Trustee Gallegos. Roll Call – All in favor. Motion Carries.

House Fire – Brian asked about how we can help. Trustee Sanchez recommends that we find out what else the family is in need of. Brian is suggesting that the Town pay for the deposit on a new apartment.

A motion to pay the deposits was made by Trustee Gallegos, seconded by Trustee McClure. Roll Call – All in favor. Motion Carries.

New Goals for 2021- Table that until the February 9th meeting.

Smoke Detectors – Brian said that we could purchase a combo. The Board discussed how they would distribute them. The Town will apply for a sales tax grant to help with the costs. Trustee McClure would like to table the issue and try to find how many people would need them. Trustee McClure said that we need to move forward but we need to get concrete figures. A motion to approve the purchase of the smoke/Carbon detectors was made by Trustee Sanchez, seconded by Mayor Pro-Tem McClure. Roll Call – All in favor. Motion Carries.

Lighthouse HR Support – Employer representatives – Structuring the Town with correct job descriptions. Monte Vista and Alamosa have already done a study for the wages and job descriptions. Brian would like to get them scheduled. Could cost approx. \$10 to 15 thousand for the project. A motion to approve the hiring of the Lighthouse HR Support was made by Trustee Gallegos, seconded by Trustee McClure. Roll Call – All in favor. Motion Carries.

OLD BUSINESS

CALENDAR ITEMS

A workshop will be held on February 9th at 5:00 p.m.

ADJOURNMENT

A motion to adjourn the meeting was made by Trustee Gallegos, seconded by Trustee McClure. Roll call – All in favor. Motion carries. The meeting adjourned at 7:55 p.m.

Submitted by,

Rose Marie DeHerrera- CMC
Deputy Clerk

Anthony Garcia
Mayor

CENTER POLICE DEPARTMENT

294 S. WORTH ST
CENTER, CO 81125

Date : 02/05/2021
Page : 1
Agency : 0001

Citation By Date Range

01/01/2021 to 01/31/2202

Citation #	Date	Time	Officer	Agency	Subject Name	Vehicle Lic.
17228	01/01/2021	01:28	303JR	0001	ROBLES-COUTINO, BLANCA	
17230	01/20/2021	17:52	303JR	0001	PORTILLO, JESSENIA	059MJW
17233	01/01/2021	20:37	304CW	0001	JOBE, CAROL ANN	RBB-7840
17235	01/08/2021	14:10	304CW	0001	MURO ORNALES, BRYAM	972 ORQ
17236	01/09/2021	08:34	304CW	0001	BUCIO, TRINIDAD	225UUH
17238	01/16/2021	11:45	304CW	0001	MARTINEZ, PATRIC	QGD870
17239	01/27/2021	18:33	304CW	0001	BUCIO, ADOLFO	
17241	01/29/2021	15:03	304CW	0001	ORTIZ, LINDSEY	963WPN
17243	01/21/2021	13:45	304CW	0001	PINEDA-ESPINOZA, MARIA	
17262	01/05/2021	09:43	305DL	0001	HEINEMAN, AARON	041ZQS
17263	01/20/2021	14:35	305DL	0001	MUNOZ, MARIA	331MQA
17276	01/15/2021	19:10	302AF	0001	LUCERO, NICHOLAS	BEA-F55

CENTER POLICE DEPARTMENT

294 S. WORTH ST
CENTER, CO 81125

Date : 02/05/2021
Page : 1
Agency : 0001

Incidents by Date Range

01/01/2021 to 01/31/2021

Incident #	Other #	Event #	Offense	Date	Time	Officer	Agency
21-C00001		2101010002	18-9-106	01/01/2021	00:35	303JR	0001
21-C00003		2101010009	42-4-1301(1)(a)	01/01/2021	21:11	304CW	0001
21-C00004		2101050006	18-9-111	01/05/2021	13:46	305DL	0001
21-C00005		2101050008	18-3-204	01/05/2021	20:11	303JR	0001
21-C00006		2101070002	Warrant Arrest	01/07/2021	09:28	307CG	0001
21-C00007		2101070009	18-4-501	01/07/2021	16:48	307CG	0001
21-C00008		2101080011	Information Report	01/08/2021	22:02	303JR	0001
21-C00009		2101100001	MTC 1402	01/10/2021	02:15	306AJ	0001
21-C00010		2101100007	18-4-406	01/10/2021	18:03	306AJ	0001
21-C00011		2101120002	18-4-501	01/12/2021	09:55	305DL	0001
21-C00013		2101120011	Information Report	01/12/2021	19:04	303JR	0001
21-C00014		2101130029	18-4-401	01/13/2021	17:14	303JR	0001
21-C00015		2101130030	Suicidal Party	01/13/2021	18:07	303JR	0001
21-C00016		2101140004	42-2-138(1)(a).	01/14/2021	13:31	304CW	0001
21-C00018	17276	2101150011	42-2-138(1)(a).	01/15/2021	19:10	302AF	0001
21-C00019		2101180001	Agency Assist	01/18/2021	04:07	306AJ	0001
21-C00021		2101210007	ORD 153 SEC 2	01/21/2021	14:18	307CG	0001
21-C00022		2101200005	Unattended Death	01/20/2021	16:13	305DL	0001
21-C00024		2101240010	42-3-202(1)	01/24/2021	19:29	306AJ	0001
21-C00025		2101250005	Warrant Arrest	01/25/2021	16:40	305DL	0001
21-C00026		2101270004	18-4-503	01/27/2021	10:16	305DL	0001
21-C00027		2101270010	Information Report	01/27/2021	19:10	303JR	0001
21-C00028		2101280004	ORD 294 (4)	01/28/2021	12:56	307CG	0001
21-C00029		2101290008	Unattended Death	01/29/2021	15:34	307CG	0001
21-C00031		2101300003	42-4-703(1)	01/30/2021	15:16	304CW	0001
21-C00032		2101310001	Warrant Arrest	01/31/2021	00:58	306AJ	0001
21-C00033		2101310006	18-4-501	01/31/2021	13:26	305DL	0001
21-C00034		2101310007	18-8-104	01/31/2021	17:42	306AJ	0001

Case Number	Sequence Number	Date	Code	Offense Type	Ordinance Type
20-168	200	01/12/2021	040	REGISTRATION	State
	300	01/12/2021	300	TRAFFIC CONTROLS	State
21-001	200	01/04/2021	1531	ORDINANCE VIOLATION	Local
21-002	200	01/04/2021	1531	ORDINANCE VIOLATION	Local
21-003	200	01/04/2021	1531	ORDINANCE VIOLATION	Local
21-004	200	01/05/2021	301	ORDINANCE VIOLATION	Local
21-005	200	01/07/2021	300	TRAFFIC CONTROLS	State
21-006	200	01/07/2021	300	TRAFFIC CONTROLS	State
21-007	200	01/07/2021	110119	SPEED	State
	400	01/07/2021	040	REGISTRATION	State
21-008	200	01/15/2021	300	TRAFFIC CONTROLS	State
21-009	200	01/19/2021	300	TRAFFIC CONTROLS	State
Grand Totals:			12		

Report Criteria:

Include convictions

Include dispositions for minors

Date	Case Number	Name	Description	Total Amount
01/12/2021	20-167	ARMANDO, EDWIN	PLEA BY MAIL - FAILED TO OBSERVE OR DISREGARDED TRAFFIC CONTROL DEVICE	110.00
01/14/2021	20-135	AGUILAR, FLOR	PLEA BY MAIL - DOG RUNNING AT LARGE	100.00
01/14/2021	20-162	MEJIA-HERNANDEZ GUADALUPE	FINE - FAILED TO YIELD RIGHT OF WAY TO VEHICLE UPON ENTERING HIGHWAY FROM PRIVATE ROAD	95.00
01/21/2021	21-005	VILLAGOMEZ, ALEXIS	PLEA BY MAIL - FAILED TO OBSERVE OR DISREGARDED TRAFFIC CONTROL DEVICE	125.00
01/21/2021	21-006	ARAGON, EDWARD G	FINE - FAILED TO OBSERVE OR DISREGARDED TRAFFIC CONTROL DEVICE	110.00
01/21/2021	21-008	BUCIO, TRINIDAD	PLEA BY MAIL - FAILED TO OBSERVE OR DISREGARDED TRAFFIC CONTROL DEVICE	110.00

Utility December January-February 2021

Gas and Electrical Systems

Gas

Complete inspection of the rectifier for the gas system
Monthly testing of odorant in gas system
Complete quarterly inspections of gas system
Response to gas leak calls
Complete and submit annual PHMSA report (Federal)
Complete annual State report and submit
Complete annual EIA860, EIA861, and EIA923 reports and submit to EIA
Complete EIA860 monthly report (retirement of generators)

Electrical

Pick-up new service truck in Denver
Arrange pick-up of backhoe after completion of repairs
Cut up and removal of old used poles in rear yard
Re-locate transformers from Consaul property to old water tank site
Continuing clean up of shop area
Order and receive wire for ongoing upgrade
(overhead and underground wire for transformers)
Trim and remove tree over service wire @ 2nd and Miles
Disconnect services for structure fire on Highway 112
Respond to smoke call on 3rd and Hurt Street
Re-wire all walls in Police Dept. office for install of new cubicles
Add two LED ceiling lights in Police Dept. offices
Re-wire and upgrade lights in Police Dept. office with LED lamps
Connect wiring for cubicles in Town Hall office area

Water

Replace chlorine tanks and adjust pump for chlorine injection
Help with the training new operator for water and sanitation (ongoing)
Contact businesses' for water meters (installed or not, programming, and meeting customers for water meter requirements)

Turn off multiple waters for frozen lines/broken lines

Sanitation

Assist the sanitation dept. to auger/jet sewers

Check multiple sewers for problems (Found most were on customer side)

Monitor school lift station thru holiday weekend (Float problems)

Complete daily rounds during employee sickness

Misc. Duties Performed

Multiple locates and building code issues

Meter reading

Service orders and deliver delinquent notices (91)

Disconnect and re-connection of delinquent customers (5)

Install running boards on new truck and set-up tools in service truck

Place trailer at Town Hall for Police clean up and dispose of material

Remove desks at Town Hall for new cubicles

Water/Sanitation Department

January 2021 Report

Water

- Performed continuous, daily monitoring of chlorine and water infrastructure
- Performed weekly chlorine instrument calibration checks
- Responded to residential water calls throughout the Town as requested
- Performed a chlorine barrel change at the East Well house as required
- Continued collaboration with MSPS/Iconergy on water meter project
- Completed annual inventory and monthly vehicle inspections

Sanitation

- Performed daily parameter testing of wastewater influent and effluent
- Performed daily checks on lift stations
- Replaced a faulty chlorine meter
- Submitted weekly water samples to laboratory.
- Performed sewer jetting as required until jetter truck was disabled on 1/13/21
- Jetter truck was electrically disabled on 1/13/21 and was unable to be moved due to airbrake inoperation. Pending repair, the pump froze and caused significant damage to the operating mechanisms. A wiring fault at the ignition switch was found to be the source and was repaired, allowing the truck to be parked inside. RMS utility services will be utilized for calls for service until the truck is repaired or replaced.
- Dodge Dakota pickup heater went out, leading to its decommissioning and replacement by Town owned Ford F150 after numerous on-going safety issues.

Streets and Parks

January 2021

Streets

1. Picked up trashes and put new bags in trash cans along buildings as needed
2. sweep streets and gutters with sweeper and spray down gutters
3. fixed downed stop signs and street signs
4. snow removal, streets, town hall and mental health buildings, sanding intersections and shady areas
5. inspected all vehicles and check fluids for monthly inspections
6. salted, scraped ice and snow off town hall parking lot

Parks

1. picked up trash in parks
2. checked trashes and put new bags
3. put trashes out for pick up at community park
4. clean snow on walk way in community park, and casa blanca town park sidewalks
5. replaced Colorado flag at casa blanca park

Animal control

1. Dog patrol in the mornings
2. Picked up 0 dead cat
3. call out on vicious 2 dogs or dogs at large
4. 6 dogs transported to shelter
5. picked up dog on 5th street no shelter for cold temperatures, put straw shelter on property

Building and Code Enforcement

1. 1 - Building Permits have been issued YTD
2. 1 – Demolition Permits have been issued YTD
3. 11 - Contractor and Business Licenses have been issue YTD.

Electrical Upgrade and other Utilities

1. **105 disconnect notices were hand out ??? were disconnected**
2. The new utility truck was purchased and is in service.
3. Splice cabinets and ground sleeves have been ordered to finish the west side of Town, these will allow us to get the final primary cable in the ground and secured.

Iconergy (Water Meter Project)

1. Setflow, Caselle have begun working on programming multi-family multi-dwelling units. Dummy bills are going out, however we still haven't achieved the goal of an actual beta bill with gallons and a bill amount.

Streets and Parks

1. Have adjusted the snow removal routine as suggested by the Board.
2. Have been working with citizens and their animals during the cold weather.

Water/Sanitation

1. Tom has gone to take the test to get his D water license. (FEB 5)

All departments are bringing ideas to the table for future discussion on the Consaul property. These include all utilities, parks, walking paths, streets, Gas Border station, lift stations, a well, water distribution, gas distribution (steel or plastic), additional tools, equipment, employees and all the things it's going to take. In addition to realtors and developers. Design and planning each part of the development.

David Mehaffie

Report Criteria:
 Report type: GL detail
 Check.Type = {<>} "Adjustment"

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice Sequence	Invoice GL Account	Discount Taken	Invoice Amount	Check Amount
13213										
02/21	02/03/2021	13213	2887	CURTIS BLUE LINE	572259	1	01-557-587-50	.00	1,114.75-	1,114.75- V
02/21	02/03/2021	13213	2887	CURTIS BLUE LINE	580706	1	01-557-587-50	.00	290.49-	290.49- V
Total 13213:								.00		1,405.24-
13652										
01/21	01/28/2021	13652	2928	SAN LUIS VALLEY HOUSING CO	61	1	01-552-555-00	.00	5,000.00	5,000.00
Total 13652:								.00		5,000.00
13653										
01/21	01/28/2021	13653	2137	XCEL ENERGY GAS	011921	1	11-550-300-00	.00	55,295.67	55,295.67
Total 13653:								.00		55,295.67
13657										
02/21	02/01/2021	13657	2810	CHRISTOPHER WILLIAMS	020121	1	01-557-535-30	.00	91.65	91.65
Total 13657:								.00		91.65
13658										
02/21	02/01/2021	13658	2817	DALE MEEK	020121	1	01-557-535-30	.00	91.65	91.65
Total 13658:								.00		91.65
13659										
02/21	02/01/2021	13659	2913	MIDLAND FUNDING LLC.	020321	1	01-213-000-00	.00	117.59	117.59
Total 13659:								.00		117.59
13660										
02/21	02/01/2021	13660	1234	U.S. POSTAL SERVICE	020121	1	12-552-542-20	.00	85.79	85.79
02/21	02/01/2021	13660	1234	U.S. POSTAL SERVICE	020121	2	11-552-542-20	.00	85.79	85.79
02/21	02/01/2021	13660	1234	U.S. POSTAL SERVICE	020121	3	10-552-542-20	.00	85.79	85.79

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice Sequence	Invoice GL Account	Discount Taken	Invoice Amount	Check Amount
02/21	02/01/2021	13660	1234	U.S. POSTAL SERVICE	020121	4	01-552-542-20	.00	85.79	85.79
Total 13660:								.00		343.16
13661										
02/21	02/05/2021	13661	1259	AMERICAN ELECTRIC COMPAN	0116-100469	1	10-552-675-00	.00	47.09	47.09
02/21	02/05/2021	13661	1259	AMERICAN ELECTRIC COMPAN	0116--10048	1	10-552-675-00	.00	38.98	38.98
Total 13661:								.00		86.07
13662										
02/21	02/05/2021	13662	1015	AMERICAN PUBLIC POWER AS	361389	1	10-552-548-10	.00	1,270.15	1,270.15
Total 13662:								.00		1,270.15
13663										
02/21	02/05/2021	13663	1023	ASPHALT CONSTRUCTORS, IN	18057	1	07-552-772-10	.00	1,073.12	1,073.12
Total 13663:								.00		1,073.12
13664										
02/21	02/05/2021	13664	2034	CASELLE	107665	1	12-552-534-20	.00	493.25	493.25
02/21	02/05/2021	13664	2034	CASELLE	107665	2	11-552-534-20	.00	493.25	493.25
02/21	02/05/2021	13664	2034	CASELLE	107665	3	10-552-534-20	.00	493.25	493.25
02/21	02/05/2021	13664	2034	CASELLE	107665	4	01-552-534-20	.00	493.25	493.25
Total 13664:								.00		1,973.00
13665										
02/21	02/05/2021	13665	1042	CENTER MUNICIPAL UTILITIES	013121	1	10-552-544-00	.00	688.86	688.86
02/21	02/05/2021	13665	1042	CENTER MUNICIPAL UTILITIES	013121	2	11-552-544-00	.00	1,631.58	1,631.58
02/21	02/05/2021	13665	1042	CENTER MUNICIPAL UTILITIES	013121	3	01-552-544-00	.00	2,100.49	2,100.49
02/21	02/05/2021	13665	1042	CENTER MUNICIPAL UTILITIES	013121	4	01-557-544-00	.00	67.78	67.78
02/21	02/05/2021	13665	1042	CENTER MUNICIPAL UTILITIES	013121	5	12-552-544-00	.00	2,377.66	2,377.66
02/21	02/05/2021	13665	1042	CENTER MUNICIPAL UTILITIES	013121	6	10-552-544-00	.00	15.75	15.75
Total 13665:								.00		6,882.12

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice Sequence	Invoice GL Account	Discount Taken	Invoice Amount	Check Amount
13666										
02/21	02/05/2021	13666	1043	CENTER PARTS STORE	013121	1	01-557-587-30	.00	392.97	392.97
02/21	02/05/2021	13666	1043	CENTER PARTS STORE	013121	2	01-557-587-50	.00	201.83	201.83
02/21	02/05/2021	13666	1043	CENTER PARTS STORE	013121	3	10-552-587-30	.00	44.64	44.64
02/21	02/05/2021	13666	1043	CENTER PARTS STORE	013121	4	01-561-587-30	.00	31.70	31.70
Total 13666:								.00		671.14
13667										
02/21	02/05/2021	13667	1312	CENTER SANITATION DISTRICT	013121	1	01-238-000-00	.00	43,009.42	43,009.42
Total 13667:								.00		43,009.42
13668										
02/21	02/05/2021	13668	1046	CENTRAL PUMP COMPANY	10205	1	12-552-776-10	.00	315.85	315.85
Total 13668:								.00		315.85
13669										
02/21	02/05/2021	13669	2923	COOLEY & SONS EXCAVATING	011721	1	12-552-587-30	.00	266.66	266.66
02/21	02/05/2021	13669	2923	COOLEY & SONS EXCAVATING	011721	2	11-552-587-30	.00	266.66	266.66
02/21	02/05/2021	13669	2923	COOLEY & SONS EXCAVATING	011721	3	10-552-587-30	.00	266.68	266.68
Total 13669:								.00		800.00
13670										
02/21	02/05/2021	13670	1078	DAVIS ENGINEERING SERVICE	9887	1	06-552-538-00	.00	1,071.00	1,071.00
Total 13670:								.00		1,071.00
13671										
02/21	02/05/2021	13671	2195	E-470 PUBLIC HIGHWAY AUTHO	2080645551	1	01-557-596-00	.00	25.40	25.40
Total 13671:								.00		25.40
13672										
02/21	02/05/2021	13672	1129	JONES OIL COMPANY	013121	1	01-557-587-10	.00	1,178.58	1,178.58
02/21	02/05/2021	13672	1129	JONES OIL COMPANY	013121	2	10-552-627-10	.00	213.92	213.92
02/21	02/05/2021	13672	1129	JONES OIL COMPANY	013121	3	11-552-527-10	.00	213.92	213.92

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice Sequence	Invoice GL Account	Discount Taken	Invoice Amount	Check Amount
02/21	02/05/2021	13672	1129	JONES OIL COMPANY	013121	4	01-561-627-10	.00	385.96	385.96
Total 13672:								.00		1,992.38
13673										
02/21	02/05/2021	13673	2462	K&J THRIFTWAY	013121	1	01-552-542-10	.00	50.43	50.43
02/21	02/05/2021	13673	2462	K&J THRIFTWAY	013121	2	10-552-542-10	.00	50.44	50.44
02/21	02/05/2021	13673	2462	K&J THRIFTWAY	013121	3	11-552-542-10	.00	50.44	50.44
02/21	02/05/2021	13673	2462	K&J THRIFTWAY	013121	4	12-552-542-10	.00	50.44	50.44
Total 13673:								.00		201.75
13674										
02/21	02/05/2021	13674	2930	MARIBEL LAMAS LINO	12081002	1	01-220-000-01	.00	5.25	5.25
Total 13674:								.00		5.25
13675										
02/21	02/05/2021	13675	1147	MMP BLUE, LLC.	2021-2840	1	01-565-723-00	.00	1,250.00	1,250.00
02/21	02/05/2021	13675	1147	MMP BLUE, LLC.	2021-2840	2	12-552-537-00	.00	1,000.00	1,000.00
Total 13675:								.00		2,250.00
13676										
02/21	02/05/2021	13676	2276	MOBILE RECORD SHREDDERS	99625	1	12-552-542-10	.00	33.34	33.34
02/21	02/05/2021	13676	2276	MOBILE RECORD SHREDDERS	99625	2	11-552-542-10	.00	33.34	33.34
02/21	02/05/2021	13676	2276	MOBILE RECORD SHREDDERS	99625	3	10-552-542-10	.00	33.34	33.34
02/21	02/05/2021	13676	2276	MOBILE RECORD SHREDDERS	99625	4	01-552-542-10	.00	33.34	33.34
Total 13676:								.00		133.36
13677										
02/21	02/05/2021	13677	2931	MOSES GARCIA	10029022	1	10-220-000-00	.00	13.79	13.79
Total 13677:								.00		13.79
13678										
02/21	02/05/2021	13678	1164	O&V PRINTING	56225	1	01-552-542-10	.00	141.30	141.30
02/21	02/05/2021	13678	1164	O&V PRINTING	56225	2	10-552-542-10	.00	141.33	141.33

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice Sequence	Invoice GL Account	Discount Taken	Invoice Amount	Check Amount
02/21	02/05/2021	13678	1164	O&V PRINTING	56225	3	11-552-542-10	.00	141.33	141.33
02/21	02/05/2021	13678	1164	O&V PRINTING	56225	4	12-552-542-10	.00	141.33	141.33
Total 13678:								.00		565.29
13679										
02/21	02/05/2021	13679	2398	ORKIN	207285425	1	01-561-623-00	.00	165.38	165.38
Total 13679:								.00		165.38
13680										
02/21	02/05/2021	13680	2834	SAN LUIS VALLEY HEALTH OCC	00013126-00	1	10-552-526-10	.00	110.00	110.00
Total 13680:								.00		110.00
13681										
02/21	02/05/2021	13681	2929	SIGNATURE COINS	559535	1	01-557-587-50	.00	2,286.00	2,286.00
Total 13681:								.00		2,286.00
13682										
02/21	02/05/2021	13682	2805	SOUTHERN VALLEY K-9 & SEC	21-0001	1	01-557-587-50	.00	4,000.00	4,000.00
Total 13682:								.00		4,000.00
13683										
02/21	02/05/2021	13683	1703	SPARKLE CLEANERS	0000080	1	01-557-595-00	.00	40.00	40.00
Total 13683:								.00		40.00
13684										
02/21	02/05/2021	13684	1421	STAPLES	012521	1	12-552-542-10	.00	84.60	84.60
02/21	02/05/2021	13684	1421	STAPLES	012521	2	11-552-542-10	.00	84.60	84.60
02/21	02/05/2021	13684	1421	STAPLES	012521	3	10-552-542-10	.00	84.60	84.60
02/21	02/05/2021	13684	1421	STAPLES	012521	4	01-552-542-10	.00	84.60	84.60
Total 13684:								.00		338.40

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice Sequence	Invoice GL Account	Discount Taken	Invoice Amount	Check Amount
13685										
02/21	02/05/2021	13685	1218	STUART C IRBY, CO	S012057183.	1	11-552-595-00	.00	31.42	31.42
02/21	02/05/2021	13685	1218	STUART C IRBY, CO	S012057183.	2	10-552-595-00	.00	31.42	31.42
02/21	02/05/2021	13685	1218	STUART C IRBY, CO	S012195439.	1	10-552-772-50	.00	1,462.00	1,462.00
Total 13685:								.00		1,524.84
13686										
02/21	02/05/2021	13686	1238	USA BLUE BOOK	471464	1	12-552-723-00	.00	407.59	407.59
02/21	02/05/2021	13686	1238	USA BLUE BOOK	472819	1	12-552-723-00	.00	124.23	124.23
02/21	02/05/2021	13686	1238	USA BLUE BOOK	473316	1	12-552-723-00	.00	106.02	106.02
02/21	02/05/2021	13686	1238	USA BLUE BOOK	479776	1	11-552-675-00	.00	437.90	437.90
Total 13686:								.00		1,075.74
13687										
02/21	02/05/2021	13687	1239	UTILITY NOTIFICATION CENTE	221010371	1	11-552-537-00	.00	17.16	17.16
Total 13687:								.00		17.16
13688										
02/21	02/05/2021	13688	1255	WESTERN UNITED ELECTRIC S	6027048	1	10-552-779-00	.00	6,800.00	6,800.00
02/21	02/05/2021	13688	1255	WESTERN UNITED ELECTRIC S	6027366	1	10-552-772-50	.00	6,280.00	6,280.00
Total 13688:								.00		13,080.00
13689										
02/21	02/05/2021	13689	1256	WSB COMPUTER CONSULTING	011321	1	12-552-534-50	.00	1,256.44	1,256.44
02/21	02/05/2021	13689	1256	WSB COMPUTER CONSULTING	011321	2	11-552-534-50	.00	1,256.44	1,256.44
02/21	02/05/2021	13689	1256	WSB COMPUTER CONSULTING	011321	3	10-552-534-50	.00	1,256.44	1,256.44
02/21	02/05/2021	13689	1256	WSB COMPUTER CONSULTING	011321	4	01-552-534-50	.00	1,256.43	1,256.43
Total 13689:								.00		5,025.75
Grand Totals:								.00		149,536.84

Summary by General Ledger Account Number

GL Account	Debit	Credit	Proof
01-201-000-00	1,405.24	62,586.79-	61,181.55-
01-213-000-00	117.59	.00	117.59
01-220-000-01	5.25	.00	5.25
01-238-000-00	43,009.42	.00	43,009.42
01-552-534-20	493.25	.00	493.25
01-552-534-50	1,256.43	.00	1,256.43
01-552-542-10	309.67	.00	309.67
01-552-542-20	85.79	.00	85.79
01-552-544-00	2,100.49	.00	2,100.49
01-552-555-00	5,000.00	.00	5,000.00
01-557-535-30	183.30	.00	183.30
01-557-544-00	67.78	.00	67.78
01-557-587-10	1,178.58	.00	1,178.58
01-557-587-30	392.97	.00	392.97
01-557-587-50	6,487.83	1,405.24-	5,082.59
01-557-595-00	40.00	.00	40.00
01-557-596-00	25.40	.00	25.40
01-561-587-30	31.70	.00	31.70
01-561-623-00	165.38	.00	165.38
01-561-627-10	385.96	.00	385.96
01-565-723-00	1,250.00	.00	1,250.00
06-201-000-00	.00	1,071.00-	1,071.00-
06-552-538-00	1,071.00	.00	1,071.00
07-201-000-00	.00	1,073.12-	1,073.12-
07-552-772-10	1,073.12	.00	1,073.12
10-201-000-00	.00	19,428.47-	19,428.47-
10-220-000-00	13.79	.00	13.79
10-552-526-10	110.00	.00	110.00
10-552-534-20	493.25	.00	493.25
10-552-534-50	1,256.44	.00	1,256.44
10-552-542-10	309.71	.00	309.71
10-552-542-20	85.79	.00	85.79
10-552-544-00	704.61	.00	704.61
10-552-548-10	1,270.15	.00	1,270.15
10-552-587-30	311.32	.00	311.32
10-552-595-00	31.42	.00	31.42
10-552-627-10	213.92	.00	213.92
10-552-675-00	86.07	.00	86.07
10-552-772-50	7,742.00	.00	7,742.00
10-552-779-00	6,800.00	.00	6,800.00

GL Account	Debit	Credit	Proof
11-201-000-00	.00	60,039.50-	60,039.50-
11-550-300-00	55,295.67	.00	55,295.67
11-552-527-10	213.92	.00	213.92
11-552-534-20	493.25	.00	493.25
11-552-534-50	1,256.44	.00	1,256.44
11-552-537-00	17.16	.00	17.16
11-552-542-10	309.71	.00	309.71
11-552-542-20	85.79	.00	85.79
11-552-544-00	1,631.58	.00	1,631.58
11-552-587-30	266.66	.00	266.66
11-552-595-00	31.42	.00	31.42
11-552-675-00	437.90	.00	437.90
12-201-000-00	.00	6,743.20-	6,743.20-
12-552-534-20	493.25	.00	493.25
12-552-534-50	1,256.44	.00	1,256.44
12-552-537-00	1,000.00	.00	1,000.00
12-552-542-10	309.71	.00	309.71
12-552-542-20	85.79	.00	85.79
12-552-544-00	2,377.66	.00	2,377.66
12-552-587-30	266.66	.00	266.66
12-552-723-00	637.84	.00	637.84
12-552-776-10	315.85	.00	315.85
Grand Totals:	152,347.32	152,347.32-	.00

Dated: _____

Mayor: _____

City Council: _____

City Recorder: _____

Report Criteria:

Report type: GL detail

Check.Type = {<>} "Adjustment"

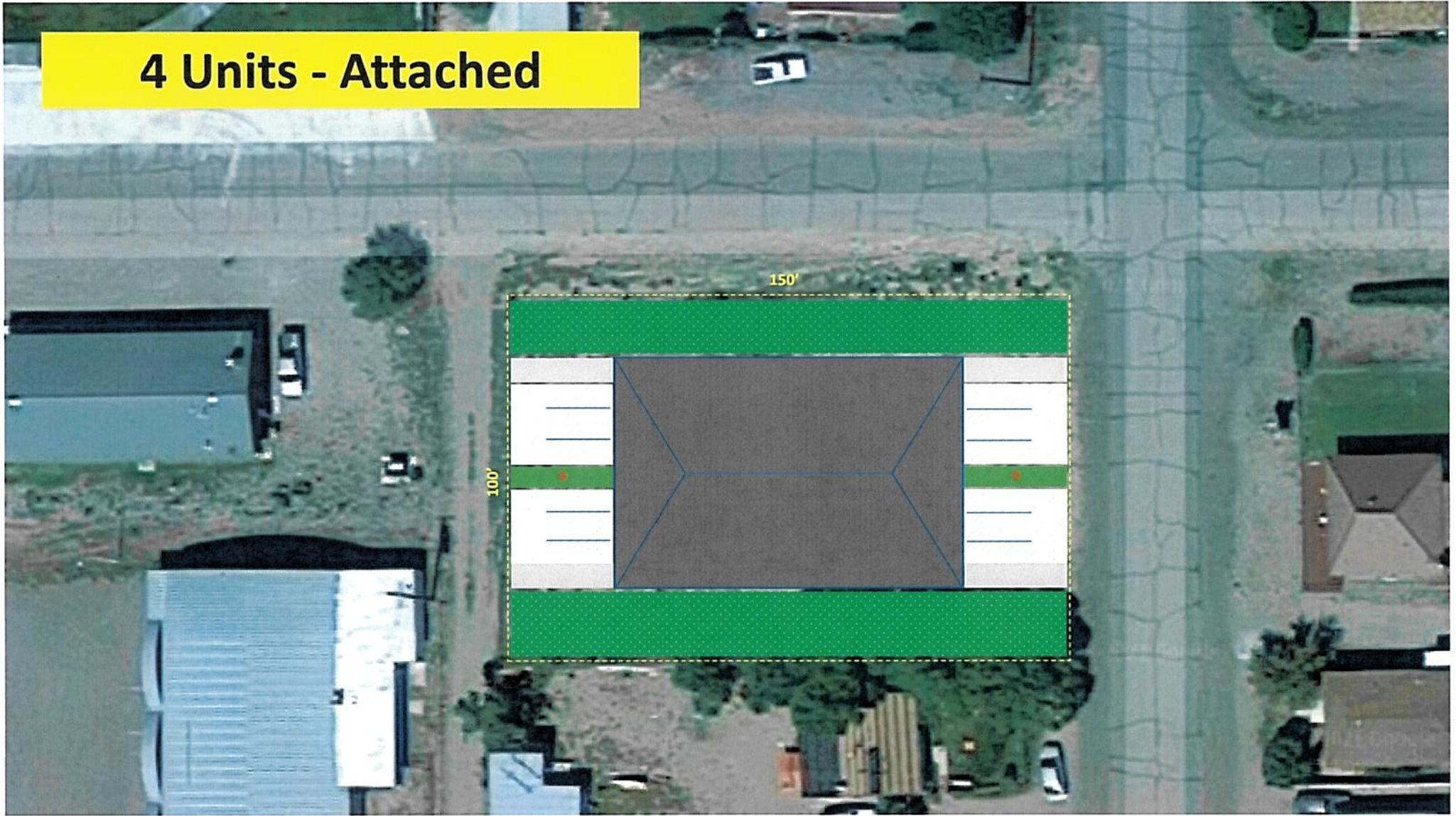
Raw Site



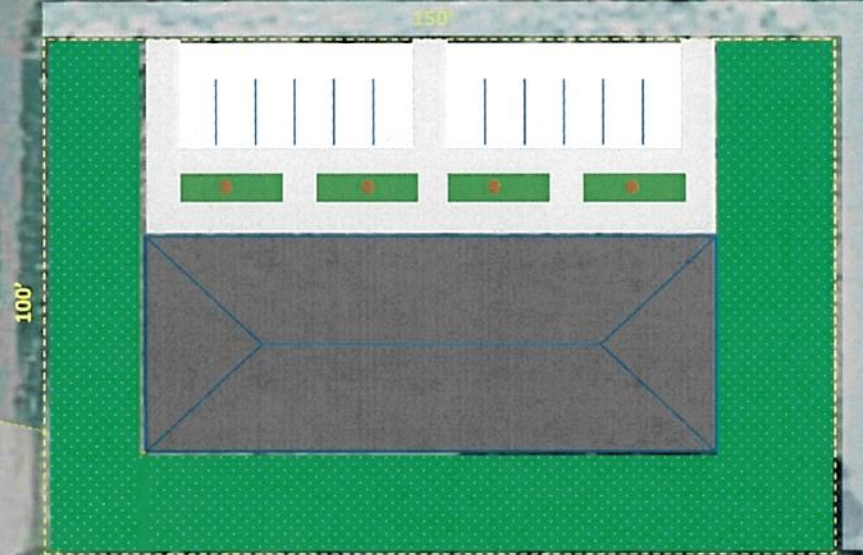
2 Units - Detached



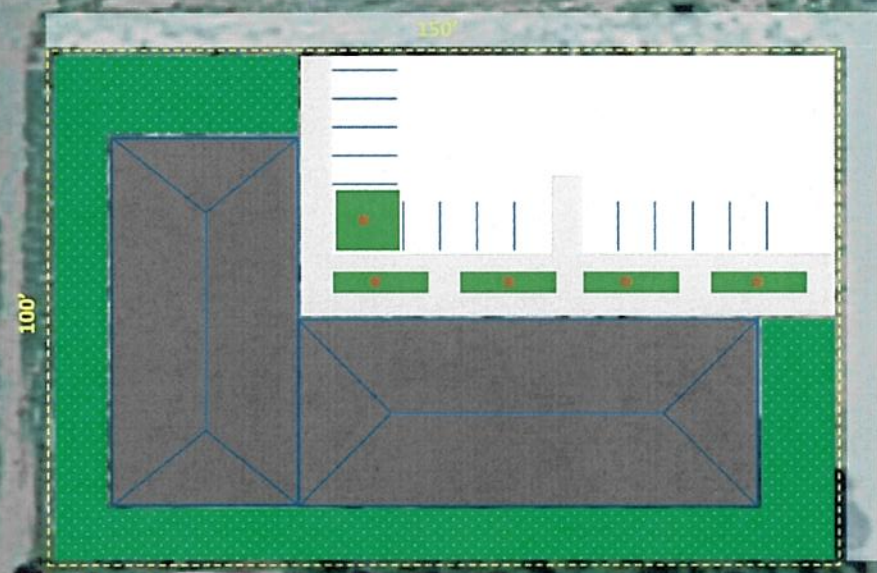
4 Units - Attached



5 Units - Attached



6 Units - Attached



**TOWN OF CENTER
DOWNTOWN CAPACITY BUILDING AMERICORPS VISTA
PLAN OF WORK**

PURPOSE

Fostering a local economic ecosystem to support local revitalization, alleviate poverty, foster job and business creation, and increase local opportunity.

OBJECTIVES:

- **Opportunity Inventory:** Maintain and communicate an accurate list of opportunities linked to the community vision/proposed uses.
- **Placemaking + Beautification Strategy:** Maintain an inventory of activation opportunities and partners.
- **Town of Center Collaboration and Communications Strategy:** Build awareness and engagement with opportunities in the Town of Center.
- **Town of Center Entrepreneurship and Innovation Club (CEIC):** Establishing organizational and management processes for a venue with resources to support entrepreneurial initiatives. Build partnership with Center Consolidated School and SLV Small Business Development Center (SBDC) to establish programming, communications, and create an operating plan.
- **Town of Center Redevelopment Partnership:** Support the creation of a Town of Center urban renewal program to promote building renovation through small grants and the establishment of a revolving loan fund.
- **90 Acre Parcel Planning:** Support efforts by the Town of Center in developing a conceptual plan for redevelopment of a 90 acre parcel to expand commercial, housing, workforce development, and healthy living initiatives in the San Luis Valley.

PROJECT	TASKS	TIME FRAME /RESPONSIBLE
<p>Opportunity Inventory Maintain a running list of opportunities linked to the community</p>	<ul style="list-style-type: none"> ● Expand and maintain a list of ownership and status of existing buildings and lots in the Downtown Center area. ● Identifying potential uses. ● Creating communications to share 	<p>Ongoing – V1, V2, V3</p>

vision/proposed uses.	<p>opportunities with existing and potential property owners.</p> <ul style="list-style-type: none"> ● Build Capacity of Town to support development of underutilized spaces in the downtown 	
<p>Placemaking + Beautification Strategy Maintain an inventory of activation opportunities and partners.</p>	<ul style="list-style-type: none"> ● Expand list of locations for activation. ● Connect parklets with three locations downtown and options to activate with business ideas. ● Establish and maintain regular partner meetings with Center and SLV stakeholders. ● Create regular updates of events, successes, and opportunities (web, social media, and email) in the Town of Center. ● Promote collaborative entrepreneurship events with Antonito, La Jara, San Luis, and Saguache in conjunction with an art exhibit in June 21. 	Ongoing – VI, V2, V3
<p>Town of Center Collaboration and Communications Strategy Build awareness and engagement with opportunities in the Town of Center.</p>	<ul style="list-style-type: none"> ● Create regular updates of events, successes, and opportunities; ● Establish and maintain regular partner meetings with Center and SLV stakeholders. ● Build communications (web, social media, and email) in the Town of Center. ● Maintain physical communications (postcards, mailers, etc.) to ensure inclusion of all demographics. 	Ongoing – VI, V2, V3
<p>Town of Center Entrepreneurship and Innovation Club (CEIC) Foster creative collisions of potential entrepreneurs in a community space.</p>	<ul style="list-style-type: none"> ● Establishing organizational and management processes for a local entrepreneurship club. ● Assist with design and management of a venue to support entrepreneurial initiatives. ● Build partnership with Center Consolidated School and SLV Small Business Development Center (SBDC) to establish programming, communications, and create an operating plan. ● Enhance Network for new entrepreneurs by connecting with regional efforts for entrepreneurs. ● Identify avenues for entrepreneurs to access capital. ● Create a Colorado Common grant application form and identify possible funders. ● Develop a resource database for the apprentice trainers and mentors to guide them 	April 21-Nov 22 – VI + V2

	<p>through successfully training apprentices.</p> <ul style="list-style-type: none"> ● Work with the apprenticeship program team to develop professional development and leadership training materials and events for the proctors and mentors. 	
<p>Town of Center Redevelopment Partnership Establish public-private partnerships to encourage investment in the Town of Center.</p>	<ul style="list-style-type: none"> ● Assist in planning 4-6 training and work sessions with the Town Council and other taxing entities. ● Research and propose a small grant program to support building improvements and placemaking. ● Establish of a revolving loan fund for property owners and entrepreneurs. ● Collaborate with building owners to engage the community including coordination of community networking events and economic development activities ● Prepare material for development projects 	<p>Jan 21-Aug 22 - V1 + V2</p>
<p>90 Acre Parcel Planning Promote the community vision to expand commercial, housing, workforce development, and healthy living initiatives in the San Luis Valley.</p>	<ul style="list-style-type: none"> ● Support the Town of Center and Mass Design in developing a conceptual plan for redevelopment of a 90 acre parcel by May 21. ● Submit HUD Section 4 grant in June 21. ● Work with SLVPlaces.org site to share the concept and engage dialogue. ● Engage partners to discuss needs and resources for the parcel redevelopment. 	<p>Jan 21-April 21 - V1</p> <p>Ongoing - V2, V3</p>

VISTA Assignment Description (VAD) Template

Title: Center Downtown Economic Development Coordinator VISTA
Sponsoring Organization: Downtown Colorado, Inc. Project Name: Downtown Capacity Builders Project Number: Project Period:
Site Name (if applicable): Town of Center
Focus Area(s) Primary: Economic Opportunity Secondary: Capacity Building
Note: <i>If your VAD is not accepted, the State Office will note the reason(s) why here.</i>

VISTA Assignment Objectives and Member Activities

Goal of the Project:

The San Luis Valley (SLV) region of Colorado and the Town of Center is a high poverty area with out-migration of youth, insufficient employment opportunities, and limited collaboration among local governments, sectors, and marginalized demographics. The VISTA will support the partnership development and enhanced communications from the Town and SLV stakeholders. The VISTA will oversee the establishment of the Town of Center Business and Innovation Hub. The will further downtown initiatives in partnership with the town which include vacant building activation, beautification efforts, raising funds, and building awareness which contributes to breaking the cycle of poverty. The VISTA will build capacity through fostering a local economic ecosystem to support local revitalization, alleviate poverty, foster job and business creation, and increase local opportunity.

Objective of the Assignment (June 2021–June 2023)

Opportunity Inventory: Develop a running list of opportunities linked to the community vision/proposed uses.

Member Activities:

1. Expand and update a list of ownership and status of existing buildings and lots in the Downtown Center area.
2. Identifying potential uses.
3. Creating communications to share opportunities with existing and potential property owners.
4. Build Capacity of Town to support development of underutilized spaces in the downtown

Objective of the Assignment (Feb 2021–Dec 2021)

Placemaking + Beautification Strategy: Create and sustain an inventory of activation opportunities and partners.

Member Activities:

1. Expand list of locations for activation.
2. Connect parklets with three locations downtown and options to activate with business ideas.

3. Establish and update regular partner meetings with Center and SLV stakeholders.
4. Create regular updates of events, successes, and opportunities (web, social media, and email) in the Town of Center.
5. Promote collaborative entrepreneurship events with Antonito, La Jara, San Luis, and Saguache in conjunction with an art exhibit in June 21.

Objective of the Assignment (June 2021–June 2023)

Town of Center Collaboration and Communications Strategy

Member Activities:

1. Build awareness and engagement with opportunities in the Town of Center.
2. Create regular updates of events, successes, and opportunities;
3. Establish and sustain regular partner meetings with Center and SLV stakeholders.
4. Build communications (web, social media, and email) in the Town of Center.
5. Develop physical communications (postcards, mailers, etc.) to ensure inclusion of all demographics.

Objective of the Assignment (June 2021–June 2023)

Town of Center Entrepreneurship and Innovation Club (CEIC): Foster creative collisions of potential entrepreneurs in a community space.

Member Activities:

1. Establishing organizational and management processes for a local entrepreneurship club.
2. Identify design ideas and management of a venue to support entrepreneurial initiatives.
3. Build partnership with Center Consolidated School and SLV Small Business Development Center (SBDC) to establish programming, communications, and create an operating plan.
4. Enhance Network for new entrepreneurs by connecting with regional efforts for entrepreneurs.
5. Identify avenues for entrepreneurs to access to capital
6. Create a Colorado Common grant application form and identify possible funders. Develop a resource database for the apprentice trainers and mentors to guide them through successfully training apprentices.
7. Work with the apprenticeship program team to develop professional development and leadership training materials and events for the proctors and mentors.

Objective of the Assignment (Mar 2021– Dec 2021)

Town of Center Redevelopment Partnership: Establish public-private partnerships to encourage investment in the Town of Center.

Member Activities:

1. Collaborate in planning 4-6 training and work sessions with the Town Council and other taxing entities.
2. Research and propose a small grant program to support building improvements and placemaking.
3. Establish of a revolving loan fund for property owners and entrepreneurs.
4. Collaborate with building owners to engage the community including coordination of community networking events and economic development activities
5. Prepare material for development projects

Objective of the Assignment (Jan 2021–Jan 2022)

90 Acre Parcel Planning: Promote the community vision to expand commercial, housing, workforce development, and healthy living initiatives in the San Luis Valley.

Member Activities:

1. Collaborate with the Town of Center and Mass Design in developing a conceptual plan for redevelopment of a 90 acre parcel by May 21.
2. Submit HUD Section 4 grant in June 21.
3. Work with SLVPlaces.org site to share the concept and engage dialogue.
4. Engage partners to discuss needs and resources for the parcel redevelopment.

Objective of the Assignment (*Jan 2021-Jan 2024*)

Data Collection and Professional Development: Ensures that the VISTA program is effective and provides qualitative and quantitative evidence of its progress.

Member Activities:

1. Attend quarterly training hosted by DCI. DCI will cover travel, lodging and food costs associated with these trainings for the VISTA. The training are mandatory for VISTAs; supervisors will be welcome to attend if they would like.
2. Participate in regional DCI educational events. These events will give the VISTA a chance to gain exposure to best practices in downtown development, to build their networks and to build a sense of regional community among the VISTA sites.
3. VISTA will provide monthly reporting updates and attend monthly conference calls.

Centerline to Fence 25'

12' from Alleyway
MIN 10' off Alley

5' from fence

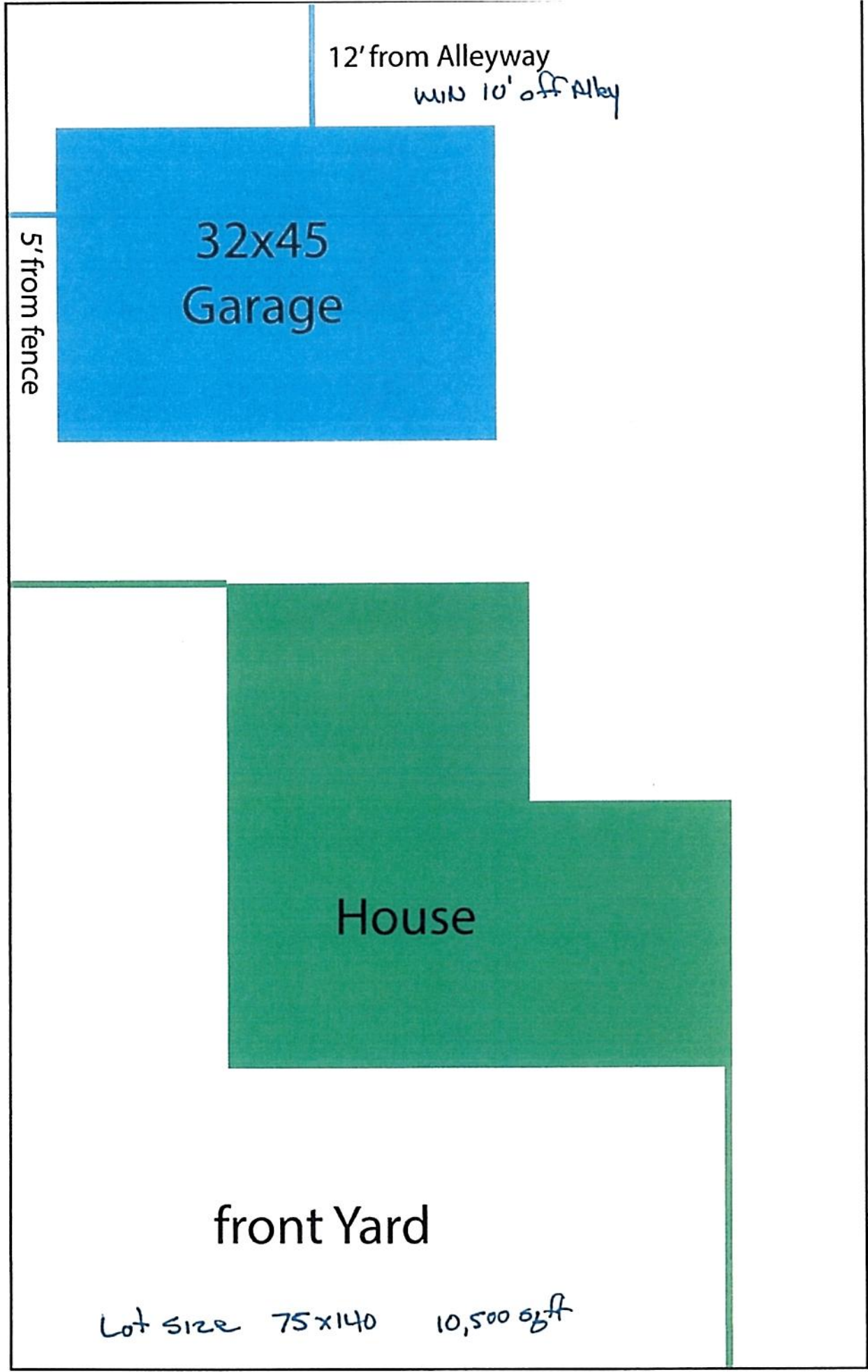
32x45
Garage

Centerline to House 45'

House

front Yard

Lot size 75x140 10,500 sq ft



SECTION 2.3 Residential (R2)

This district is comprised of the areas which provide for residential development at urban one unit or two unit density areas in the community, plus certain open space areas where similar residential development appears likely to occur, plus multi-unit dwellings where special use is granted.

A. Permitted Uses

1. One-unit and two-unit dwellings.
2. Accessory buildings and uses.
3. Special conditions for the individual mobile home parks are subject to the following conditions;
 - a. Mobile homes on individual lots shall be set on and anchored to a permanent masonry foundation.
 - b. Mobile homes on individual lots shall, within sixty (60) days of installation, be completely enclosed beneath, or skirted with masonry or other rigid materials, except for necessary openings for access and vents, not to exceed ten (10) percent of the skirt wall.

B. Special Review Uses

1. Agricultural or commercial crop.
2. Public and private schools, hospitals, rest homes, nursing and convalescent homes, and retirement homes.
3. Children's homes, nurseries, and day care centers.
4. Utility installations, such as electric substations, sewer lift stations, telephone exchanges, gas regulators, major transmission lines, and irrigation ditch rights-of-way (not including utility offices, repair, storage, or production facilities). Primary structures, such as electric substations, sewer lift stations, etc., must be located more than one hundred (100) feet from residential units.
5. Churches, chapels, temples, synagogues, mortuaries, and funeral chapels.
6. Recreational and social facilities (parks, play fields, play grounds, tennis clubs, swimming clubs, and golf courses).
7. City, county, state, and federal facilities, uses and buildings, including vocational schools, colleges, and universities.
8. Professional and personal services, retailing goods serving only residents of an area in which these uses are located, if part of a residential planned unit development.
9. Automobile parking lots.
10. Multi-unit dwellings.
11. Mobile home parks.

C. Lot Size

1. Minimum lot area / Dwelling unit: seven thousand (7,000) square feet for an interior lot and eight thousand (8,000) square feet for a corner lot.
2. Minimum lot width: fifty (50) feet.
3. All lots facing a cul-de-sac, turnaround, or a curve on a minor loop street shall have a minimum lot width of sixty (60) feet.

D. Setback Requirements

1. Minimum front setback; twenty-five (25) feet.
2. Minimum side setback from a street right-of-way; twenty-five (25) feet.
3. Minimum side setback from an interior lot line; ten (10) feet. **SATISFIED**
4. Minimum rear setback for principal uses; twenty-five (25) feet.
5. Minimum rear setback for accessory uses; ten (10) feet. **Satisfied**

E. Height of Buildings - Maximum height for all uses: thirty-five (35) feet.

F. Lot Coverage - The total coverage of all the buildings shall not occupy more than forty (40%) percent of the lot area.

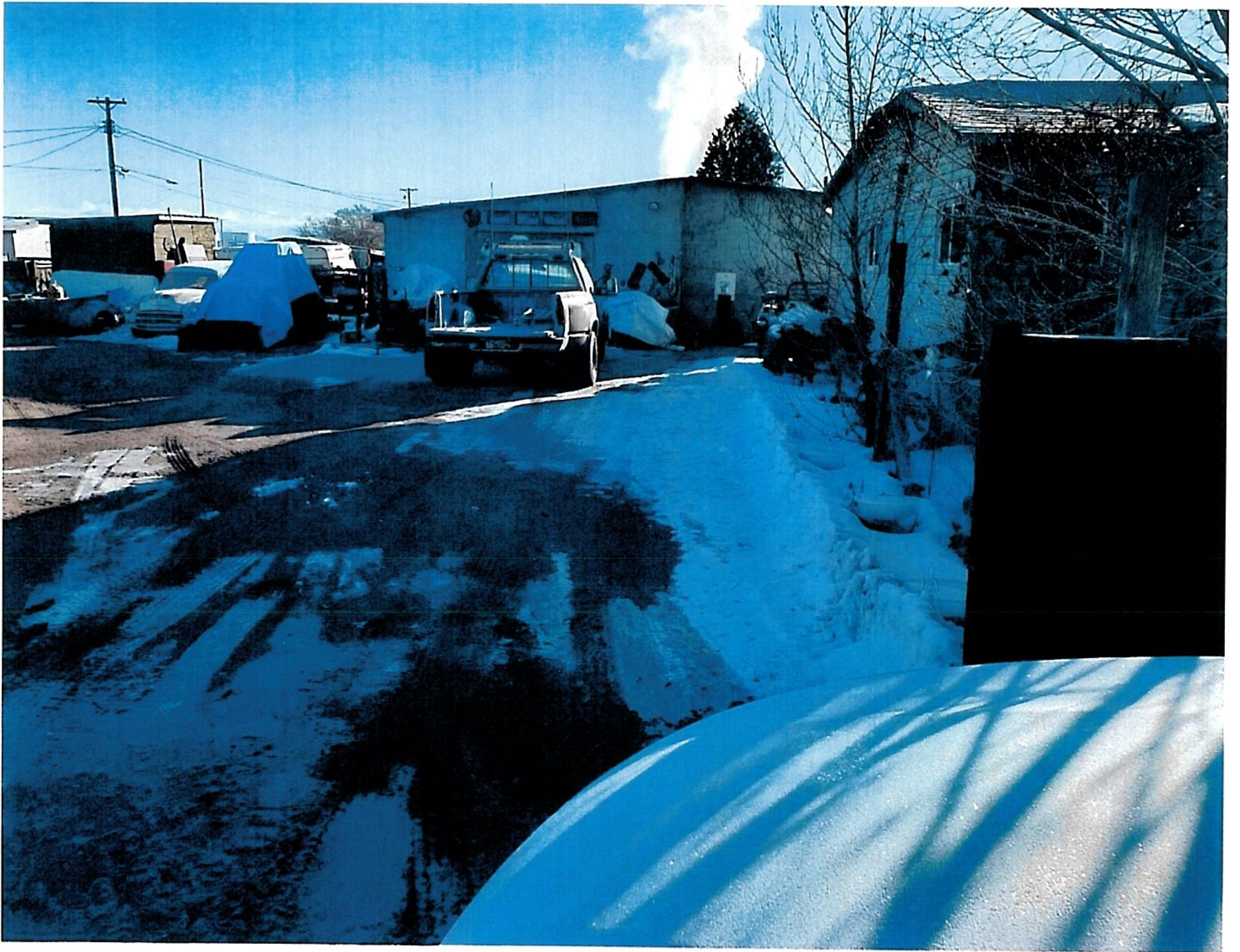


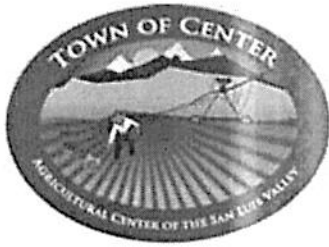
ZONING R2

Center line of street to fence
" " " " " HOUSE

Remove 2 sheds

property contains 3 lots
75' x 140'





Town Of Center

P.O. Box 400 • 294 South Worth • Center, CO 81125 • 719-754-3497(Phone) • 719-754-3379(Fax)

TOWN OF CENTER ANNEXATION IMPACT ANALYSIS FOR CONSAUL PROPERTY ADDITION

PREPARED BY: Brian Lujan, Town Manager

PRESENTED TO: Saguache County Commissioners

DATE: February 5, 2021

GROSS ACREAGE OF AREA TO BE ANNEXED: 90.54 acres; Contiguity with Town Limits is approximately 31%

SUMMARY OF PROJECT: The Consaul Property Addition will consist of 1 tract with five developmental phases. One phase being the implementation of all utilities and construction of a walking, running, biking trail around the 90-acre property and four phases of single/multi-family residential dwelling units, commercial buildings and commercial/residential buildings. The break down of the 90-acre parcel will be into 4 sections lower left, lower right, upper left and upper right. The center of this break down is located at the center of street Three In-between Warden and Worth Streets. These sections will be orientated from the south of the property as it connects with the current Town limits to the north of the property as it ends at county road B.

NUMBER OF UNITS: This tract of land will consist of a total of 182 lots, with 16 lots set aside to accommodate commercial growth within the Town. The housing units for this land will consist of single family, multi-family, affordable housing units, with the option for senior and homeless residential dwellings.

Development Phase One: Installation of all utility lines that will comprise of approximately 31,040 linear feet of primary and secondary electrical lines, gas lines, water lines and wastewater lines. Planning and construction of the walking, running, biking trail around the property.

Development Phase Two: Lower Left residential planning and construction of single family, and multifamily dwellings with floor space square footage to be determined by a planning board.

Development Phase Three: Lower Right residential, commercial and commercial/residential planning and construction of single family, affordable and multifamily dwellings with floor space square footage to be determined by a planning board.

Development Phase Four: Upper Left residential planning and construction of single family, affordable and multifamily dwellings with floor space square footage to be determined by a planning board.

Development Phase Five: Upper Right Upper Left residential planning and construction of single family, affordable and multifamily dwellings with floor space square footage to be determined by a planning board.

EXPECTED TIMETABLE FOR PHASE/S DEVELOPMENT: The project as a whole is determined to be a long term project for the Town and the goal is to progressively develop as the needs of the Town continues grow. The Town plans to move on the utility installation in the first 2 years from the south portion of the property to the north end of the property. Currently the Town is participating in a Valley wide housing assessment study initiated by the San Luis Valley Housing Coalition and the outcome of this study will dictate the number of units need in the first two years. The Town anticipates the project to take approximately 15-20 years to complete.

ACREAGE OF STREETS AND PARKING: 25.5 acres

ACREAGE AND PERCENTAGE OF OPEN SPACE: The Town is dedicating 7.5 acres of open space that would include a park and walking/running/biking trail around the entire 90 acres. Estimated annual maintenance costs will be approximately \$4,000-\$6,000

DENSITY RATION: Parking and streets will comprise of 28% of the development, open space will comprise of 18.1%. A total of 43 acres or 46.1% will not be developed for residential or commercial use.

IMPACT ON SCHOOLS: The Center Consolidated School District is prepared and capable to handle upwards of 100 additional students in our district, without needing to make any structural changes. Our new school facility has the capacity to house and educate over seven hundred students. We have a five-year average of 643 students. Numbers have fluctuated slightly in the last five years, with the highest student population at 650 and the lowest at 570 students. The district is supportive of Towns measures of increasing the population and we would be able to handle the increased number of students in our school that might come our way as a result of those goals. (also see attached letter of support)

POPULATION IMPACT: There will not be any immediate population increase to the Town because the entire area to be annexed is currently not developed, for the exception of our Streets and Parks department shop. At full build-out, the project is expected to add approximately 475 persons (an average of 2.5 persons per single family household X 190 units)

IMPACT ON POLICE AND FIRE PROTECTION (PUBLIC SAFETY) SERVICES: Based on the current statistical data on calls for service in a three-year comparison for the Town of Center, a fully completed residential and business area in the annexation area would equate to approximately 310 additional calls for emergency services in a year. Center's volunteer Fire Department and EMS response will account for 18 of the calls for service and Fire Chief Russell Brown advises the Fire/ EMS Department will easily be capable of properly responding to the increase of calls. The remaining 292 calls for service will be taken by the Police Department. Chief Dale Meek advised that the anticipated impact would not require additional Police Officers. Response times from Emergency Services will not be noticeably affected.

TRAFFIC IMPACTS: Street systems would experience an average daily increase of approximately 950 trips (5 X 190 households). Peak traffic flows may go to seven (7) trips a day yielding a total of 1130 trips.

SANITATION DISTRICT IMPACTS: Currently the Sanitation District is out for bids for the construction of a new Wastewater Treatment Plant (WWTP). The proposed WWTP generally has the capacity to treat the Town of Center's proposed development of approximately 190 residential dwelling units and light commercial development on the Consaul property. This is assumed to be the addition of approximately 35,000 to 50,000 gallons per day contributed to the facility. Based on this assumption this amount would not put the plant to 50% of proposed capacity of the new WWTP.

UTILITIES IMPACTS: Currently there is no infrastructure in place for electric, gas, water, and sanitation and will have to be installed prior to development. The installment of these utilities will be located underground in the Towns easement at the front of the lots and in the alley ways. Existing sewer mains flow to the east treatment plant and eventually the development mains will be connected to these. Currently the Town is on an unmetered flat rate billing system and we are unable to estimate water demand at this time (the Town is currently in the final stages of a water meter installation project). The Town has plenty of water rights that will be more than capable of sustaining and providing water to the development plan of the 90-acre parcel. The gas utility would need to first build a boarder station on the south west corner of the property that will convert from high pressure to low pressure for municipalities. Electrical utility will have the capability to produce and withstand increase load for the 90 acres. Due to the Town owning the Water, Electric, and Gas utilities the new development fees collected from the construction of the residential dwellings and commercial buildings would defray these future costs. The Sanitation District is currently in the process of building a new waste water facility that will be capable of sustaining increased waste from the development of the property.

ENVIRONMENTAL ANALYSES:

**PETITION FOR ANNEXATION OF UNINCORPORATED
TERRITORY IN THE COUNTY OF SAGUACHE, STATE OF COLORADO
TO THE TOWN OF CENTER, COLORADO**

TO THE MAYOR AND TOWN TRUSTEES, CENTER, COLORADO:

The undersigned, in accordance with the Municipal Annexation Act of 1965, Part 1, Article 12, Title 31, Colorado Revised Statutes, as amended, hereby petition the Town Trustees of the Town of Center, Colorado, for the annexation of the following described unincorporated territory located in the County of Saguache, State of Colorado, to-wit:

For legal description see Exhibit A attached hereto and incorporated herein by reference.

In support of said Petition, your Petitioner alleges:

1. It is desirable and necessary that the above-described unincorporated territory be annexed to the Town of Center, Colorado.
2. The requirements of Section §31-12-104, C.R.S., as amended, exist or have been met, to-wit:
 - a. Not less than one-sixth of the perimeter of the area proposed to be annexed is contiguous with the Town of Center;
 - b. A community of interest exists between the area proposed to be annexed and the Town of Center;
 - c. Said area is urban or will be urbanized in the near future; and
 - d. Said area is integrated with or is capable of being integrated with the Town of Center.
3. The requirements of Section §31-12-105, C.R.S., as amended, exist or have been met, to-wit:
 - a. In establishing the boundaries of the territory to be annexed, no land held in identical ownership, whether consisting of one tract or parcel of real estate or two or more contiguous tracts or parcels of real estate, has been divided into separate parts or parcels without the written consent of the landowners; and
 - b. In establishing the boundaries of the area proposed to be annexed, no land held in identical ownership, whether consisting of one tract or parcel of real estate or two or more contiguous tracts or parcels of real estate comprising 20 acres or more (which, together with the buildings and improvements

- situated thereon has a valuation for assessment in excess of two hundred thousand dollars for ad valorem tax purposes for the year next preceding the annexation) has been included without the written consent of the landowners; and
- c. That no annexation proceedings have been commenced for the annexation of part or all of the subject property to another town or municipality; and
 - d. The proposed annexation would not have the effect of extending a municipal or town boundary more than three miles in any direction from any point of such municipal boundary in any one year; and
 - e. If a portion of a platted street or alley is to be annexed, the entire width of said street or alley is included within the area proposed to be annexed.
4. Town of Center is the owner of the property described in Exhibit B attached hereto, excluding public streets and alleys.

5. The mailing address of the Petitioner is as follows:

Town of Center
PO Box 400
Center Colorado 81125

6. That the undersigned is the owner of one hundred percent of the territory included in the area proposed to be annexed.
7. The legal description of the property proposed to be annexed is attached hereto and by reference made a part hereof.

Your petitioner further requests that the Town of Center, Colorado, approve the annexation of the area proposed to be annexed.

BY _____

Date _____

**EXHIBIT A
ANNEXATION PETITION**

Legal Description of the property to be annexed.