

RECORD OF PROCEEDINGS

TOWN COUNCIL TOWN OF MANZANOLA, COLORADO June 11, 2025

The Town Council of the Town of Manzanola, State of Colorado, met in regular session, 301 North Park Street, Manzanola, Colorado at the hour of 5:00 p.m. There being present for the call of roll and for the “Pledge of Allegiance” the following persons:

- **MAYOR:** Shirley Adams
- **TRUSTEES:** Beverly Jimenez, Jay Alexander, Danny Chavez
- **ABSENT:** Amy Holland
- **ALSO PRESENT:** Kelly Stone, Claude Strait, Teale Hemphill, Cindy Smith, Jeanne Smith, Elaine Sapeda, Kris Baylor, Kenny Wilson, Lawrence Armijo, Victor Lopez

CRWA – Claude Strait and Kelley Stone were present from Colorado Rural Water Association to give recognition to the Manzanola council and staff for installing solar power at the water plant. Kelly Stone had done an energy efficiency assessment on the water plant in 2021 recommending solar power. The council and staff supported the solar project and can now see the economic benefits. A beautiful blue glass award was presented with a certificate to the council and staff in appreciation of the solar project. The Manzanola solar power project is also recognized in volume 2 of 2025 CRWA magazine. Appreciation to the council and staff who work to improve Manzanola.

SECED – Teale Hemphill was present to talk on the proposition 123 signed by the Council in 2022. The Town is now eligible and approved for \$50,000.00 through the fast-track policy to spend the funds on activities which support affordable housing. TRUSTEE ALEXANDER MOVED, TRUSTEE CHAVEZ SECONDED a motion to approve the funds to be accepted and used on the abatement of the burnt house at 112 S. Canal Street and to approve a letter requesting abatement as well as redefining abatement and demolition as “pre-development” activity. Motion carried.

Manufactured Home – Discussed Manufactured Homes and the Otero County Building Codes which the Town of Manzanola has followed since 1982. The council is presently working with Town Attorney Phil Malouff on updating the form for manufactured homes rules. TRUSTEE CHAVEZ MOVED, TRUSTEE JIMENEZ SECONDED a motion to update manufactured homes allowed in the Town of Manzanola to be of year 1990 or newer. Motion carried.

TRUSTEE CHAVEZ MOVED, TRUSTEE JIMENEZ SECONDED a motion to allow the Otero County Uniform Building Codes Department to issue a permit for a 1990 or newer manufactured home to Angela Lee to be installed on North Beaty Street with a list of stipulations to be met. Motion carried.

The resolution for the Manufactured Homes is being updated by Town Attorney and will be presented qat the next meeting.

APPROVAL OF MINUTES

Mayor Adams asked if there were any corrections or additions to the minutes of May 14, 2025.

TRUSTEE JIMENEZ MOVED, TRUSTEE ALEXANDER SECONED a motion to approve minutes. Motion carried.

DEPARTMENT REPORTS

Kenny Wilson and Lawrence Armijo reported:

- A written report showing: Meter readings and checking for leaks. Watering and mowing parks. Working at cemetery on roads and weeds, replaced 5 stones of which one stone had been laying on its face for 30 plus years. Searched and replaced blown out tire on the loader with a used tire donated by the by the Otero Landfill. Solarise of Colorado Springs checked solar panels at the water plant, everything is running great. Electricity at the water plant for May was \$15.88— Started spraying for mosquitos.

Victor Lopez reported:

- He has been busy with local calls and stopping traffic. Receiving a lot of nighttime calls from dispatch.

TRUSTEE ALEXANDER MOVED, TRUSTEE CHAVEZ SECONDED a motion to approve department reports. Motion carried.

CORRESPONDENCE

- NONE

CHALO’S RESTAURANT liquor license hearing: No one in the community objected to the liquor license. TRUSTEE ALEXANDER MOVED, TRUSTEE CHAVEZ SECONDED a motion to approve the liquor license to Chalo Restaurant. Motion carried. Liquor license was approved at the May 14, meeting however no one from Chalo’s has been in to sign the liquor papers before sending in the state.

OLD BUSINESS

- Mayor Adams and Clerk Kris are working on the Inflation Reduction Act and Chips-pre-filing for solar tax credit with the IRS was accepted on July 17 with IRS number received on July 18. Will now move ahead to turn in reports to IRS in July.
- 112 S. Canal burnt house: EPA has no emergency funds available for the project. Michael Yerman and Teale Hemphill are working on money to go towards demolition.
- GMS requested paper reports, were mailed on 2/4/2025 for the Water Plant Study. GMS is working on the report.
- GMS is advertising the evaporative, non-releasing wastewater plant for construction bids. The opening will be on July 8, 2025.

NEW BUSINESS

- The revised Colorado Statue Section 31-4-303 (2021) states pro-tem must cover for the clerk when she isn’t present at meetings or absent from work. With the pro-tem unavailable during the clerk’s vacation the mayor requested to be approved to pick up mail and place water bills in the safe. The Council approved request. Town Hall will be closed June 19 through June 26, 2025.
- The July meeting will be on July 16 due to Clerk Kris taking vacation from June 19 through the 26th allowing time to get paperwork caught up.

APPROVAL OF BILLS AND PAYROLL

TRUSTEE JIMENEZ MOVED, ALEXANDER SECONDED a motion to approve May bills and payroll. Motion carried.

EXECUTIVE SESSION

No executive meeting was held

ADJOURN

TRUSTEE CHAVEZ MOVED, TRUSTEE ALEXANDER SECONDED a motion to adjourn the meeting at 5:30 pm. Motion carried.

PUBLIC COMMENT

- Elaine Sapeda presented her water bill, and the Council discussed it.

TOWN CLERK AND RECORDER

MAYOR