COUNCIL MEETING
JULY 23, 2024
MINUTES

Mayor Chris Nichols brought to order at 6:30 p.m. the second regular meeting of the Craig City Council for the month of July 2024. In addition to Mayor Nichols, those present were Councilmembers Derek Duran, Jesse James Jackson, Andrea Camp and Luke Tucker. Staff present were City Manager Peter Brixius, City Attorney Heather Cannon, Finance Director Mindy Elliott, Parks and Recreation Director Ryan Dennison, Water and Wastewater Director Carl Ray, Building Official Marlin Eckhoff, Senior Accountant Michelle Adams, Outgoing Finance Director Bruce Nelson and City Clerk Liz White.

All participated in the Pledge of Allegiance.

City Clerk Liz White took councilmember roll call. Those present were Councilmembers Derek Duran, Jesse James Jackson, Andrea Camp, Luke Tucker and Mayor Chris Nichols. Councilman Duran moved with a second by Councilman Jackson to excuse the absence of Councilman Looper due to a previous engagement. Ayes: 5. Nays: 0. Motion carried.

Councilman Jackson moved with a second by Councilwoman Camp to approve the Consent Agenda as presented, which included the minutes from the council meeting on July 09, 2024 and the approval of the bills through July 19, 2024, in the amount of $378,304.25. Ayes: 5. Nays: 0. Motion carried.

Councilman Duran moved with a second by Councilman Jackson to amend the July 23, 2024, agenda and remove Item 8G-Discussion and action to approve a Letter of Intent (LOI) between WHA LLC and the City of Craig. Ayes: 5. Nays: 0. Motion carried.

Kevin Kimbal representing The Adams Group, LLC presented the audited 2023 financials for the City of Craig.

City Manager Peter Brixius updated council on current projects and meetings. Kudos went out to the Finance department for their excellent coverage of the 2023 Financial Audit

City Councilmembers discussed various meetings and events in which they participated in or will take place soon.

Pam Haynes, Jayne Morley, Marsha Anderson, Eric, Vicki Huyser, Cammie Winder and Ashley Dishman gave public comments.

Mayor Nichols closed Regular Session and moved into Public Hearing.

Presented for Public Hearing was Ordinance 1152 (2024) ~ an ordinance granting a franchise by the City of Craig to Yampa Valley Electric Association for the non-exclusive right to provide, sell, and deliver electricity to the town and its residents through the non-exclusive reasonable use of the city streets, public utility easements, and other city property.

City Manager Brixius and Brnadon Dittman, Legal representative for Yampa Valley Electric gave a brief overview of the ordinance.

The floor was now open for public comment.

No public comment was given for Item 7A.

Being no further comment with regard to this item, the next item was presented for Public Hearing.

Public Hearing to consider a re-zone request for Cedar Mountain Mobile Park Parcel A, Parcel #085501200007 from Light Industrial (I-1) to Residential Mobile Home (RMH). Said owner of record is Cedar Mountain MHP, LLC, P.O. Box 457, Cedaredge, CO 81413.

Building Official Eckhoff gave an overview of the re-zone request. Owner Perry Burget was online via ZOOM for any questions.

The floor was now open for public comment.

No public comment was given for Item 7B.

Being no further comment with regard to this item, the next item was presented for Public Hearing.

Public Hearing to consider a Conditional Use application submitted by Mountain Property Builders for the purpose of converting a portion of the Centennial Mall at 1111. West Victory Way to indoor mini-storage and small bay commercial units.

Building Official Eckhoff gave an overview of the Conditional Use application. Jeff Carter and Jason Park were online via ZOOM to answer any questions.

The floor was now open for public comment.

Brandi Meek, Pam Haynes, Jack Smith, Jayne Morley, Jeremy Lueck and Vicki Huyser gave Public Comment.

Being no further public comment, Mayor Nichols closed Public Hearing and moved back into Regular Session.

Presented for approval was the (Second Reading) of Ordinance No. 1152 (2024) ~ an ordinance granting a franchise by the City of Craig to Yampa Valley Electric Association for the non-exclusive right to provide, sell and deliver electricity to the town and its residents through the non-exclusive reasonable use of the city streets, public utility easements and other city property. After further discussion, Councilman Duran moved with a second by Councilwoman Camp to approve the (Second Reading) of Ordinance No. 1152 (2024) ~ an ordinance granting a franchise by the City of Craig to Yampa Valley Electric Association for the non-exclusive right to provide, sell and deliver electricity to the town and its residents through the non-exclusive reasonable use of the city streets, public utility easements and other city property. Ayes: 5. Nays: 0. Motion carried.

Building Official Eckhoff presented for approval Resolution No. 16 (2024) ~ a resolution to approve the re-zone request for Cedar Mountain Mobile Park, Parcel A, #085501200007, from Light Industrial (I-1) to Residential Mobile Home (RMH). Said owner of record is Cedar Mountain MHP, LLC, P.O. Box 457, Cedaredge, CO 81413. After further discussion, Councilman Tucker moved with a second by Councilman Duran to approve Resolution No. 16 (2024) ~ a resolution to approve the re-zone request for Cedar Mountain Mobile Park, Parcel A, #085501200007, from Light Industrial (I-1) to Residential Mobile Home (RMH). Said owner of record is Cedar Mountain MHP, LLC, P.O. Box 457, Cedaredge, CO 81413. Ayes: 5. Nays: 0. Motion carried.

City Attorney Cannon presented for approval the (Introduction and First Reading) of Ordinance No. 1153 ~ an ordinance of the City of Craig, Colorado referring a question to the registered electors approving changes to the City of Craig Charter concerning the statement of expenses related to elections and campaign financing; and setting a ballot measure for the November 5, 2024, Coordinated Election. After further discussion, Councilman Duran moved with a second by Councilman Jackson to approve the (Introduction and First Reading) of Ordinance No. 1153 ~ an ordinance of the City of Craig, Colorado referring a question to the registered electors approving changes to the City of Craig Charter concerning the statement of expenses related to elections and campaign financing; and setting a ballot measure for the November 5, 2024, Coordinated Election. Ayes: 5. Nays: 0. Motion carried.

Building Official Eckhoff presented for approval Resolution No. 17 (2024) ~ a resolution to approve a Conditional Use request to convert a portion of the Centennial Mall located at 1111 W. Victory Way (Parcel Number 065736317001) to approximately 18,335 square feet of indoor climate controlled storage (Conditional Use). After further discussion, Councilman Tucker moved with a second by Councilman Duran to approve Resolution No. 17 (2024) ~ a resolution to approve a Conditional Use request to convert a portion of the Centennial Mall located at 1111 W. Victory Way (Parcel Number 065736317001) to approximately 18,335 square feet of indoor climate controlled storage (Conditional Use). Ayes: 4. Nays: 1. Motion carried.

Building Official Eckhoff presented for approval a Development Agreement between Mountain Property Builders and the City of Craig to convert approximately 18,335 square feet of the Centennial Mall located at 1111 West Victory Way to indoor climate controlled self-storage units. After further discussion, Councilman Duran moved with a second by Councilwoman Camp to approve the Development Agreement between Mountain Property Builders and the City of Craig to convert approximately 18,335 square feet of the Centennial Mall located at 1111 West Victory Way to indoor climate controlled self-storage units. Ayes: 5. Nays: 0. Motion carried.

Water and Wastewater Director Ray presented for approval the submission of a Tier 2-DOLA EIAF Grant application supporting the Water Line and Service Line Replacement Project on Marianna Way and Circle Drive. Grant submittal will pertain to a Water Fund capital project to be approved by the city council for fiscal 2025. After further discussion, Councilwoman Camp moved with a second by Councilman Tucker to approve the submission of a Tier 2-DOLA EIAF Grant application supporting the Water Line and Service Line Replacement Project on Marianna Way and Circle Drive. Grant submittal will pertain to a Water Fund capital project to be approved by the city council for fiscal 2025. Ayes: 5. Nays: 0. Motion carried.

Finance Director Elliott presented for approval and acceptance the 2023 Annual Audit completed by The Adams Group, LLC for the City of Craig. After further discussion, Councilman Duran moved with a second by Councilman Jackson to approve and accept the 2023 Annual Audit completed by The Adams Group, LLC for the City of Craig. Ayes: 5. Nays: 0. Motion carried.

Finance Director Elliott gave the Finance report for June 2024.

Water and Wastewater Director Ray gave the Water and Wastewater May and June reports for 2024.

Parks and Recreation Director Dennison gave council a Whittle the Wood update.

Councilwoman Camp gave comment regarding her wonderful experience at the Craig City Pool Complex.

Being no further business, Councilwoman Camp moved with a second by Councilman Jackson to adjourn the meeting. Ayes: 5. Nays: 0. Motion carried.