

RECORD OF PROCEEDINGS

TOWN COUNCIL TOWN OF MANZANOLA, COLORADO July 16, 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:** Jason Meyer, Don Finck, Kris Baylor, Kenny Wilson, Lawrence Armijo, Victor Lopez

APPROVAL OF MINUTES

Mayor Adams asked if there were any corrections or additions to the minutes of June 11, 2025.

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

GMS – Jason Meyer presented four different low bidding companies on the wastewater plant (CDBG Project #24-515) with three addition options. GMS recommends be included in the project. Alternate option #1 is to place “205” -- 45 mil polypropylene sand filled ballast tubes in cell number two. Alternate option #2 is to install liner ballast trench in cell number two. Alternate option #3 is a groundwater trench and monitoring manhole at north end of liner in evaporative cell number three. TRUSTEE CHAVEZ MOVED, TRUSTEE ALEXANDER SECONDED a motion to hire Pate Construction Company for the contractor and to move ahead with options #1 (placing 205 polypropylene sand filled ballast tubes in cell #2) and option #3 (groundwater trench and monitoring manhole) to dispose of excess groundwater which will cause pressure on liner bottom. Motion carried.

Jason questioned the irrigation date lines of surrounding farm property. The Catlin Canal irrigation starts on March 15 and runs through November 15. The wastewater plant project will start after November 15 to maintain an irrigation low water level while installing. Kenny and Lawrence will dig a couple of holes to the depth of the waterline to determine the irrigation water flows, GMS will send information on where they want the holes dug. Jason left the meeting at 5:33 pm.

Don Finck – Informed the town council of his intent to subdivide his property on rd JJ.75 into three sections for sale allowing single family homes to be built in residential zoned area. He requested the Town to designate a water and sewer connection for each section; he had property surveyed in preparation of the subdivisions. TRUSTEE ALEXANDER MOVED, TRUSTEE JIMENEZ SECONDED a motion to allow a water and sewer connection at each of the three subdivisions within five years, if not installed in 5 years the town council will review again. 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, spraying for mosquitos weekly. Electricity at the water plant for May was \$18.35. Rick’s Tree Spraying Service sprayed the Depot, Memorial Park and young trees in the Beaty Park.

Victor Lopez reported:

- He has been busy with local calls and stopping traffic. Officer Lopez is requesting updated information from the Town Attorney on Ordinance #262 on the penalty for refusing to remove weeds, brush and rubbish from the yard. Ordinance #262 allows 5 days to comply with notice, after 5 days the town employees can clean with the homeowner being assessed \$300.00 to be paid

within 90 days. Ordinance #262 was last updated on September 9th, 2003. Will discuss again at the August meeting.

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

CORRESPONDENCE

- NONE

OLD BUSINESS

- The Inflation Reduction Act and Chips IRS number was received on July 18. CPA Ed Stover is working on filing the forms to be sent to the IRS for a solar tax credit refund.
- Michael Yerman and Teale Hemphill (SCEDD) are working on money for the demolition of 112 S. Catlin burnt house.
- Chalo Restaurant owner Gonzalo Ruiz’s wife is ill. She does all the paperwork so a delay in the opening of the restaurant. The liquor license will need to be started again when they are ready.
- GMS requested paper reports were mailed on 2/4/2025 for the Water Plant Study.
- Trees were sprayed for insects in the Depot and Memorial and Beaty Parks in June.

NEW BUSINESS

- Water Plant needs a new meter for well #4 monitoring. Kenny is checking with Five Star on new meter.
- CIF Grant (Three Corners Connector Community Impact Fund by Grid United) was turned into SCEDD on June 21, 2025, for trimming 50 trees and removal of five trees in Beaty Park. The project needs to impact on the quality of life for a significant number of people and does not require a money match. Grant is available twice a year.
- Auditor Steve Dazzio did the town audit week of July 21 and will be back in September to present audit to the council.
- Kenny Wilson is working on a report to place individual water meters to each manufactured home instead of one meter for all the manufactured homes on Park Street.
- Trustee Chavez will request at the Otero County Commissioners meeting to allow Otero County to road grade the roads at the Manzanola Mountain View Cemetery.

APPROVAL OF BILLS AND PAYROLL

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

EXECUTIVE SESSION

No executive meeting was held

ADJOURN

TRUSTEE CHAVEZ MOVED, TRUSTEE JIMENEZ SECONDED a motion to adjourn the meeting at 6:00 pm. Motion carried.

PUBLIC COMMENT

NONE

TOWN CLERK AND RECORDER

MAYOR