

The City Council of the City of Trinidad, Colorado, met in Special Session on Tuesday, July 30, 2013, at 1:30 p.m. in City Council Chambers at City Hall pursuant to the following call:

CITY OF TRINIDAD
TRINIDAD, COLORADO

SPECIAL MEETING

There will be a Special Meeting of the City Council of the City of Trinidad, Colorado, on Tuesday, July 30, 2013, at 1:30 p.m. in the Council Chambers at City Hall

The following items are on file for consideration of City Council:

- 1) Authorize Mayor's execution of a letter of support for the DOLA grant application for the Commercial Street Project
- 2) Approval of Boulevard Addition Nature Park GOCO Grant Property Purchase Agreements

The meeting was called to order at 1:30 p.m.

Roll call was taken.

There were present:	Mayor	Baca Gonzalez, presiding
	Councilmembers	Bolton, Bonato, Mattie, Miles, Shew
Also present:	City Manager	Acre
	City Attorney	Downs
	City Clerk	Garrett
Absent:	Councilmember	Velasquez

The pledge of allegiance was recited.

Authorize Mayor's execution of a letter of support for the DOLA (Department of Local Affairs) grant application for the Commercial Street Project. City Planner Fineberg reminded Council of their previous work session discussion. A motion to authorize the Mayor's execution of a letter of support as requested was made by Councilmember Bolton. The motion was seconded by Councilmember Shew and carried unanimously upon roll call vote.

Approval of Boulevard Addition Nature Park GOCO (Great Outdoors Colorado) Grant Property Purchase Agreements. City Planner Fineberg addressed Council at City Manager Acre's suggestion to provide an update regarding this grant. He told Council that the property proposed to be purchased by the City as part of this grant has three owners and totals approximately 28 acres. Charles Milosevich is the majority owner with just under 26 of the 28 acres. The remainder is owned by two separate owners. He said that the original appraisal for that land came in at \$8,800 per acre. The City used that appraisal to determine the amount to seek funding for from GOCO. A second appraisal was done and it came back less than the original amount at approximately \$5,200 per acre. City Planner Fineberg said staff sent out purchase agreements to each of the three owners. Mr. Milosevich has signed and returned the purchase agreement he was sent. His is the bulk of the land. He identified the area as that area along the river, on both sides of the river, across from I-25 where Safeway is located. He noted that the grant was based on a recommendation contained in the currently adopted trail plan. The plan said there should be a trail network in the Boulevard Addition accessible from a pedestrian bridge spanning the Purgatoire River directly connecting to the river walk. The City went to GOCO with a proposal to develop this trail system. GOCO recommended the City acquire the property in total first and so the City sought an acquisition grant. City Planner Fineberg showed on a map the location of the property and the conceptual trail network and plans for a bridge. He also showed the plan the City has almost completed for the Old Sopris Trail connector trail to the State Park. He said the only feasible way to have the connector trail to the State Park is through the Boulevard area. The City received enough funding to buy all of the area proposed to be purchased. Since the second appraisal was less, GOCO said the City can use the additional funding to acquire more land, approximately 15 more acres. Staff thinks it is a good idea to manage it to get land necessary for the construction of the Old Sopris Trail. He explained that Council will be voting on approving the purchase agreements. He distributed a copy of the ownership map. He illustrated where the City may be able to purchase an additional 15 acres in the County as an option. Councilmember Mattie asked where the other two people's land is located. City Planner Acre pointed to it and said one is a trust owned by someone who passed away. William Bell, who lives in Texas, is administering the trust and he is amenable to the purchase. It is 0.16 acres and Mr. Bell is going to sign the agreement and return it. The second is approximately two acres owned by Rita and Bernard Guimont, who have also agreed to sell. Mr. Guimont is in Russia working and will be returning in August and will sign the agreement then. Councilmember Mattie asked if the City has the funds to purchase the property. City Planner Fineberg said there is a \$77,000 match for this grant. The grant received was in the amount of approximately \$180,000. The City will not use all of the match because of the reduced appraisal. The funds are dedicated in the Capital Improvement Fund. Councilmember Mattie asked if that money is separate from that which may be used for the potential 15 additional acres. City Planner Fineberg said it is. Upon inquiry City Planner Fineberg said that the only owner for the other potential 15 acres is Charles Milosevich and he has expressed a willingness to work with the City on the Old Sopris Trail because it crosses a lot of his property. Councilmember Mattie questioned how this land will connect to the existing river walk. City Planner Fineberg illustrated to Council on a map how it would connect and the location of the proposed pedestrian crossing. He said the other alternative for a connector trail would be to extend the Old Sopris Road but it would be very expensive. Councilmember Miles asked when the original

appraisal was done. City Planner Fineberg answered it was done in April, 2012 and submitted in the grant application August 1, 2012. The second is a current appraisal. Councilmember Miles said when she sees a 40% difference in value it makes her question the science behind the appraisal. City Planner Fineberg said he thought the first one was extremely high for river land. They were done by different appraisers. GOCO has a higher set of standards for the final appraisal. Upon inquiry he thought there were three comparisons used. Councilmember Miles asked his level of confidence in the second appraisal. City Planner Fineberg said the first was done by a local real estate agent. The second was an appraiser who did work with GOCO in the past and was recommended by GOCO; it came in less. Councilmember Miles questioned if a third appraisal could be even lower, opining that \$5,200 an acre seems high for this area. City Planner Fineberg said it is hard to relate the process in dealing with Mr. Milosevich and getting his signature on that document, however we could tell him we need a third appraisal. Mayor Baca Gonzalez said she thought time was of the essence as Mr. Milosevich is a senior citizen and his health is declining. She added that she thought the amount per acre was reasonable and she'd hate to see the whole deal fall through. Councilmember Bolton pointed out that a third appraisal could come back in higher. Councilmember Bonato stated that City Planner Fineberg took him to the area this morning. He said he feels the money would be well spent. The land is located near scenic Highway 12, Mount Carmel Church, and Trout Unlimited and Colorado Division of Wildlife may be able to help in stocking the river to attract people into the area. The most important thing was accessibility to it. They looked at areas for parking lots, which is important. He surmised that it would be a positive addition and money well spent. City Planner Fineberg added that the Trout Unlimited study for improving the river shows the corridor going by the Boulevard Addition. The City currently has a grant in but hasn't heard if we've gotten the funding yet to make improvements along this other stretch of the river. What is really coming together is a nice facility for a fishing and nature park close to downtown. Trout Unlimited is talking about doing some things to pull people in to fish here. City Planner Fineberg said the comparables used were of sales of small tracts in Trinidad and flood plain tracts. Mayor Baca Gonzalez asked if the trail would be conducive to mountain biking. City Planner Fineberg thought it would be too small for cyclists. However once the Old Sopris Trail is open it would because it is a four-mile ride up to the State Park and back. What are there now are very wide 4x4 paths. He suggested the trails should be narrowed and returned to natural vegetation, pedestrian tracts. Councilmember Bonato asked if there is funding available for the pedestrian bridge over the river. City Planner Fineberg said there is none currently, however GOCO likes when a City follows through with a project and thought they would be there to help build the bridge and other amenities. He pointed out that it is intended to be made as maintenance free as possible. Mayor Baca Gonzalez asked about a dog park as an attraction. City Planner Fineberg said he's sure people with dogs will be there. Howard Lackey from Trout Unlimited and Trinidad Community Foundation addressed Council. He said when they first started cleaning up the river about 8 years ago they got into the Boulevard Addition, six years ago. It was a mess. There was trash, four-wheeler trails, etc. They took out three 30-yard dumpsters. He said they have a selfish interest - they want to fish, and that has happened. The Colorado Division of Wildlife this year has designated the first section of the river as their property and they will stock it. If we put this together he said it will open up about one and one-half miles of river that they will have a vested interest in. He added that he thought the dog park idea was a good one. The upkeep will be minor because it is a nature area and he suggested volunteers to help take care of it, such as Trout Unlimited members or TCF members. Mark Hanson, Trout Unlimited, Isaac Walton League and Audubon Society, addressed Council. He pointed out that Trinidad is listed in the Southeastern Colorado trail guide. Another enhancement would be this Boulevard Addition. Mayor Baca Gonzalez said the proximity to downtown would make it a great amenity. Howard Lackey concluded that this is an historical Bosque and they are not seen much, yet we have one right here in town. He said he appreciates what the City has done and they will move forward. A motion to approve the three purchase agreements as presented was made by Councilmember Bolton and seconded by Councilmember Bonato. The motion carried unanimously upon roll call vote.

There being no further business, Councilmember Miles moved to adjourn the special meeting and Councilmember Bonato seconded the motion. The motion carried unanimously upon roll call vote and the meeting adjourned at 2:08 p.m.

ATTEST:

BERNADETTE BACA GONZALEZ,
Mayor

AUDRA GARRETT, City Clerk