

CENTER TOWN BOARD  
REGULAR MEETING  
FEBRUARY 27, 2024  
5:30 P.M

The Financial Workshop was held at 5:30 p.m.

The meeting was called to order at by Mayor Garcia at 6:30 p.m.

**ROLL CALL**

Mayor Garcia	P
Mayor Pro-Tem Martinez	P
Trustee Beiriger	P
Trustee Gonzales	P
Trustee Gallegos	P
Trustee Barela	P
Trustee McClure	P

**PUBLIC HEARING – PROPOSED ZONING CODE UPDATES**

A motion to go into the Public Hearing was made by Trustee Gallegos, seconded by Trustee McClure.

The Public Hearing was called to order by Attorney Trujillo at – 6:30 P.M.

Keith Brockhurst gave a brief summary about the proposed changes. Ann Cunningham, Sandra Marquez, Lawrence Trujillo, Jose Valadez, Mary McClure and Adeline Sanchez are all part of the Planning Commission.

Attorney Trujillo – asked if any community members have any questions. Keith there has been a questions concerning short term rentals. Keith recommends three short term rentals in residential. In commercial it should be changed but is not a concern. What expertise has been used to make these recommendations? The Town is seeking more affordable housing and has worked with the housing coalition. Action plan is to make updates to the codes that the Town currently has. Short, Elliot and Hendrickson has been also been a part of the change, they have been the primary expertise. There have been questions about residential not turning into rentals.

Susan Banning – Ms. Banning had concerns about Page 12 about the 3500 sq. ft. as a minimum lot size. This is a large amount. The change in the amount of footage that is the distance between the houses is going to have an issue with noise. Ms. Banning suggests that minimum lot area be changed and change the 3500 be set as the max. Another concern was that we are not rebuilding houses that have been burnt. The Town of Center community cannot afford building a house with this amount of sq. footage. Ms. Banning feels that the dimensional standards are a concern. Planning Commission – Mary McClure asked if she was objecting to 2 lots being recommended. The current is 7000 standard, she’s recommended that it be an option. Brian felt that Short Elliot had wanted the Town to size it down.

Jaime Hurtado – The only change is that you are allowed to be build bigger. It is the lot coverage that has changed. Code enforcement will monitor the short term rentals.

Trustee McClure – There a lot of issues – accessory dwellings (can it be used later as a short term rental). Short term rentals are an issue all over the state. Tiny Homes – No definitions to what makes a tiny home. Lot Coverage – 40% but the Town has some properties that have a lot more coverage. Would like more input from the public before any changes are made.

Keith – Will have more rules to having a short term rentals. The full code has more regular rentals. Full Code - 400 sq. ft. for the tiny homes. The setbacks are where the Planning Commission can look at.

Sandra Marquez – Definition of short term limits – It depends on what the property will be. It is 30 days or under.

Teri Hance – The more money that the individuals can make is good, the Town has to think about the infrastructure and the Police force. How will they handle Higher taxes coming in without the amenities for the increase?

Brian Lujan – The Town has looked considerably how to move into the North 90. There has been a study of how to work it all in to include the police force and the infrastructure. You have to grow the Town in order to have more things.

A motion to close the Public Hearing was made by Trustee Beiriger, seconded by Mayor Pro-Tem Martinez. The Hearing was closed at 7:06 p.m.

APPROVAL OF AGENDA – A motion to approve the agenda with one addition was made by Trustee Gonzales, seconded by Trustee Barela. Roll Call –All in favor. Motion Carries.

#### CITIZEN COMMENTS

There were no citizen comments

#### FINANCIALS

A motion to approve the January Financials was made by Mayor Pro-Tem Martinez, seconded by Trustee Gonzales. Roll Call –All in favor. Motion Carries.

#### PAYABLES

A motion to approve the payables was made by Trustee Gallegos, seconded by Trustee Beiriger. Roll Call –All in favor. Motion Carries.

#### NEW BUSINESS

DONATION BASEBALL – Players from all over the valley, there are three from Center. Four of the kids asked for the donation.

DONATION TO GIRLS BASKETBALL TEAM – Miguel Rios was asking for a donation – The girls basketball team made it to regionals and were asking for a donation to take the girls basketball team out for a very nice dinner for their accomplishments. he read a letter to the Town from the Coach of the Team.

A motion to donate \$250 to the baseball team and \$500 to the Center Girls' basketball team was made by Trustee McClure, seconded by Trustee Barela. Roll Call – All in favor. Motion Carries.

GOCO – COMMUNITY GRANT – Brian - UC Denver came and did the study, some of the costs were very expensive. Keith said that the Town is interested in making a change to the Park. The cost of the project is not realistic for the near future for Center. Keith will combine the UC Denver and the community engagement to put in the GOCO grant. There are a lot of other grants that work as a match for the GOCO grant. No structures can be part of this grant, but if the Town puts some money toward the track they can do some of the structure work.

SPRING CLEANING – Jaime roll off bins - \$5,000 for four roll offs for two days from Waste Management. Jaime has received quotes for metal and tires. Earth Day is April 22<sup>nd</sup>. Trustee McClure would like Jaime to ask Conley Waste also.

EARLY WATERING – Jaime would like to start watering on April 1<sup>st</sup>. A motion to approve the early watering date was made by Trustee McClure, seconded by Trustee Beiriger. Roll Call –All in favor. Motion Carries.

APPROVAL FOR OVERHEAD SERVICE WIRE – A motion to approve the purchase of Overhead Service Wire was made by Trustee McClure, seconded by Mayor Pro-Tem Martinez. Roll Call –All in favor. Motion Carries.

APPROVAL OF RECTIFIER – REPLACEMENT – This was informational only since the amount was under \$5,000.

#### OLD BUSINESS

Post Office Discussion – Mute Discussion.

FERC Power Pathway Update – The Town will be paying a big portion of the Pathway, they have not responded to the Town’s complain. They are waiting for a response from PESCO. The news people have been getting word of the issue. Glennwood Springs wanted to know what the issue was with the complaint with FERC. We are paying a large portion, since we are resellers.

#### CALENDAR ITEMS

MARCH 5<sup>TH</sup> – 5:30 P.M. – GRANT WORKSHOP – this will be moved to March 7<sup>th</sup> at 5:30 p.m. due to the General Election Primary.

Workshop – Police Department and the clean-up.

Mean Contract due on March 26<sup>th</sup>.

#### ITEMS FOR NEXT MEETING

Mean Contract Discussion

Lighted Speed Limit Sign discussion – May need permission from the State.

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 7:53 p.m.

Submitted by,

Rose Marie DeHerrera – CMC  
Town Clerk

Anthony Garcia  
Mayor