

ALAMOSA CITY COUNCIL

Regular Meeting Minutes

HYBRID - Council Chambers & Zoom Video Webinar
300 Hunt Avenue, Alamosa, CO
November 17, 2021

Zoom Webinar Link: <https://us02web.zoom.us/j/86494217747>

Dial-In Number: US: +1 346 248 7799 | Webinar ID: 864 9421 7747

I. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

The Regular Meeting of the Alamosa City Council was called to order on the above date by Mayor Ty Coleman at 7:00 p.m. The Pledge of Allegiance was recited.

II. ROLL CALL

Present at roll call: Mayor Ty Coleman, Councilors Liz Hensley, Jan Vigil, Kristina Daniel, David Broyles, Michael Carson, and Charles Griego - who was present via Zoom Webinar. Also present: City Manager Heather Brooks, City Attorney Erich Schwiesow, and City Clerk Holly Martinez.

III. AGENDA APPROVAL

Councilor Vigil moved, seconded by Councilor Griego to approve the agenda as presented. The motion carried unanimously.

IV. CITIZEN COMMENT

Alamosa City Council welcomes your comments. Citizens wishing to speak may obtain and complete a speaker card through the City Clerk at the start of the meeting.

A. Audience Comments

Chuck Kelley spoke in opposition to the vacation rentals ordinance.

Heather Parga via Zoom Webinar spoke in opposition to regulations on Air BnBs.

Laura Bruneau via Zoom Webinar spoke in favor of the ordinance due to short term rental issues she's seen.

B. Follow-Up

None.

V. CONSENT CALENDAR A

The Consent Calendar allows multiple actions with one motion. Consent Calendar A contains routine items which have been recommended for action by staff or advisory boards. Council may remove a consent calendar item for separate consideration.

Councilor Vigil moved, seconded by Councilor Broyles to approve Consent Calendar A. The motion carried unanimously.

C.7.a. Approve Minutes of Meeting November 3, 2021

C.7.b. Approve Municipal Judge contract for 2022

C.8.a. Approve City Attorney contract for 2022

C.8.b. Receive October 2021 Monthly Reports

VI. REGULAR BUSINESS

C. Board/Commission Business

1. 2021 Golf Board Report

Jon Atencio and Eddie Valdez provided Council with an update from the Golf Board on the golf course.

D. Business Brought Forward by City Staff

1. Development Services

- a. First Reading, Ordinance No. 25-2021, An Ordinance Amending Section 21-2-405 of the Code of Ordinances of the City of Alamosa Amending Short-Term Rental Regulations

Heather Brooks provided information to Council.

Councilor Carson moved, seconded by Councilor Daniel to approve Ordinance No. 25-2021 on first reading and set for a public hearing on Wednesday, December 1, 2021 at 7:00 p.m. or as soon thereafter as the matter may be heard. The motion carried unanimously.

- b. Second Reading and Public Hearing, Ordinance No. 23-2021, An Ordinance Amending Section 21-4-504(h)(2)(a) of the Code of Ordinances of the City of Alamosa to Specify Allowed Metal Fencing Materials

Ms. Brooks reviewed this ordinance with Council.

Mayor Coleman opened the public hearing at 8:22 p.m. and asked for those wishing to speak on this ordinance.

There being no one wishing to speak, the hearing closed at 8:23 p.m.

Councilor Vigil moved, seconded by Councilor Carson to finally adopt Ordinance No. 23-2021. The motion carried unanimously.

2. Information Technology

- a. First Reading, Ordinance 24-2021, renewal of IGA with the City of Monte Vista for the provision of Information Technology Services.

Ms. Brooks reviewed this ordinance with Council.

Councilor Carson moved, seconded by Councilor Hensley to approve Ordinance No. 24-2021 on first reading and set for a public hearing on Wednesday, December 1, 2021 at 7:00 p.m. or as soon thereafter as the matter may be heard. The motion carried unanimously.

E. Committee Reports

Councilor Hensley reported on the Marketing Board and Main Street Advisory Committee meetings she attended.

F. Staff Announcements

Ms. Brooks and Police Chief Anderson provided Council with an update to the co-responder program the city will be implementing.

VII. LOCAL LIQUOR LICENSING AUTHORITY ACTIONS

G. Liquor Licensing Items

- a. Needs and Desires Hearing: New application for a Hotel/Restaurant License, The Friar's Fork Inc. d/b/a The Friar's Fork, 607 Fourth Street.

The application for this new Hotel & Restaurant is for The Friar's Fork Inc. d/b/a The Friar's Fork. The registered manager on the application is Denise Vigil and owners are Denise Vigil and Nealson Vialpando.

Counselor Schwiesow gave an overview of the hearing procedure, and the licensee's obligation to affirmatively prove the needs and desires of the neighborhood and the desires of the adult inhabitants of the neighborhood. The city's presumptive neighborhood is the city limits plus a one-mile radius.

Counselor asked the City Clerk, Holly Martinez, to confirm that the property was posted with the notice and the legal notice was published as required. Ms. Martinez confirmed that they were. The property was posted on October 8, 2021 and the legal notice was published on November 6, 2021.

Counselor Schwiesow turned the hearing over to the applicant.

Denise Vigil thanked Council for giving her and her husband the opportunity to present tonight to provide information related to the needs and desires of this license for The Friar's Fork and sanctuary. She provided Council with the following background information about herself:

- This is a culmination of the entirety of her working life and experiences.

- She is a native to Alamosa and was raised in Alamosa; going to high school and Adams State here. She then went on to the food and beverage industry and attended CIA in New Year which she graduated from in 1997.
- She traveled for decades and worked in top kitchens and worked with some of the chefs that are on television. She later stepped out of the kitchen and was a Starbucks manager for seven stores.
- After that, she went back to the kitchen and has been there for the past decade, giving her about 20 years' experience in this industry.
- With all this experience, she has found herself home in Alamosa and is proud to be here.

She then followed with information regarding the Friar's Fork:

- The Friar's Fork is the former St. Thomas Episcopal Church on Fourth Street.
- The building is currently being remodeled but they are pretty determined to keep the integrity and the history of the structure.
- The former parish hall will become an Italian/Mediterranean restaurant and the former sanctuary will become a sophisticated and smart tavern, or a "speakeasy" of sorts.
- Once the seed was planted that Ms. Vigil could establish herself here, she spent a lot of time trying to determine what would be a good fit, what was already here, what it could use, and what she could bring to the table. And that's when this Italian/Mediterranean restaurant idea came about.
- The restaurant will primarily serve Italian fare but will be open to Spanish dishes as well and some Greek influences which is why the ability is needed to serve wine, beer and cocktails.
- The speakeasy is also a need based on filling a particular niche. It's a smaller building in a separate area yet attached to the restaurant and its function is to serve adult beverages that are for the most part unavailable anywhere else in Alamosa, and likely in the Valley.
- The intention is to be a place that is classy, unique and low-key. A place where professionals may conduct business, a place where guests and enjoy a plate while listening to some music; a place to sip a fine scotch or martini; and they plan to serve beer only from the San Luis Valley and plan to partner with as many local partners as possible.
- Since the purchase of the building, they have been approached by many to express the enthusiasm about the restaurant and in support of their dream.
- The building is in a beautiful location, only one block off of Main Street.

Counselor Schwiesow asked if the applicant had a copy of the notice that was posted. They did and that was marked as Exhibit A.

The applicant also had a visual handout of where they are with the building as well as she provided petitions. The visual handout was marked as Exhibit B and the petitions were marked as Exhibit C. The petitions contained about 120 signatures.

After the applicant provided information to support the needs and desires of the license, Counselor Schwiesow opened up the public hearing to the audience at 9:08 p.m. He asked for those wishing to speak in favor of the license to speak first.

Reyna Reyes spoke in support of this license and vision. She feels it brings it new variety to the city.

Tom Gilmore spoke in support of this license stating he has the highest respect for Ms. Vigil and her management and culinary skills. He thinks this is real creative and that will be a great new addition to the community.

Chuck Kelley spoke in support of this license stating he was here for another reason tonight but is excited for this new business and a new business going on to Fourth Street.

Ed Vigil also spoke in support of the license stating how proud he is of Ms. Vigil and her husband and that he is the father to Ms. Vigil. He also mentioned the history of the various restaurants she's worked for.

There being no one else wishing to speak in favor of the ordinance, the hearing was then opened to those wishing to speak in opposition.

There being no one wishing to speak in opposition of the license, the hearing closed at 9:14 p.m. Counselor Schwiesow brought the hearing back to Council for discussion and questions of the applicant.

Councilor Vigil thanked the applicants for coming and presenting information for their hearing. He stated he is excited for this restaurant and is glad that they plan to keep the integrity of the building and likes the expansion and that it's bringing something different into town.

Councilor Daniel stated she understands the concerns of the liquor outlet density but that this is different than just adding a liquor store to that density. She stated this is new and unique to Alamosa and is supportive of this license.

Councilor Broyles stated that he likes this concept and does think this type of restaurant is needed in the city; just worries about the access to liquor by youth and the density of licenses in Alamosa. However, he does appreciate the applicant's efforts.

Councilor Griego spoke stating that he is glad they understand the importance of the building and thanked the applicants for believing in the community and bringing in economic development to the city.

Councilor Griego moved, seconded by Councilor Vigil to approve the granting of the license for The Friar's Fork Inc. and to direct the City Attorney to provide written findings at the next meeting consistent with this decision. The motion carried unanimously.

COUNCIL COMMENT

Councilor Broyles thanked the Mayor and Council and the constituents of Ward 2 for giving him the opportunity to serve as councilor the past four years and expressed his appreciation for it.

Councilor Hensley extended appreciation to Councilor Broyles and wished him the best.

Councilor Vigil also thanked Councilor Broyles and stated that he appreciated how detailed he was with the budgets and will use that knowledge going forward.

Councilor Daniel thanked Councilor Broyles and expressed appreciation for his time on council.

Councilor Carson expressed thanks to Councilor Broyles as well and that he was an effective councilor and the entire council has been effective.

Councilor Griego apologized for being unable to attend the meeting in person and stated he was still mad at Councilor Broyles for not running but that he taught Council a lot of things and expressed appreciation for that.

Mayor Coleman also extended his thanks to Councilor Broyles and wished him the best.

EXECUTIVE SESSIONS

1. Executive session pursuant to C.R.S. §§ 24-6-402(4)(a) and (4)(c) to discuss funding mechanisms and options for pursuing a conservation easement on the City Ranch.

Councilor Daniel moved, seconded by Councilor Vigil to move into Executive Session (9:26 p.m.) pursuant to C.R.S. 24-6-402(4)(a) and (4)(c) to discuss funding mechanisms and options for pursuing a conservation easement on the City Ranch. The motion carried unanimously.

Mayor Coleman affirmed that after the executive session, there will be no further business discussed.

ADJOURNMENT

The meeting adjourned immediately following the executive session.

Holly C. Martinez, City Clerk

Ty Coleman, Mayor

ALAMOSA CITY COUNCIL
COUNCIL COMMUNICATION

Subject/Title:

Approve Minutes of Meeting November 3, 2021

ATTACHMENTS:

Description

Type

[Minutes of Meeting November 3, 2021](#)

Minutes

ALAMOSA CITY COUNCIL

Regular Meeting Minutes

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6:00 PM - Work Session: Recommended Code Changes per Housing Plan

I. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

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II. ROLL CALL

Present at roll call: Mayor Ty Coleman, Councilors Liz Hensley, Michael Carson, Charles Griego, Kristina Daniel, David Broyles, and Jan Vigil. Also present: City Manager Heather Brooks via Zoom, City Attorney Erich Schwiesow, and City Clerk Holly Martinez.

III. AGENDA APPROVAL

Councilor Vigil moved, seconded by Councilor Griego to approve the agenda as approved. The motion carried unanimously.

IV. CITIZEN COMMENT

Alamosa City Council welcomes your comments. Citizens wishing to speak may obtain and complete a speaker card through the City Clerk at the start of the meeting.

A. Audience Comments

Darrel Cooper spoke congratulating those councilors who won their elections and the candidates that all ran for city council. He also encouraged the citizens of Alamosa to get involved and attend council meetings.

B. Follow-Up

None.

V. CEREMONIAL ITEMS

A. Alamosa Senior Citizens Week Proclamation

Councilor Broyles read the proclamation and Council presented it to Alamosa Senior Citizen Representatives Lynette Cotton, Janet Yohn, Kendra Lambert, and Virginia Martin.

VI. CONSENT CALENDAR A

The Consent Calendar allows multiple actions with one motion. Consent Calendar A contains routine items which have been recommended for action by staff or advisory boards. Council may remove a consent calendar item for separate consideration.

Councilor Vigil moved, seconded by Councilor Griego to approve Consent Calendar A. The motion carried unanimously.

C.2.a. September Financial Statements and Expenditures

C.7.a. Approve Minutes of Meeting October 20, 2021

VII. REGULAR BUSINESS

A. Presentations from Outside Agencies

1. Robert Wood Johnson Foundation Culture of Health Prize

Andy Rice, Liza Marron, Mick Daniel and Patrick Ortiz presented information to Council on the Robert Wood Johnson Foundation Culture of Health Prize recently awarded to Alamosa County. Council congratulated them and thanked them all for their hard work on doing this.

B. Board/Commission Business

1. Update from Planning Commission

Planning Commission Chair Mark Manzanares provided an update to Council on what the Planning Commission has been working on this past year.

2. Resolution No. 8-2021: Alamosa Housing Authority Board size increase

Council Carson moved, seconded by Councilor Daniel to approve Resolution No. 8-2021. The motion carried unanimously.

3. Alamosa Housing Authority Board Appointments and Reappointments

Holly Martinez provided council with background information.

Councilor Vigil moved, seconded by Councilor Carson to appoint the Development Services Director as the city representative which does not have term ending date, reappoint Darrel Cooper, Mary Ellen Fleming, and Marcella Garcia with a term ending date of 6/1/2026; reappoint Berline Wooten with a term ending date of 6/1/2025 and

appoint Martha Shoman as the tenant representative with a term ending date of 6/1/2026.
The motion carried unanimously.

C. Business Brought Forward by City Staff

1. Development Services

- a. First Reading, Ordinance No. 23-2021, An Ordinance Amending Section 21-4-504(h)(2)(a) of the Code of Ordinances of the City of Alamosa to Specify Allowed Metal Fencing Materials

Rachel Baird provided council with information on this ordinance.

Councilor Carson moved, seconded by Councilor Hensley to approve Ordinance No. 23-2021 on first reading and set for a public hearing on Wednesday, November 17, 2021 at 7:00 p.m. or as soon thereafter as the matter may be heard. The motion carried unanimously.

2. City Manager/Legal

- a. Public Hearing and Second Reading, Ordinance No. 22-2021, an Ordinance authorizing the City Manager to sign the Colorado Opioids Settlement Memorandum of Understanding, Subdivision Settlement Participation Forms, and the Colorado Subdivision Escrow Agreement.

Counselor Schwiesow reviewed this ordinance with Council.

Mayor Coleman opened the public hearing at 7:51 p.m. and asked for those wishing to speak on this ordinance. There being no one wishing to speak, the hearing closed at 7:52 p.m.

Councilor Carson moved, seconded by Councilor Daniel to finally adopt Ordinance No. 22-2021. The motion carried unanimously.

- b. Public Hearing and Second Reading, Ordinance No. 20-2021, An ordinance amending section 1-18(b) of the *Code of Ordinances of the City of Alamosa* making charges that are otherwise non-jailable offenses jailable upon the fourth offense within two years upon written or oral motion of the prosecutor.

Counselor Schwiesow reviewed this ordinance with Council.

Mayor Coleman opened the public hearing at 7:53 p.m. and asked for those wishing to speak on this ordinance. There being no one wishing to speak, the hearing closed at 7:54 p.m.

Councilor Griego moved, seconded by Councilor Vigil to finally adopt Ordinance No. 20-2021. The motion carried unanimously.

- c. Public Hearing and Second Reading, Ordinance No. 21-2021, an ordinance repealing section 1-18(e)(4) and amending section 13-57(b) of the *Code of Ordinances of the City of Alamosa* concerning the right to trial by jury to make the code provisions comport with state law

Counselor Schwiesow reviewed this ordinance with Council.

Mayor Coleman opened the public hearing at 7:56 p.m. and asked for those wishing to speak on this ordinance. There being no one wishing to speak, the hearing closed at 7:57 p.m.

Councilor Carson moved, seconded by Councilor Broyles to finally adopt Ordinance No. 21-2021. The motion carried unanimously.

D. Committee Reports

None.

E. Staff Announcements

Ms. Martinez reminded council of the City Clerk/Municipal Court office closure and advised them that the Municipal Judge will also be part of the Executive Session for next Wednesday, November 10th.

COUNCIL COMMENT

Councilor Daniel congratulated those candidates and incumbents that ran; and expressed her appreciation for the support she's received over the last couple of weeks from Council and the city team.

Councilor Broyles congratulated those candidates that won the election and expressed his enjoyment for serving on city council and the only frustration he is left with is the street improvement input and would like council to look at small projects.

Councilor Vigil agreed with the street trust fund comment and that they must follow the resolution. He also thanked everyone for voting and thanked Mr. Bautista for running a fair race.

Councilor Griego expressed his appreciation for Mr. Cooper's comments and appreciates those people that ran for council and reminded everyone that staff gives direction and council makes decisions.

Councilor Carson congratulated and commended everyone who ran and thanked staff and council.

Mayor Coleman commented on the Montana Azul grand opening and expressed appreciation to the staff that made that come together. He also thanks those candidates that ran for council and informed everyone that he will be out of town next week for the executive session and they mayor pro tem will preside over that meeting.

ADJOURNMENT

The meeting adjourned at 8:21 p.m.

Holly C. Martinez, City Clerk

Ty Coleman, Mayor

Subject/Title:

Approve Municipal Judge contract for 2022

Recommended Action:

Approve the professional employment agreement with James R. McDonald.

Background:

City Council has evaluated the performance of Judge McDonald and decided to continue the employment agreement. The employment agreement has been updated to reflect the pay plan adjustment increase (2%) and an additional increase of 10.17% to be effective January 1, 2022 and current dates.

Issue Before the Council:

Does Council wish to renew the employment agreement with Judge McDonald?

Alternatives:

- Council can approve the agreement.
- Council can approve the agreement with changes.
- Council can decide to not approve the agreement and provide further direction to staff

Fiscal Impact:

The 2% increase is included in the 2022 budget. The additional increase will require a budget amendment in 2022.

Legal Opinion:

The City Attorney will be present for any comments.

Conclusion:

City Council conducted the annual evaluation of the Municipal Judge and determined that continuing employment was appropriate.

Subject/Title:

Approve City Attorney contract for 2022

Recommended Action:

Approve the professional employment agreement with Erich Schwiesow.

Background:

City Council has evaluated the performance of Erich Schwiesow and decided to continue the employment agreement. The employment agreement has been updated to reflect the pay plan adjustment increase (6%) to be effective January 1, 2022 and current dates.

Issue Before the Council:

Does Council wish to renew the employment agreement with Erich Schwiesow?

Alternatives:

- Council can approve the agreement.
- Council can approve the agreement with changes.
- Council can decide to not approve the agreement and provide further direction to staff.

Fiscal Impact:

The 6% increase is included in the 2022 budget.

Legal Opinion:

The City Attorney will be present for any comments to the extent there is not a conflict of interest. Conflict counsel may be engaged if there is a conflict.

Conclusion:

City Council conducted the annual evaluation of the City Attorney and determined that continuing employment was appropriate.

ALAMOSA CITY COUNCIL
COUNCIL COMMUNICATION

Subject/Title:

Receive October 2021 Monthly Reports

ATTACHMENTS:

Description

[October 2021 Monthly Reports](#)

Type

Reports

COUNCIL COMMUNICATION

DATE: November 17, 2021	AGENDA NO.	SUBJECT: City Manager Monthly Report for October 2021
Department Head:		
City Manager: Heather Brooks		
PRESENTED BY: Heather Brooks		

The following reports cover the activities of the City's various departments. Below is a statement regarding major issues covered by the City Manager's office. Additional information is provided in the bi-weekly updates from the City Manager to the Council.

October 2021 Report

- Monthly meeting with Councilor Vigil
- Monthly meeting with Councilor Broyles
- Bi-Weekly meetings with Police Chief
- Monthly meeting with Public Works Director
- Early Childhood Stakeholder meeting
- Meeting with Friday Health
- Bi-Weekly meetings with Mayor and City Clerk
- Meet the Candidate Forum
- Employee Health Fair
- Bi-Weekly meetings with Communications/Project Specialist
- Monthly meeting with Fire Chief
- Meeting with Unite Colorado
- Altitude Appliance Ribbon Cutting
- SLV Regional Opioid Governance Committee meetings
- Monthly meeting with IT Director
- Monthly meeting with Finance Director
- Meeting to discuss short term rental policies
- Recreation Board meeting
- Training on Council Inquiry Ticket system
- Lunch with Economic Development Director
- Monthly meeting with Councilor Griego
- Lunch with Christy Doon, DOLA
- Monthly meeting with Parks & Recreation Director
- Monthly meeting with Councilor Carson
- Monthly meeting with Councilor Vigil
- Monthly volunteer clean-up at St. Benedict
- Interview for CRP strategic planning
- Monthly Main Street Advisory Committee meeting
- Weekly Leadership Team meetings
- Monthly meeting with Development Services Director
- Meeting with Allen Law regarding potential conservation easement

- Monthly meeting with HR Manager
- Monthly LEAD meeting

COUNCIL COMMUNICATION

DATE: November 3, 2021	AGENDA NO.	SUBJECT: Economic Development Report for October, 2021
Department Head: Kathy Woods, Economic Development		
City Manager: Heather Brooks		
PRESENTED BY: Heather Brooks		

October, 2021:

Meetings, Events, Phone or Conferences/Calls and Inquiries:

- Set up Pre-Development meeting for the Sun and Moon Café
- Downtown CO presentation on Urban Renewal and Tax Increment Financing
 - o Met with Steve Art, City of Wheat Ridge Economic Development
- Many phone calls of inquiry of various information and assistance
 - Coffee Roaster, Cottage Business – Met with him, connecting him with Deacon for added regulatory information
- Gamal Jadu, NYC, on Glamping/Self Sustaining Hotel project
- Mani on various projects and hotel related contacts
- Eva Malo – location information
- Continued contacts with Dwight Dyer...Movie Production in SLV
- Josiah Smith from OK, Liquor Store
- Marci – Real Estate
- Rob Rudder – Reeds at Cattails
- Derek Sisneros – Fridays
- Cindy Napoltan, Ramon Isaacs (FLA)- Music Studio
- Sandra Hostetter on BOCES
- Jade Communications Ribbon Cutting Speaker on Ec Dev
- Care and Share Grande Opening
- Kristi Esquibel – High Peak Event Co.

- SLV Fed Remodel
- Referrals to County Land Use
 - o Ed Creery – Internet Sales
 - o Gamal Jadu – County Project
- Main Street Advisory and Economic Development meetings
- Façade Grant inquiries and approaches
 - **Wiseapples** – possible façade grant and heads up to move encroaching sign
 - **Tim Rivera** – State Street Furniture, additional work
 - **Ruthie Brown** – Green Spot
 - **Extreme Graphics** – Levi Wilner
- DC Fast Charge Ribbon Cutting and Information/Depot
- Eric Carpio
- Montana Azul Ribbon Cutting/Park opening
- Taylor Strange – Main Street property acquisition and plan x 3
- Russel Achatz – Alamosa State Bank
- Troy Blumberg

Also, exploring possible attractions to Alamosa for certain types of retail voids that don't compete with current local businesses. Varietal Clothing/Bed and Bath Products/Sporting Goods, etc.

Thank you for your support!

Kathy Woods

COUNCIL COMMUNICATION

DATE: November 10, 2021	AGENDA NO.	SUBJECT: Communication Specialist Monthly Report for October 2021
Department Head: City Manager		
City Manager: Heather Brooks		
PRESENTED BY: Jasmine Husmann		

October 2021 Report

- Attended weekly staff meetings
- Attended health and wellness fair
- Met with James Fleming, SLV Health, to discuss purchase of art sculpture for hospital
- Met with Simon w/Unite Colorado to discuss program
- Worked with Streets crew to install art sculpture at hospital
- Gave report of Arts Festival at Local Marketing District meeting for grant reporting
- Met with Streets Dept. to do uninstall of Horse sculpture in front of museum
- Attended Homeless Coalition Meeting
- Attended bi-weekly meetings with City Manager
- Worked on Fire Firefighter Employer Appreciation plaques
- Attended Unite Colorado Launch Party
- Attended Ribbon Cutting at Montana Azul
- Put out several PSA/social media posts

City of Alamosa
Monthly Activities Report
October 2021
Public Works Department

Streets:

Performed routine maintenance to our equipment
Patched 45 Potholes
Conducted sweeping operations
Continued Concrete replacement program
Work piles at 20th yard
Back fill behind sidewalks and curb at concrete replacement sites
Patch all open cuts from concrete replacement
Dirt work and Finish work for Foster parking area
Paint Third Street by Motor Parts for parking change
Paint parking lot at Montana Azul Park
Main Street Re-Block, Re-Stripe and fog seal
Remove and replace concrete on main by May-Wa Restaurant for drainage repair
Conducted Large Item Pick up
Traffic control For ASU homecoming Parade
Demo Tymco Street sweeper
Travel to Salida, CO. to view crusher in operation
Level ground at homeless camp for additional huts
Oversee water intake at Blanca Vista Ponds
Clean beaver blockages at culverts daily to ponds
Winterize paint machines
Begin prepping crack sealer for operation

Solid Waste:

Commercial Waste Hauled totaled 239.92 T.; Residential Waste Hauled totaled 152.06 T.
Medical Waste totaled 1.26 T. Twenty six special pick-ups were completed. One, 96 gal toter, one 64 gal toter, and one yard waste toter was delivered. Six toters and two dumpster were repaired.

Recycling:

A total of 84 bales of various materials were made. 88 bales were shipped. A total of 5.2 tons of glass was processed. Land fill savings totaled \$692.72.

Building Inspection:

The Building Department reports for the month of October, 2021 the following:

17 Building permits issued of which are the following:

- 2- New single family dwellings
- 4- Remodel
- 3- PV Solar utility
- 2- Roofing
- 4- Window replacements
- 1- Addition Residential
- 1- Demolition

Total valuation of \$791,620

Total Fees of \$19,171.34

Total Plan Review fee of \$815.13

4- Certificate of Occupancy where issued.

Water:

Water pumped for municipal use totaled 50,258,171 gallons. Water treatment plant production totaled 46,398,636 gallons. There were 12 meter re-reads. Turn on/ turn offs and occupant changes totaled 28. Took Bac-T's Arsenic and Fluoride to the State. Shut off non potable irrigation line for Parks, High School and College.

Water Treatment Facility:

Water produced= 46,398,636 gal. Average CL2= 1.53mg/l Average Raw Arsenic= 41.4 ppb
Average Finished Arsenic= 6.8 ppb (MCL=10ppb) Coagulant used (Ferric Chloride) = 1,276 gal.
Sodium Hypochlorite Used (Chloride)= 793 gal. Average Recovery Ratio=91.6%

Wastewater:

Total discharge for the month was 31.675 million gallons. Biochemical Oxygen Demand
Monthly Average: 99%. Total Suspended Solids Monthly Average: 85%. E.coli Monthly Average
Effluent 147/100 mg. Ammonium Nitrogen (NH₄) Monthly Average: 0.205mg/l. Ran all
routine monthly testing.

Sewer:

Forty three sanitary sewers were inspected; 8 were unplugged. Ten were checked at customer's requests. 5 were cleaned and flushed. All lift stations were checked daily. Changed oil on screw pumps at the Waste Water Treatment Plant. Pulled pumps at West 7th, Tremont, lift station number one at Golf Course, Wal-Mart, Riverwood and West 11th Street. Cleaned impellers of debris. Cleaned and checked all Storm Lift Station. RMS performed warranty work on Craft Sewer Lift Station. Year to date locates: 1,603.

East Alamosa:

Water supplied to East Alamosa totaled 3,698,409 gallons. Eight sanitary sewers were checked for plugs, two were unplugged. Cleaned out 4 manholes. Did re-reads for East Alamosa Office. Pulled pumps at Price Ave, McKinney, McQuerry and Rodeo Lane Lift Stations. Trouble shot #1 Lift Station. Replaced VFD Drive on Motor. Took Bac-T Samples for CDPHE.

Fleet:

Performed 10 Preventive Maintenance Services (2-Sanitation, 1-Streets, 1-Fleet, 4-Police, 1-Public Works Admin, 1-Building Maintenance)
Replaced 7 tires (5-Police, 2-Sanitation)
Replaced 5 batteries (2-Police, 1-WWTP, 2-Fire Department)
Flat tire repair (1-Police)
Installed new water solenoid (1-Streets)
Replaced shock on backhoe controls (1- Water, 1 Streets)
Replaced seat and door latches (1-Sanitation)
Replaced engine on paint sprayer (1-Parks)
Replaced Rubber hook (1-Streets)
Repaired siren wiring (1-Police)
Replaced water pump (2-Police)
Rebuilt Jack on concrete saw (1-Street)
Replaced starter (1-Streets)
Replaced wiper blades (1-Police)
Replaced bumper and frame (1-Parks)
Rear Brakes and Rotors (1-Police)
Installed hitch (1-Police)
Installed fuel shutoff solenoid (1Streets)
Installed belts on mower (1-Parks)
Replaced headlight (1-Police)

Alamosa Fire Department

Department Report for October 2021

The Alamosa Fire Department responded to 18 incidents within the City Limits and 9 incidents outside the City Limits. In addition to paged fire calls, Officers also responded to an additional two calls for assistance.

Call Comparisons

Year	Monthly Comparison	Total City Calls Year to Date	County Calls Year to Date
2021	18	208	110
2020	20	201	139

Inspections:

7 Commercial Building inspections were performed

Fire Prevention/Station Tours:

No station tours were given

Training:

Firefighters logged a combined total 51 hours of training during the month.

ALAMOSA

Incident Type Report (Summary)

Alarm Date Between {10/01/2021} And
{10/31/2021} and Station = "1"

Incident Type	Count	Pct of Incidents	Total Est Loss	Pct of Losses
1 Fire				
111 Building fire	1	5.56%	\$1,000	25.00%
113 Cooking fire, confined to container	2	11.11%	\$3,000	75.00%
141 Forest, woods or wildland fire	1	5.56%	\$0	0.00%
153 Construction or demolition landfill fire	1	5.56%	\$0	0.00%
154 Dumpster or other outside trash receptacle fire	1	5.56%	\$0	0.00%
	6	33.33%	\$4,000	100.00%
3 Rescue & Emergency Medical Service Incident				
352 Extrication of victim(s) from vehicle	1	5.56%	\$0	0.00%
	1	5.56%	\$0	0.00%
4 Hazardous Condition (No Fire)				
412 Gas leak (natural gas or LPG)	2	11.11%	\$0	0.00%
463 Vehicle accident, general cleanup	1	5.56%	\$0	0.00%
	3	16.67%	\$0	0.00%
5 Service Call				
551 Assist police or other governmental agency	1	5.56%	\$0	0.00%
553 Public service	2	11.11%	\$0	0.00%
561 Unauthorized burning	1	5.56%	\$0	0.00%
	4	22.22%	\$0	0.00%
6 Good Intent Call				
622 No Incident found on arrival at dispatch address	1	5.56%	\$0	0.00%
	1	5.56%	\$0	0.00%
7 False Alarm & False Call				
733 Smoke detector activation due to malfunction	1	5.56%	\$0	0.00%
745 Alarm system activation, no fire - unintentional	2	11.11%	\$0	0.00%
	3	16.67%	\$0	0.00%

Total Incident Count: 18

Total Est Loss:

\$4,000

COUNCIL COMMUNICATION

DATE November 4, 2021	AGENDA NO.C. 8. a	SUBJECT: IT Director Monthly Report for October 2021
Department Head: 		
City Manager:		
PRESENTED BY: James A. Belknap		

Below is a statement regarding major issues covered by the City IT Department:

October 2021 Report

- Worked with City Shops to run public auctions of various vehicles and equipment.
- Investigated an issue where some City telephones were not able to hear the other party. IT discovered that the only affected phones were in outlying areas surrounding City Hall. These lines use a SIP connection provided by a company called NexVortex. The issue was reported to the provider and a resolution was found shortly after.
- Recorded and posted the Meet the Candidates forum on the City Youtube page as well as channel 191.
- After reports of some users not being able to access City Hall's video recording server, IT set the server to automatically restart services on a weekly basis. So far this has resolved the recurring issue for this particular server.
- Rebuilt the computer located in the City Shops break room. This computer is used to find diagnostic and repair information for the City's fleet vehicles. A

suspected driver issue prevented the computer from communicating with necessary online resources.

- Created and posted a poll for the Artscape People's Choice Awards. The poll was posted to the webpage showing all the current 2021/2022 art installations. Polling is restricted to one vote per IP and will close at the end of November.
- Configured and set up an extra computer for the CSO office at the Police Department. With the CSO office now fully staffed an extra computer was needed to accommodate the computer uses of staff.
- IT worked with City Shops to reconfigure multiple police vehicles that came back from equipment upfitting. Various issues such as swapped equipment, miswiring, and improper configuration lead to initial issues with new police vehicle equipment. Once all the proper equipment was arranged and configured, IT and City Shops were able to confirm a successful upfit of all new police vehicles.
- IT installed an additional camera in City Hall to monitor a previously unmonitored area. IT was able to reuse equipment that was taken down from the Police Interview Rooms when the system was switched to a standalone DVR.
- Attended the SLV Regional Broadband Collaborative's hiring interviews of two candidates for the position of Community Outreach Manager. This position combined with Broadband Manager creates the team designated by the group to identify and initiate broadband development projects throughout the San Luis Valley. An update concerning this group and the City's involvement was presented to City Council During the October 20th worksession. A copy of the presentation along with the letter to council is available upon request.
- Worked with the City Manager to develop a council inquiry system. Upon submitting an email an inquiry "ticket" is created. The ticket will remain open while updates can be posted to it and eventually be closed when the inquiry is satisfied. A small training was done with the City Manager to explain the use of the system.
- Installed a camera that captures the City Hall parking lot from an angle not previously available. This camera covers blind spots that were difficult or impossible to view from the existing cameras.
- A TV was installed in the office of the Park and Recreation Director to allow for

security camera review and monitoring. The cameras streamed show the Rec Center, MUP, Rodeo Grounds, and St. Benedicts.

- Utilizing cost savings throughout the year, IT took delivery of the planning table system (approved by Council) that can be used by Public Works and Development Services. The planning table allows for widescreen interactions with large format media such as design plans, wiring diagrams, or high resolution photos. The touch screen system allows for intuitive digital markups to plans and reduces the need to print, scan, or reprint large format documents.
- At the end of the month of October IT investigated an issue where emails being sent were not reaching their recipients. It was discovered that one of the City's DNS providers experienced an outage. Due to the nature of the outage and the subsequent lack of adequate customer support, the City will be moving DNS services for the ci.alamosa.co.us domain to a different hosting provider. It has been the plan for the City to combine DNS services to one provider originally for ease of billing.
- Patched all City owned computers to the latest patch and vulnerability fixes from Microsoft. This monthly patching helps protect our computers from malicious software, resolve general windows issues/bugs, and provide access to new windows features.

In Monte Vista, we performed the following items:

- Deployed new phones to Public Works and the Police Department. The new phones are on the AT&T FirstNet network that allow for call and data prioritization in emergency situations.
- Utilized annual cost savings to spec, build, order and deploy a new network Host server replacing an older model that prevented utilizing the latest version of software needed for virtualization.
- Added iPhones to Mobile Device Management provided by Jamf Cloud. This allows IT more granular control over City provided devices.
- Installed an additional camera on the exterior of City Hall. This camera was added to the current security camera server.
- Rewired office in City Hall to accommodate desk rearrangement.
- Reconfigured wireless access points in the Police Department to provide better coverage to devices on the East side of the building.
- Patched all City owned computers to the latest patch and vulnerability fixes from Microsoft. This monthly patching helps protect our computers from malicious software, resolve general windows issues/bugs, and provide access to new windows features.



Tickets

Ticket #	Summary	Created	Closed
10145	Place Tractor on City auction	2021-10-01T13:47:16+00:00	2021-10-05T15:27:13+00:00
10146	Auction Item	2021-10-01T13:58:50+00:00	2021-10-01T19:26:27+00:00
10147	Auction Item	2021-10-01T14:13:26+00:00	2021-10-01T19:26:08+00:00
10148	[PRTG Network Monitor (COFAPRTG)] Scorebox (192.168.1.235) Ping (Ping) Down (Req...	2021-10-01T16:15:19+00:00	2021-10-04T15:32:15+00:00
10149	Returning employee	2021-10-01T16:20:46+00:00	2021-10-04T17:03:49+00:00
10150	[PRTG Network Monitor (COFAPRTG)] comhost4.city.monte.local Ping (Ping) Down (Re...	2021-10-01T16:30:13+00:00	2021-10-04T15:31:57+00:00
10151	TELEPHONE RECORDING	2021-10-01T22:28:27+00:00	2021-10-01T22:47:24+00:00
10152	New Mouse	2021-10-02T16:06:47+00:00	2021-10-07T17:35:57+00:00
10153	[PRTG Network Monitor (COFAPRTG)] comhost4.city.monte.local Ping (Ping) Down (bef...	2021-10-02T21:34:42+00:00	2021-10-04T15:31:33+00:00
10154	[PRTG Network Monitor (COFAPRTG)] Scorebox (192.168.1.235) Uptime (SNMP System Up...	2021-10-04T14:25:20+00:00	2021-10-04T15:31:27+00:00
10155	Reserve Projector	2021-10-04T14:29:00+00:00	2021-10-05T15:13:45+00:00
10156	[PRTG Network Monitor (COFAPRTG)] Scorebox (192.168.1.235) HTTP (HTTP) Down (Con...	2021-10-04T14:29:45+00:00	2021-10-04T15:31:17+00:00
10157	[PRTG Network Monitor (COFAPRTG)] comhost4.city.monte.local Ping (Ping) Down (bef...	2021-10-04T15:28:29+00:00	2021-10-04T15:31:06+00:00
10159	Drive Permissions	2021-10-04T17:30:35+00:00	2021-10-04T20:31:34+00:00

Ticket #	Summary	Created	Closed
10160	[PRTG Network Monitor (COFAPRTG)] Rec Private DVR Ping (Ping) Down (Request timed...	2021-10-04T18:04:05+00:00	2021-10-04T19:50:25+00:00
10161	[PRTG Network Monitor (COFAPRTG)] 16 Summarized Notifications	2021-10-04T18:05:23+00:00	2021-10-04T19:50:21+00:00
10162	CM Google	2021-10-04T22:25:29+00:00	2021-10-05T20:58:56+00:00
10163	Create Credentials and Network Access for new firefighter	2021-10-04T22:26:04+00:00	2021-10-04T22:26:11+00:00
10164	Joe Apodaca can't access anything besides the home page	2021-10-05T13:45:59+00:00	2021-10-08T14:30:09+00:00
10165	When we call out the other side can not hear us.	2021-10-05T14:26:09+00:00	2021-10-06T14:47:19+00:00
10166	Phones are not working at the Recreation Center.	2021-10-05T14:45:56+00:00	2021-10-06T14:46:56+00:00
10167	new hire	2021-10-05T15:33:50+00:00	2021-10-14T15:45:47+00:00
10168	right computer screen	2021-10-05T21:09:53+00:00	2021-10-05T21:42:34+00:00
10169	Computer 10 working without a code	2021-10-06T14:58:32+00:00	2021-10-06T21:59:05+00:00
10170	Meet the Candidates forum recording on website	2021-10-06T15:18:52+00:00	2021-10-06T22:18:34+00:00
10171	Work Laptop	2021-10-06T20:19:36+00:00	2021-10-07T17:04:16+00:00
10172	Terminate Access	2021-10-06T20:30:25+00:00	2021-10-06T22:02:33+00:00
10174	Far North Dias Screen	2021-10-07T01:19:37+00:00	2021-10-07T17:04:05+00:00

Ticket #	Summary	Created	Closed
10175	Cloud Recording - Regular City Council Meeting is now available	2021-10-07T04:10:53+00:00	2021-10-07T15:04:10+00:00
10176	Gv Edge Recording Manager is not showing any times when trying to remote-playback	2021-10-07T15:30:03+00:00	2021-10-07T16:08:52+00:00
10177	Computer Usage Report	2021-10-07T15:55:34+00:00	2021-10-07T17:40:13+00:00
10178	Rear Camera not kicking on	2021-10-07T17:56:31+00:00	2021-10-07T17:56:51+00:00
10179	ExportPlayer	2021-10-07T17:58:38+00:00	2021-10-07T22:15:39+00:00
10181	Create email for Brian Crocfer	2021-10-07T22:16:21+00:00	2021-10-07T22:16:30+00:00
10182	[PRTG Network Monitor (COFAPRTG)] Probe Device Probe Health (Probe Health) Down ...	2021-10-08T12:56:43+00:00	2021-10-08T17:37:53+00:00
10183	Bike auction	2021-10-08T14:39:25+00:00	2021-10-11T15:42:42+00:00
10184	Place Fleetwise on Breakroom computer	2021-10-08T17:36:23+00:00	2021-10-11T22:08:11+00:00
10185	[PRTG Network Monitor (COFAPRTG)] Probe Device Probe Health (Probe Health) Down (...)	2021-10-10T21:00:42+00:00	2021-10-11T15:14:37+00:00
10186	ComBackup [Failed] Replication to Alamosa Immutable (2 objects) 1 failed	2021-10-11T01:20:38+00:00	2021-11-03T22:43:18+00:00
10188	AFRC Website is down	2021-10-11T16:04:58+00:00	2021-10-11T17:17:14+00:00
10190	Computer lab computer issues	2021-10-12T22:47:03+00:00	2021-10-15T15:28:47+00:00
10192	Need new computer codes	2021-10-13T15:00:35+00:00	2021-10-13T17:45:56+00:00

Ticket #	Summary	Created	Closed
10193	New hires	2021-10-13T15:29:37+00:00	2021-10-19T20:31:46+00:00
10194	Terminate	2021-10-13T15:31:56+00:00	2021-10-15T19:32:46+00:00
10195	Need People's Choice Voting put on City website	2021-10-13T15:32:53+00:00	2021-10-15T18:26:48+00:00
10196	Fax Machine	2021-10-13T15:35:33+00:00	2021-10-15T15:29:03+00:00
10197	Setup Water works computer to print to ww printer	2021-10-13T16:27:53+00:00	2021-10-15T15:28:28+00:00
10200	[PRTG Network Monitor (COFAPRTG)] comhost4.city.monte.local HTTPS (HTTP) Down (F...	2021-10-14T10:35:43+00:00	2021-10-14T14:50:11+00:00
10201	You have a private message from City of Alamosa Public Auctions	2021-10-14T12:25:06+00:00	2021-10-14T14:50:04+00:00
10202	[PRTG Network Monitor (COFAPRTG)] Probe Device Probe Health (Probe Health) Down ...	2021-10-14T14:51:43+00:00	2021-10-14T14:52:38+00:00
10203	Website	2021-10-14T19:52:28+00:00	2021-10-14T20:54:34+00:00
10205	Rachel Whitt	2021-10-15T18:37:05+00:00	2021-10-15T18:40:06+00:00
10206	New Hire	2021-10-15T21:41:36+00:00	2021-10-18T14:42:39+00:00
10207	AFRC Website Down	2021-10-18T13:58:27+00:00	2021-10-19T14:33:55+00:00
10208	Web Cam	2021-10-18T18:11:36+00:00	2021-10-27T13:55:08+00:00
10209	Update link for municipal court survey link	2021-10-18T18:32:41+00:00	2021-10-18T20:11:38+00:00

Ticket #	Summary	Created	Closed
10210	Camera for Local History Room	2021-10-18T19:38:12+00:00	
10211	Install Parking Lot Camera	2021-10-19T21:06:20+00:00	2021-10-19T21:06:23+00:00
10212	Set up computer for CSO office	2021-10-19T21:07:33+00:00	2021-10-28T22:01:31+00:00
10213	No internet in vehicle	2021-10-20T17:20:19+00:00	2021-10-29T18:27:52+00:00
10214	RMS	2021-10-20T21:49:10+00:00	2021-10-20T21:49:22+00:00
10215	Building Dept. Website update	2021-10-20T21:58:46+00:00	2021-10-22T18:54:26+00:00
10216	website update Building Dept.	2021-10-20T22:05:10+00:00	2021-10-26T16:41:10+00:00
10217	Cloud Recording - Regular City Council Meeting is now available	2021-10-21T02:52:33+00:00	2021-10-21T16:25:08+00:00
10218	Phone call recording	2021-10-21T20:35:27+00:00	2021-10-22T18:42:42+00:00
10219	Forms for Intranet	2021-10-21T22:40:32+00:00	2021-10-22T18:44:21+00:00
10220	[PRTG Network Monitor (COFAPRTG)] Finance Department Printer Ping (Ping) Down (R...	2021-10-25T14:14:06+00:00	2021-10-25T15:44:26+00:00
10222	Cannot log in to MDT	2021-10-26T00:12:26+00:00	2021-10-27T16:19:36+00:00
10223	Cameras	2021-10-26T13:01:49+00:00	2021-11-01T18:08:15+00:00
10225	Website Updates	2021-10-26T17:32:02+00:00	2021-10-28T17:52:57+00:00

Ticket #	Summary	Created	Closed
10227	Please post notices on City Clerk and Municipal Court pages	2021-10-27T15:38:38+00:00	2021-10-27T16:33:18+00:00
10228	Forms from last week	2021-10-27T16:06:43+00:00	2021-10-29T18:33:22+00:00
10230	Investigate printing water service calls to a shareable google doc for Paul Henry	2021-10-27T16:14:20+00:00	
10233	[PRTG Network Monitor (COFAPRTG)] WTP Printer Ping (Ping) Down (Request timed out...	2021-10-28T00:36:19+00:00	2021-10-28T14:42:12+00:00
10235	[PRTG Network Monitor (COFAPRTG)] Sanitation Printer Ping (Ping) Down (Request t...	2021-10-28T20:07:37+00:00	2021-10-28T22:00:48+00:00
10236	[PRTG Network Monitor (COFAPRTG)] CofaHost7 CofaVCenter (VMware Virtual Machine (...)	2021-10-29T17:18:43+00:00	2021-10-29T18:26:41+00:00
10237	[PRTG Network Monitor (COFAPRTG)] CofaHost8 jmcDonald (VMware Virtual Machine (SO...	2021-10-29T17:39:42+00:00	2021-10-29T18:26:40+00:00
10238	[PRTG Network Monitor (COFAPRTG)] 4 Summarized Notifications	2021-10-29T17:40:58+00:00	2021-10-29T18:26:38+00:00
10239	[PRTG Network Monitor (COFAPRTG)] CofaHost8 CofaHost8 [Host Performance] (VMware ...	2021-10-29T20:30:41+00:00	2021-10-29T21:00:26+00:00
10240	[PRTG Network Monitor (COFAPRTG)] CofaHost8 Datastore Free: TINVM_9 (VMware Datas...	2021-10-29T20:38:42+00:00	2021-10-29T21:00:24+00:00
10241	[PRTG Network Monitor (COFAPRTG)] 10 Summarized Notifications	2021-10-29T20:40:01+00:00	2021-10-29T21:00:23+00:00
10242	[PRTG Network Monitor (COFAPRTG)] CofaHost8 Datastore Free: TINVaultVU (VMware Da...	2021-10-29T20:40:41+00:00	2021-10-29T21:00:23+00:00
10243	[PRTG Network Monitor (COFAPRTG)] 2 Summarized Notifications	2021-10-29T20:41:42+00:00	2021-10-29T21:00:22+00:00
10244	[PRTG Network Monitor (COFAPRTG)] CofaHost8 Ping (Ping) Down (Request timed out (...)	2021-10-29T20:49:41+00:00	2021-10-29T21:00:20+00:00

Ticket #	Summary	Created	Closed
10245	[PRTG Network Monitor (COFAPRTG)] CofaHost8 CofaHost8 [Host Performance] (VMware ...	2021-10-29T21:13:42+00:00	2021-10-29T21:25:37+00:00
10246	[PRTG Network Monitor (COFAPRTG)] CofaHost8 jmcDonald (VMware Virtual Machine (SO...	2021-10-29T21:15:43+00:00	2021-10-29T21:25:35+00:00
10247	[PRTG Network Monitor (COFAPRTG)] 4 Summarized Notifications	2021-10-29T21:16:43+00:00	2021-10-29T21:25:34+00:00
10248	[PRTG Network Monitor (COFAPRTG)] CofaHost8 Datastore Free: TINTYLER (VMware Data...	2021-10-29T21:18:40+00:00	2021-10-29T21:25:33+00:00
10249	[PRTG Network Monitor (COFAPRTG)] CofaHost8 Datastore Free: TINVM_6 (VMware Datas...	2021-10-29T21:19:41+00:00	2021-10-29T21:25:32+00:00
10250	[PRTG Network Monitor (COFAPRTG)] 5 Summarized Notifications	2021-10-29T21:19:42+00:00	2021-10-29T21:25:25+00:00
10251	[PRTG Network Monitor (COFAPRTG)] 12 Summarized Notifications	2021-10-29T21:20:59+00:00	2021-10-29T21:25:31+00:00
10252	[PRTG Network Monitor (COFAPRTG)] CofaHost4 (DRS) ComCaselle_replica (VMware Virt...	2021-10-30T13:44:42+00:00	2021-11-01T16:26:00+00:00
10253	[PRTG Network Monitor (COFAPRTG)] CofaHost4 (DRS) Com1_replica (VMware Virtual Ma...	2021-10-30T13:45:41+00:00	2021-11-01T16:25:57+00:00



Tickets

Ticket #	Summary	Created	Closed
10158	Expand Drive D: on COM1	2021-10-04T15:30:35+00:00	2021-10-27T13:54:48+00:00
10173	info	2021-10-06T23:08:35+00:00	2021-10-08T19:29:34+00:00
10180	Proxy card	2021-10-07T18:19:45+00:00	2021-10-13T14:58:21+00:00
10187	Printer	2021-10-11T14:21:09+00:00	2021-10-13T14:57:59+00:00
10189	CASELLE & XPRESS BILL PAY ACCESS	2021-10-12T16:59:02+00:00	2021-10-12T20:35:56+00:00
10191	Lorena Sanchez Duran	2021-10-13T09:20:53+00:00	2021-10-14T15:07:05+00:00
10198	2 new employees	2021-10-13T21:41:18+00:00	2021-10-14T15:46:51+00:00
10199	J/Finance access for Lorena Sanchez-Duran	2021-10-13T22:38:56+00:00	2021-10-14T15:14:29+00:00
10204	Keyboard won't work	2021-10-14T22:26:57+00:00	2021-10-14T22:30:21+00:00
10221	Caselle	2021-10-25T16:44:56+00:00	2021-10-26T14:04:39+00:00
10224	email deletion - Christy Porco	2021-10-26T16:38:55+00:00	2021-10-27T15:00:56+00:00
10226	Clerk's Office front desk computer & cash drawer	2021-10-26T20:47:48+00:00	2021-10-27T13:54:36+00:00
10229	Install the last camera facing towards the front parking lot of city hall.	2021-10-27T16:13:55+00:00	2021-11-03T22:43:10+00:00
10231	Power Outage the last couple of days-Battery Back Up	2021-10-27T22:09:46+00:00	2021-11-05T20:39:22+00:00

Ticket #	Summary	Created	Closed
10232	Install a second battery backup for Anika!	2021-10-27T22:42:19+00:00	
10234	set vcenter password to never expire	2021-10-28T18:26:50+00:00	

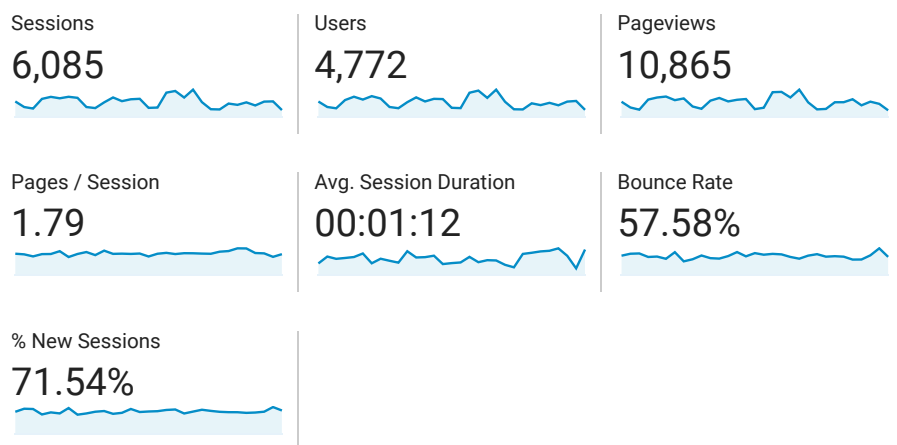
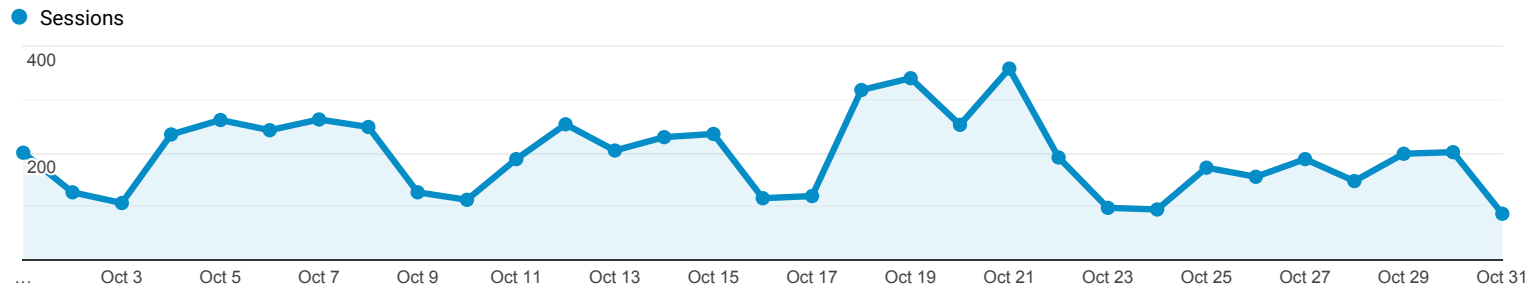


Audience Overview

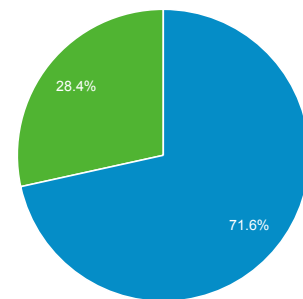
All Users
100.00% Sessions

Oct 1, 2021 - Oct 31, 2021

Overview



New Visitor Returning Visitor



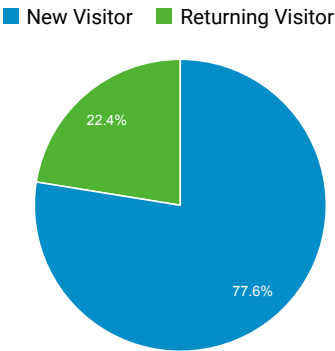
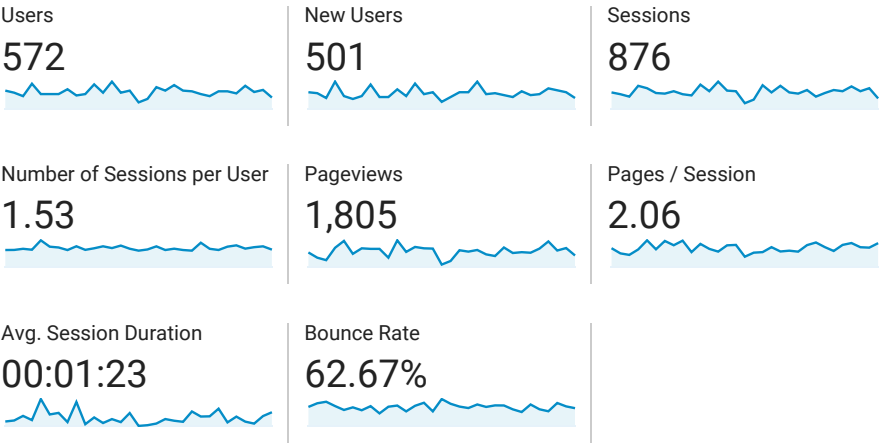
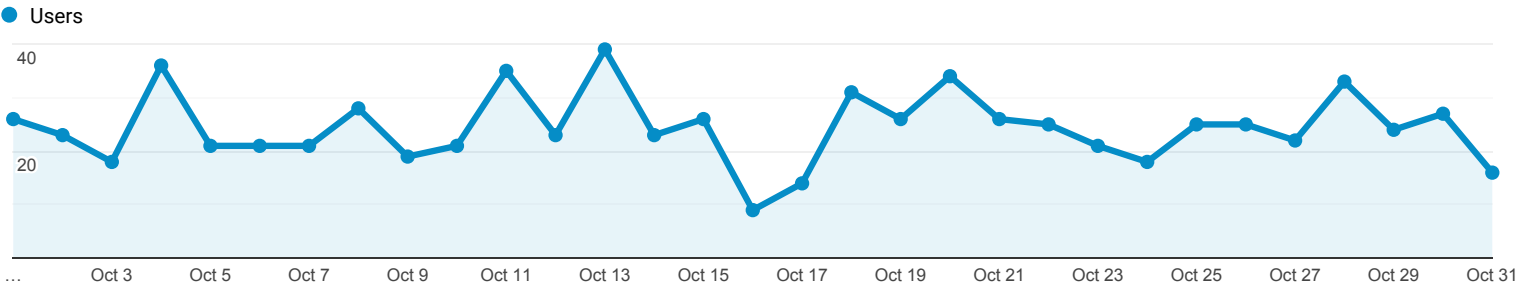
Language	Sessions	% Sessions
1. en-us	5,692	93.54%
2. zh-cn	101	1.66%
3. fr-fr	99	1.63%
4. en-gb	44	0.72%
5. en	40	0.66%
6. es-us	37	0.61%
7. en-au	11	0.18%
8. c	7	0.12%
9. nl-nl	7	0.12%
10. es-419	6	0.10%

Audience Overview Library

All Users
100.00% Users

Oct 1, 2021 - Oct 31, 2021

Overview



Language	Users	% Users
1. en-us	504	88.11%
2. zh-cn	47	8.22%
3. en	7	1.22%
4. en-au	3	0.52%
5. en-gb	3	0.52%
6. c	2	0.35%
7. en-ca	2	0.35%
8. fil	1	0.17%
9. fr-ch	1	0.17%
10. pt-br	1	0.17%



Filed Or Closed Cases Listing

ALAMOSA MUNICIPAL COURT

11/10/2021 11:53:40 AM

Totals For Filed Date From 10/01/2021 To 10/31/2021

Posted Fee Totals For Transaction Date From 10/01/2021 To 10/31/2021

Violations By Filed Date

CITY ORDINANCE	38
PARKING	4
TRAFFIC	58
Total Violations Filed:	100

Violations Completed-Paid Fines By Filed Date

CL-DOCKET CLOSED

CITY ORDINANCE	11
PARKING	4
TRAFFIC	46
CL	61

DENIED-DENIED FILING, CLOSED

CITY ORDINANCE	6
DENIED	6
Total Violations Completed-Paid Fines:	67

Violations Completed-Before Judge By Filed Date

CL-DOCKET CLOSED

CITY ORDINANCE	1
TRAFFIC	1
CL	2
Total Violations Completed-Before Judge:	2



Filed Or Closed Cases Listing

ALAMOSA MUNICIPAL COURT

11/10/2021 11:53:40 AM

Totals For Filed Date From 10/01/2021 To 10/31/2021

Posted Fee Totals For Transaction Date From 10/01/2021 To 10/31/2021

Violations Completed-Other By Filed Date

DI-DISMISSED/PRESENTED INSURANCE

PARKING 1

DI 1

DP-DISMISSED BY PROSECUTOR

CITY ORDINANCE 1

TRAFFIC 10

DP 11

DV-DIVERSION VOID

CITY ORDINANCE 5

DV 5

V-Voided

TRAFFIC 1

V 1

Total Violations Completed-Paid Fines: 18

Total Violations Completed-Paid Fines: 67

Total Violations Completed-Before Judge: 2

Total Violations Completed-Before Jury: 0

Total Violations Completed-Before Teen Court: 0

Total Violations Completed-Other: 18

Total Violations Completed: 87

Total Violations Filed: 100

Net Difference Filed - Completed: 13



Filed Or Closed Cases Listing

ALAMOSA MUNICIPAL COURT

11/10/2021 11:53:40 AM

Totals For Filed Date From 10/01/2021 To 10/31/2021

Posted Fee Totals For Transaction Date From 10/01/2021 To 10/31/2021

Warrants Issued

CITY ORDINANCE	26		
Total Warrants Issued:	26	Total Violations:	26

Warrants Cleared

CITY ORDINANCE	27		
Total Warrants Cleared:	27	Total Violations:	27
Total Warrants Issued:	26		
Total Warrants Cleared:	27		
Net Difference:	-1		

Violations Completed-Other Paid By Filed Date

AJ-TRAFFIC DEFERRAL

TRAFFIC	1		
AJ		1	

BH-BOND HEARING

CITY ORDINANCE	8		
BH		8	

CL-DOCKET CLOSED

CITY ORDINANCE	3		
PARKING	1		
CL		4	

EX-EXTENSION OF TIME TO PAY

CITY ORDINANCE	1		
----------------	---	--	--



Filed Or Closed Cases Listing

ALAMOSA MUNICIPAL COURT

11/10/2021 11:53:40 AM

Totals For Filed Date From 10/01/2021 To 10/31/2021

Posted Fee Totals For Transaction Date From 10/01/2021 To 10/31/2021

Violations Completed-Other Paid By Filed Date

TRAFFIC	4
---------	---

EX	5
----	---

OJ-OJW - OUTSTANDING JUDGMENT

TRAFFIC	1
---------	---

OJ	1
----	---

PD-PENDING

PARKING	1
---------	---

PD	1
----	---

PP-PAYMENT PLAN

CITY ORDINANCE	1
----------------	---

TRAFFIC	5
---------	---

PP	6
----	---

SN-SENTENCING HEARING

TRAFFIC	1
---------	---

SN	1
----	---

ST-STATUS HEARING

CITY ORDINANCE	12
----------------	----

TRAFFIC	1
---------	---

ST	13
----	----

TL-Trailing Case

CITY ORDINANCE	1
----------------	---

TL	1
----	---

TR-TRIAL - NON JURY



Filed Or Closed Cases Listing

ALAMOSA MUNICIPAL COURT

11/10/2021 11:53:40 AM

Totals For Filed Date From 10/01/2021 To 10/31/2021

Posted Fee Totals For Transaction Date From 10/01/2021 To 10/31/2021

Violations Completed-Other Paid By Filed Date

CITY ORDINANCE	2
----------------	---

TRAFFIC	1
---------	---

TR	3
----	---

WI-WARRANT ISSUED

CITY ORDINANCE	4
----------------	---

WI	4
----	---

Total Violations Completed-Other Paid:	48
---	-----------



Filed Or Closed Cases Listing

ALAMOSA MUNICIPAL COURT

11/10/2021 11:53:40 AM

Posted Fee Totals For Transaction Date From 10/01/2021 To 10/31/2021

Fee Code	Fee Description	Paid
		\$0.00
CCOST	COURT COSTS	\$275.00
DEFER	DEFERRED FEE	\$25.00
DFLT	DFLT JUDGMENT	\$30.00
FINE	Fine	\$6,344.57
LATE	LATE FEE	\$100.00
OJW	OUTSTANDING JUDGMENT WAR	\$120.00
OP	Overpayment	\$75.00
PD SUR	PD SURCHARGE	\$1,105.00
REST	RESTITUTION	\$1,082.00
TP	SERVICE CHARGE	\$45.43
VA	VICTIMS ASSISTANCE	\$100.00
WF	WARRANT FEE	\$30.00

Report Totals: \$9,332.00

**City Clerk/Municipal Court
October 2021 Monthly Report**

Prepared and distributed 8 birthday cards.

LIQUOR:

- Renewals:
 - o Juanito's Mexican Kitchen
 - o Safeway
- Special Events Permits:
 - o Boys and Girls Club
- New license:
 - o The Friar's Fork

COURT:

- Court held August October 4, 13, 14, 25.
- Meeting with BC Services for update of collections.
- Attended GoToMeeting with City Prosecutor for Tyler Technology interview.

ELECTIONS:

- Held Meet the Candidates Forum in partnership with Valley Courier, Chamber of Commerce and KSPK.

BOARDS:

- Attended Granicus Boards and Commissions attendance training.

RECORDS:

- Continued to scan in files from the pump house.

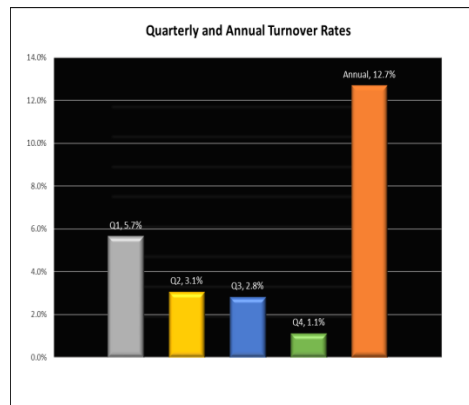
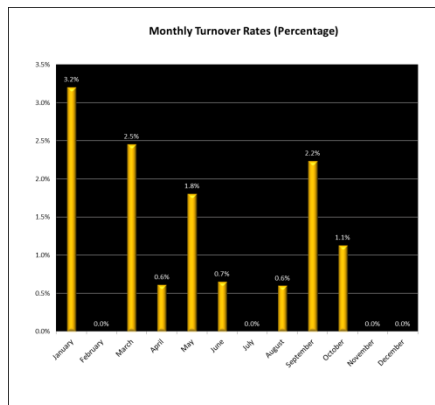
OTHER:

- Attended weekly Leadership Team meetings.
- Attended Work Sessions.
- Attended Regular Council meetings.
- Attended Regular Meetings with Mayor Coleman and City Manager.
- Attend health fair.

HUMAN RESOURCES MONTHLY REPORT

October 2021

City of Alamosa Turnover Rate					
Full-Time & Part-Time Year Round Employment					
Month	Number of Separated Employees	Average Number of Employees	Monthly Turnover Rates (Percentage)	Quarterly Turnover Rates	Annual Turnover Rate
January	5	156	3.2%	5.7%	12.7%
February	0	161	0.0%		
March	4	163	2.5%		
April	1	163	0.6%		
May	3	166	1.8%	3.1%	
June	1	153	0.7%		
July	0	159	0.0%	2.8%	
August	1	167	0.6%		
September	4	179	2.2%		
October	2	177	1.1%	1.1%	
November	0	1	0.0%		
December	0	1	0.0%	1.1%	



Workers Compensation:

New filings: 3



Alamosa Police Department

October 2021 Month End Report

Part 1 Crime Category	Aug-21	Sep-21	Oct-21	Oct-20	Raw # Change	Year to Date
Part 1 Violent Crimes						
Homicide	1	0	0	0	0	1
Sexual Assaults	2	2	4	4	0	20
Robbery	0	1	1	2	-1	10
Aggravated Assault	4	4	2	0	2	31
Total Violent Crimes	7	7	7	6	1	62
Part 1 Property Crimes						
Burglary	5	6	2	8	-6	82
Larceny	35	47	37	43	-6	377
Vehicle Theft	4	4	2	3	-1	23
Total Property Crimes	44	57	41	54	-13	482
Total Part 1 Crimes	51	64	48	60	-12	544
Miscellaneous Offenses						
Domestic Violence	3	10	12	3	9	85
Simple Assault	8	6	13	4	9	77
Drug Related	8	7	15	7	8	114
Liquor Laws	1	0	3	1	2	6
Harassment	4	4	9	5	4	73
DUI/DWAI/DUID	8	4	8	3	5	50
Arson	0	1	1	0	1	14
Traffic Related						
Traffic Accidents	38	37	44	37	7	340
Fatal	0	0	0	0	0	0
Injury	8	3	3	2	1	37
Property Damage	30	34	41	35	6	303
Community Service Ofc						
Dogs picked up	5	16	15	10	5	128
Animal Bites	0	1	2	1	1	13
Barking Dog Complaints	0	2	2	0	2	6
Wildlife Calls	2	6	13	3	10	34
Weed/Trash Removal	9	6	3	10	-7	145
Snow Removal	0	0	0	0	0	9
Towed Vehicles	2	0	1	3	-2	12
Red Tagged Vehicles	8	2	7	2	5	50
Summons Issued	8	8	10	11	-1	167
Calls for Service	232	212	184	189	-5	2318

Submitted by: Ken Anderson, Chief of Police

**THE CITY OF
ALAMOSA**
Parks and Recreation/Library
CREATING COMMUNITY THROUGH PEOPLE, PARKS, AND PROGRAMS

PARKS/CEMETERY

- **Cemetery Activities**

	<u>October</u>	<u>Total 2021</u>	<u>Total 2020</u>
Graves opened & closed	8	61	49
Graves set up services	8	61	49
Graves raised to grade	5	103	27
Cemetery spaces sold	3	75	93
Stones leveled	0	40	35
Columbarium Niches sold	0	0	0
Disinterment	0	0	0

- **Tree Related Activities**

	<u>October</u>	<u>Total 2021</u>	<u>Total 2020</u>
Trees Pruned/Trimmed	37	320	557
Trees Planted	0	33	35
Dead Trees Removed	0	22	20
Trees Moved	0	0	0

Equipment Serviced:

- Walker Mower
- Backhoe
- Hustler mower
- Paint sprayer
- John Deere Mower
- Trash truck
- Water truck

Routine Work:

- Cemetery computer work
- Funeral setups and the digging of graves
- Playground inspections
- Daily trash runs and the sanitizing of bathrooms
- Cleaning of work trucks
- River dike checks
- Inventory of parks and cemetery needs
- Fix broken sprinklers in parks

- Fix broken sprinklers in cemetery
- Trim trees and broken branches
- Cemetery obituaries for city website
- Farm park stage
- Memorial walk at Cole poly carts
- Funerals
- ASU stage
- Montana Azul weeds and sage brush
- Blow out all drip lines
- Blow out hydrants at Cole park
- Blow out hydrants at Fairgrounds and dog park
- Start moving Christmas decorations
- Blow out small parks
- Blow out big parks Cole and Carroll
- Blow out Cemetery
- Spread gravel around Montana Azul bathrooms
- Take down volleyball nets at Carroll park
- Crusher fines around pavilion at Montana Azul
- Haul in fill dirt around sidewalk at Montana Azul
- Cut weeds around Industrial park medians
- Crusher fine around Montana Azul sidewalk
- Blow out Senior Center
- Spread rock at Montana Azul
- Put down weed barrier at Montana Azul
- Haul and start checking Christmas lights

Alamosa Family Recreation Center

(719) 589-2105 | www.alamosarec.org | [City of Alamosa Activities on Facebook](#)

The Alamosa Family Recreation Center (AFRC) is open for fitness and recreational activities.

*****Winter Hours are now in effect*****

HOURS:

Mon-Thu: 6AM-9PM

Fri: 6AM-6PM

Sat: 7AM-6PM

Sun: 12-PM-6PM

Mask-wearing is currently encouraged but not required.

In-Person Fitness Classes

Taekwondo

Classes are Monday and Wednesday evenings. The Youth class is 5:30-6:30 PM and the Adult/Family class is 6:30-8:00 PM. (Classes will be held in the Multi-Purpose Gym starting October 10th)

Lunchtime Power Hour w/Tammy

Class has returned to its regular schedule on Mon & Wed @ 12:00 PM. (Extra day is sometimes added each week, depending on the instructor).

Evening Cycling

Join us Tue & Thu evenings @ 5:30 PM for an action-packed aerobic workout. (Class is now held in the Studio Room, with the advancement of 10 NEW SPIN BIKES!)

Pickleball

All ages and abilities are welcome to join this participant-led Pickleball program on Tuesday and Friday mornings, 7:00-11:00 AM. (Currently held in the AFRC Main Gym)

Classes are free with AFRC membership or pay a drop-in fee per class. Stay tuned as we finalize details for the return of other fitness classes.

Online Fitness Classes

Keep active this winter! Classes will continue and are free with an active AFRC membership or only cost \$10/month/person. The program includes the following classes:

- Bodyweight Training w/ Steve: Tue & Thu @ 6:00 AM
 - Tabata/Pilates w/ Catherine: Mon, Wed, & Fri @ 6:30 AM
 - Morning Yoga w/ Pam: Mon/Wed @ 8:00 AM and Tue/Thu @ 9:00 AM
-

Upcoming AFRC Holiday Closures

Thursday, November 11th: Veterans Day

Thursday & Friday, November 25th & 26th: Thanksgiving day/Thanksgiving day after

December 23rd-26th: Christmas Observance (Close at Noon Dec. 23rd)

Multi-Use Pavilion/Ice Rink

Ice Rink Hours:

M-F: 10am - 9pm

Sat: 10am - 9pm

Sun: 12pm - 9pm

Public Skate:

- Mon/Wed: 10am-12pm, 3pm-6:30pm
- Tue/Thur: 12:30pm-2:30pm
- Fri: 10am-12pm, 3pm-8pm
- Sat: 10am-8pm
- Sun: 2:30pm-6pm

Adult Drop in Competitive:

- Wed: 7pm-8:30pm
- Sun: 7:45pm-9:15pm

Adult Drop in Recreational:

- Sun: 6:15pm- 7:30pm

Stick & Puck:

- Mon/Wed: 12:30pm-2:30pm
- Tue/Thur: 10am-12pm, 3pm-5pm
- Sun: 12pm-2pm

Beginner Ice Skating Lessons:

- Fri: 530pm-630pm

Ice Rink Schedule-November 2021

Date	Day	Start	Finish	Activity	Date	Day	Start	Finish	Activity
10/31	Sun	4:00 PM	8:00 PM	Halloween Skate Night (Rentals Available)					
11/1	Mon	10:00 AM	12:00 PM	Public Skating	11/8	Mon	10:00 AM	12:00 PM	Public Skating
		12:30 PM	2:30 PM	Stick & Puck (All Ages)			12:30 PM	2:30 PM	Stick & Puck (All Ages)
		3:00 PM	6:45 PM	Public Skating (Rentals Available)			3:00 PM	6:45 PM	Public Skating (Rentals Available)
		7:00 PM	8:30 PM	SLVYHA Ice Reservation			7:00 PM	8:30 PM	SLVYHA Ice Reservation
		8:30 PM	9:00 PM	SLVYHA Dress out			8:30 PM	9:00 PM	SLVYHA Dress out
11/2	Tue	10:00 AM	12:00 PM	Stick & Puck (All Ages)	11/9	Tue	10:00 AM	12:00 PM	Stick & Puck (All Ages)
		12:30 PM	2:30 PM	Public Skating (Rentals Available)			12:30 PM	2:30 PM	Public Skating (Rentals Available)
		3:00 PM	5:00 PM	Stick & Puck (All Ages)			3:00 PM	5:00 PM	Stick & Puck (All Ages)
		5:30 PM	6:30 PM	Mile High Mites			5:30 PM	6:30 PM	Mile High Mites
		6:45 PM	8:30 PM	SLVYHA Ice Reservation			6:45 PM	8:30 PM	SLVYHA Ice Reservation
		8:30 PM	9:00 PM	SLVYHA Dress-Out			8:30 PM	9:00 PM	SLVYHA Dress-Out
11/3	Wed	10:00 AM	12:00 PM	Public Skating (Rentals Available)	11/10	Wed	10:00 AM	12:00 PM	Public Skating (Rentals Avail.)
		12:30 PM	2:30 PM	Stick & Puck (All Ages)			12:30 PM	2:30 PM	Stick & Puck (All Ages)
		3:00 PM	6:30 PM	Public Skating (Rentals Available)			3:00 PM	6:30 PM	Public Skating (Rentals Avail.)
		7:00 PM	8:30 PM	Adult Drop-In Hockey (Competitive)			7:00 PM	8:30 PM	Adult Drop-In Hockey
		8:30 PM	9:00 PM	Adult Hockey Dress-Out			8:30 PM	9:00 PM	Adult Hockey Dress-Out
					11/11	Thu	Closed for Veterans Day Observance		
11/4	Thu	10:00 AM	12:00 PM	Stick & Puck (All Ages)	11/12	Fri	10:00 PM	12:00 PM	Public Skating (Rentals Avail.)
		12:30 PM	2:30 PM	Public Skating (Rentals Available)			12:30 PM	2:30 PM	Stick & Puck (All Ages)
		3:00 PM	5:00 PM	Stick & Puck			3:00 PM	8:00 PM	Public Skate (Rentals)
		5:30 PM	6:30 PM	Mile High Mites	11/13	Sat	10:00 PM	8:00 PM	Public Skating (Rentals Avail.)
		6:45 PM	8:30 PM	SLVYHA Ice Reservation					
		8:30 PM	9:00 PM	SLVYHA Dress-Out					
11/5	Fri	10:00 PM	12:00 PM	Public Skating (Rentals Available)	11/14	Sun	12:00 AM	2:00 PM	Stick & Puck (All Ages)
		12:30 PM	2:30 PM	Stick & Puck (All Ages)			2:30 PM	6:00 PM	Public Skating (Rentals Avail.)
		3:00 PM	8:00 PM	Public Skating (Rentals Available)			6:15 PM	7:30 PM	Adult Drop-In Hockey
							7:45 PM	9:15 PM	Adult Drop-In Hockey
							9:15 PM	9:45 PM	Adult Hockey Dress-Out
11/6	Sat	10:00 AM	8:00 PM	Public Skating (Rentals Available)					
11/7	Sun	12:00 AM	2:00 PM	Stick & Puck (All Ages)	11/15	Mon	10:00 AM	12:00 PM	Public Skating (Rentals Avail.)
		2:30 PM	6:00 PM	Public Skating (Rentals Available)			12:30 PM	2:30 PM	Stick & Puck (All Ages)
		6:15 PM	7:30 PM	Adult Drop-In Hockey (Recreational)			3:00 PM	6:45 PM	Public Skating (Rentals Avail.)
		7:45 PM	9:15 PM	Adult Drop-In Hockey (Competitive)			7:00 PM	8:30 PM	SLVYHA Ice Reservation
		9:15 PM	9:45 PM	Adult Hockey Dress-Out			8:30 PM	9:00 PM	SLVYHA Dress out

Ice Rink Schedule-November 2021

Date	Day	Start	Finish	Activity		Date	Day	Start	Finish	Activity	
11/16	Tue	10:00 AM	12:00 PM	Stick & Puck (All Ages)		11/23	Tue	10:00 AM	12:00 PM	Stick & Puck (All Ages)	
		12:30 PM	2:30 PM	Public Skating (Rentals Avail.)				12:30 PM	2:30 PM	Public Skating (Rentals Avail.)	
		3:00 PM	5:00 PM	Stick & Puck (All Ages)				3:00 PM	5:00 PM	Stick & Puck (All Ages)	
		5:30 PM	6:30 PM	Mile High Mites				5:30 PM	6:30 PM	Mile High Mites	
		6:45 PM	8:30 PM	SLVYHA Ice Reservation				6:45 PM	8:30 PM	SLVYHA Ice Reservation	
		8:30 PM	9:00 PM	SLVYHA Dress-Out			8:30 PM	9:00 PM	SLVYHA Dress-Out		
11/17	Wed	10:00 AM	12:00 PM	Public Skating (Rentals Avail.)		11/24	Wed	12:30 PM	2:30 PM	Stick & Puck (All Ages)	
		12:30 PM	2:30 PM	Stick & Puck (All Ages)				3:00 PM	6:30 PM	Public Skating (Rentals Avail.)	
		3:00 PM	6:30 PM	Public Skating (Rentals Avail.)				7:00 PM	8:30 PM	Adult Drop-In Hockey (Competitive)	
		7:00 PM	8:30 PM	Adult Drop-In Hockey				8:30 PM	9:00 PM	Adult Hockey Dress-Out	
		8:30 PM	9:00 PM	Adult Hockey Dress-Out							
					11/25-11/26	Thu-Fri	Closed for Thanksgiving				
11/18	Thu	10:00 AM	12:00 PM	Stick & Puck (All Ages)		11/27	Sat	10:00 AM	8:00 PM	Public Skating (Rentals Avail.)	
		12:30 PM	2:30 PM	Public Skating (Rentals Avail.)							
		3:00 PM	5:00 PM	Stick & Puck							
		5:30 PM	6:30 PM	Mile High Mites							
		6:45 PM	8:30 PM	SLVYHA Ice Reservation							
		8:30 PM	9:00 PM	SLVYHA Dress-Out		11/28	Sun	12:00 AM	2:00 PM	Stick & Puck (All Ages)	
					2:30 PM	6:00 PM		Public Skating (Rentals Available)			
					6:15 PM	7:30 PM		Adult Drop-In Hockey (Recreational)			
					7:45 PM	9:15 PM		Adult Drop-In Hockey (Competitive)			
					9:15 PM	9:45 PM		Adult Hockey Dress-Out			
11/19	Fri	10:00 PM	12:00 PM	Public Skating (Rentals Avail.)				10:00 AM	12:00 PM	Public Skating (Rentals Available)	
		12:30 PM	2:30 PM	Stick & Puck (All Ages)				12:30 PM	2:30 PM	Stick & Puck (All Ages)	
		3:00 PM	8:00 PM	Public Skate (Rentals)				3:00 PM	6:45 PM	Public Skating (Rentals Available)	
11/20	Sat	12:30 PM	8:00 PM	Public Skating (Rentals Avail.)		11/29	Mon	7:00 PM	8:30 PM	SLVYHA Ice Reservation	
								8:30 PM	9:00 PM	SLVYHA Dress out	
11/21	Sun	12:00 AM	2:00 PM	Stick & Puck (All Ages)		11/30		Tue	10:00 AM	12:00 PM	Stick & Puck (All Ages)
		2:30 PM	6:00 PM	Public Skating (Rentals Avail.)			12:30 PM		2:30 PM	Public Skating (Rentals Available)	
		6:15 PM	7:30 PM	Adult Drop-In Hockey			3:00 PM		5:00 PM	Stick & Puck (All Ages)	
		7:45 PM	9:15 PM	Adult Drop-In Hockey			5:30 PM		6:30 PM	Mile High Mites	
		9:15 PM	9:45 PM	Adult Hockey Dress-Out			6:45 PM		8:30 PM	SLVYHA Ice Reservation	
11/22	Mon	10:00 AM	12:00 PM	Public Skating (Rentals Avail.)				8:30 PM	9:00 PM	SLVYHA Dress-Out	
		12:30 PM	2:30 PM	Stick & Puck (All Ages)							
		3:00 PM	6:45 PM	Public Skating (Rentals Avail.)							
		7:00 PM	8:30 PM	SLVYHA Ice Reservation							
		8:30 PM	9:00 PM	SLVYHA Dress out							

Youth Leagues/Programs

Youth Ice-Hockey

Cost: \$45 | Equipment Deposit: \$25 (Own equipment is encouraged but not required)

Season: December 1st - February 19th (2022)

Coaches Meeting: November 29th, 7:00 PM, at the ice rink

Player Equipment Fitting: All Divisions November 29th, @ 5:30pm-7:30pm

Divisions: Mites(5-7), Squirts(8-10), & PeeWee(11-14) | [Click here for more information and to register online](#)

Denver Nuggets Skills Challenge

Cost: Free | **Ages:** 6-14 years old

Friday, December 3rd at 5:30 PM; AFRC Main Gym

Practice will start at 5:00 PM

[Register online](#) or at Alamosa Family Rec Center

NOTE: There will only be a local event this year. CPRA/CARA will not be holding sectionals or state competitions.

Adult Leagues/Programs

Adult Volleyball - TBA

Alamosa Parks & Recreation is Hiring!!

Sports Officials | Scorekeepers

Ice Rink Monitors

To apply, click on the link: <https://cityofalamosa.org/finditfast/careers/>

Outdoor Recreation

Youth Climbing Classes ([Register here](#)):

Cost: \$15 for (4) 50 min. sessions

Saturdays: Oct. 30th-Nov 20th

Ages 3-4 9am | Ages 5-6 10am

The 2021 Valley Bottom Rio Trio recap video: [Watch on Youtube!](#)

Upcoming Community Events

December 3rd: Alamosa Celebration of Lights

CELEBRATION OF LIGHTS

2021 **14TH ANNUAL**

FRIDAY, DECEMBER 3rd

6:00 PM: Music at City Hall
6:30 PM: Illumination of City Hall
6:35 PM: Walk to Santa

City Hall, 300 Hunt Ave.

Music By ASU Music Dept. Featuring their Brass Quartet & Clarinet Duo

Dress Warm!
Holiday Attire Encouraged!
Please Use Sidewalks to Travel
Between Locations and be
Mindful of Traffic.

HAPPY HOLIDAYS!

Alamosarec.org

THE CITY OF ALAMOSA
Parks and Recreation
CREATING COMMUNITY THROUGH
PEOPLE, PARKS, & PROGRAMS

Alamosa County
CHAMBER OF COMMERCE

Shop Local!

ADAMS STATE UNIVERSITY
COLORADO
Great Stories Begin Here

December 18th: Christmas Light Parade <http://www.alamosaroundup.com>

2022



January 28th-30th: Rio Frio Ice fest & 5k Run on Ice: <http://rio frio ice.com>

Rio Frio 5k on Ice 2022 Race

Registration: <https://runsignup.com/Race/CO/Alamosa/RioFrio5konIce>

SAFE & HAPPY RECREATING!

Alamosa Parks & Recreation - Alamosa Family Recreation Center

2222 Old Sanford Rd. Alamosa, CO 81101 - 719.589.2105

www.AlamosaRec.org - [City of Alamosa Activities](#) on Facebook

- [Subscribe/Unsubscribe here](#) -

Rec Center Revenue

Year to date	2020	2021
Courses	\$4,589.50	\$65,053.50
Facility Rentals	\$2,667.64	\$19,000.25
Membership	\$25,557.25	\$24,994.46
Merchandise	\$81,659.10	\$114,019.40

Security deposit	(\$105.00)	\$0
Total	\$133,556.49	\$222,097.36

Rec Center Door Count

<u>2021</u>		<u>2020</u>	
January	3,661	January	20,162
February	5,516	February	24,380
March	9,526	March	14,251
April	9,748	April	0
May	7,730	May	0
June	9,473	June	0
July	8,408	July	0
August	10,673	August	94
September	12,206	September	296
October	19,718	October	1897
November	0	November	0
December	<u>0</u>	December	<u>0</u>
Average per Month: 9,666		Average per Month: 5,090	

Multi-Use Rink Door Count

<u>2021</u>		<u>2020</u>	
January	12,433	January	22,717
February	11,971	February	11,102
March	9,733	March	6,387
April	NA	April	0
May	3,405	May	0
June	2,125	June	0
July	3,517	July	0
August	5,349	August	0
September	4,360	September	0
October	NA	October	53
November	0	November	NA
December	0	December	NA

Average per Month: 6,611

Average per Month: 3,354

Cattails Golf Course October 2021 Report

Cattails Updates

Our play this time of year is very dependent on the weather. On decent weather days we are still very busy. The course is still in great shape.

We will keep the driving range open until November 15th and the course will remain open until November 30th depending on snow. We will also have the Skytrak golf simulator available for rent and for lessons. This is a great tool to offer players to keep their swings sharp over the winter months.

Our pro shop is almost empty. We have a few products left but this is the lowest we have ever seen the inventory at the end of the year. We were one of the top selling Taylormade facilities in our sales reps territory so they are going to provide us with a fitting cart next season. Now our customers will have the opportunity to try each head that Taylormade offers with different shafts to ensure they are getting the right combination. We will be the only facility in our region with this ability!

Year To Date as of 11/1/2021 Revenue

	<u>Fiscal</u>	<u>Budget</u>
Golf Passes	\$24,130	\$16,000
Golf Tournament Revenue	\$40,825	\$25,000
Golf Memberships	\$177,479	\$150,000
Golf Green Fees	\$138,671.50	\$95,000
Golf Cart Fees	\$82,087.46	\$51,000
Golf Merchandise Sales	\$112,234.64	\$87,000
Golf Range Fees	\$16,751.31	\$8,000
Golf Facility Rental	\$3,437.86	\$5,000
Golf Food Sales	\$129.04	\$2,000
Golf Liquor/Beverage Sales	\$937.65	\$15,000
Golf Cart Shed Rental	\$35,750	\$49,000

Golf Handicap Fees	\$990	\$500
Golf Miscellaneous	\$8,049.78	\$15,000
Total	\$641,473.24	\$518,700

Year to Date as of 11/4/2021 Expenses

	<u>Fiscal</u>	<u>Budget</u>
Full Time Salaries Clubhouse	\$49,672.96	\$72,624
Part Time Salaries Clubhouse	\$40,311.91	\$20,590
Full Time Salaries Grounds	\$86,051.39	\$104,550
Part Time Salaries Grounds	\$70,760.78	\$81,757
Full Time Overtime	\$2,265.78	\$3,000
PERA/ICMA	\$33,928.54	\$39,930
Medicare	\$3,484.79	\$4,080
Workmans Comp	\$2,357.73	\$4,940
Medical/Dental	\$28,259.18	\$38,380
Life Insurance	\$0	\$670
Unemployment Insurance	\$720.93	\$840
General Office Supplies	\$337.38	\$250
Outside Printing	\$0	\$1,500
Gas & Oil	\$9,197.70	\$10,000
Building Maint Supplies	\$954.42	\$1,000
Misc. Supplies	\$259.09	\$500
Golf Course Maintenance	\$11,259.10	\$12,500
Training & Travel	\$58.22	\$2,500
Membership, Dues, Handicap	\$6,890	\$12,000
Licenses and Fees	\$0	\$3,500
Advertising	\$4,868	\$3,000
Telephone	\$2,907.11	4,000
Electrical/Gas Service	\$39,040.13	\$30,000
Propane	\$731.30	\$1,000
Equipment/Machinery Lease	\$29,758.59	26,322
BLDG Maint/Security	\$3,546.60	\$5,000
POS System/Credit Card Fees	\$11,854.05	\$16,000
Sand/Seed/Fertilizer	\$13,644.23	\$13,000
Uniform Allowance	\$481	\$1,000
Television	\$0	\$1,000
Equipment Repair/Maintenance	\$9,690.81	\$12,000
Debt Service Golf Course	\$208,737.65	\$208,787.65
Food Purchases	\$0	\$2,000

Liquor/Beverage Purchases	\$670.56	\$10,000
Merchandise Pro Shop	\$77,415.82	\$77,000
Tournament Expenses	\$27,711.61	\$23,000
Transfer Out	\$11,600	\$11,600
Machinery and Equipment	\$13,681	\$14,000
Total	\$803,108.36	\$873,770.65

Current Maintenance Work

Our maintenance crew is currently down to 3 workers.

Our crew finished blowing out both irrigation systems on 11/4.

The big task right now is to keep the leaves off the greens and fairways. Once the leaves are off the trees we will put fungicide down on the greens to prevent snow mold this winter.

We are getting in parts to do our annual tune up of our equipment. Britt and Ted will service all our mowers and 38 golf carts.

Library Manager Report – October 2021

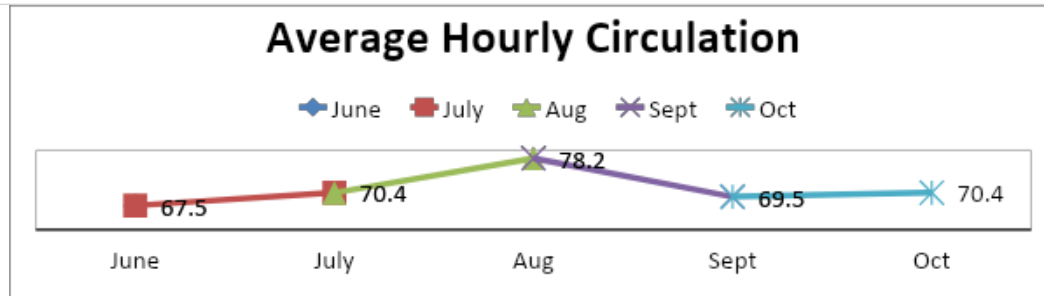
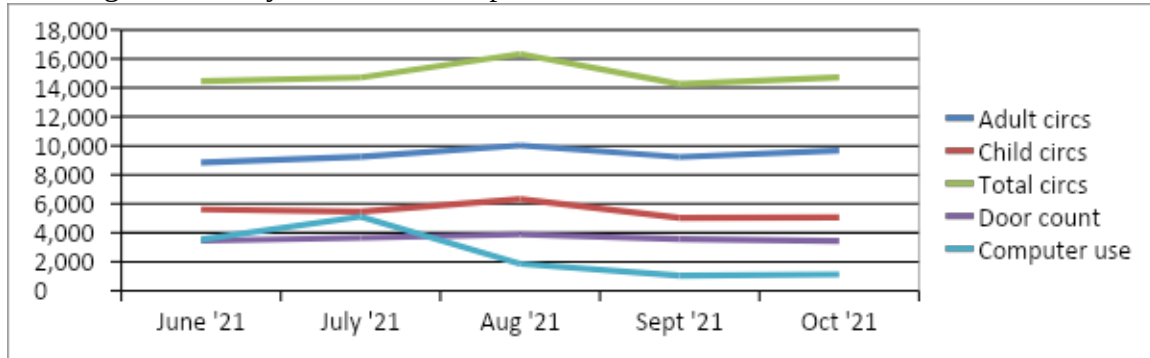
Library Stats

Website Counter					
	October	September	August	July	June
Page views	1,805	1,773	1,853	2,123	2,513
Sessions	876	879	973	960	1,179
1 st Time Visitors	501	543	606	553	600
Returning Visitors	71	72	83	96	95

MONTHLY STATISTICS SUMMARY					
	October	August	July	June	May
Adult Circs	9,665	10,015	9,249	8,840	8,346
Child Circs	5,058	6,321	5,458	5,605	4,159
Total Circs	14,723	16,336	14,707	14,445	12,505
Hours Open	209	209	209	214	140
Circs per hour	70.4	78.2	70.4	67.5	89.3
CLC Circs	1,568	1,590	1,281	1,364	1,244

Door Count	3,427	3,873	3,645	3,453	1,516
Computer Use	1,125 (222 WIFI)	1,854 (WIFI n/a)	5,109(WIFI n/a)	3,538 (+62 WIFI)	675 (+41 WIFI)
Cloud Library	269	265	261	234	249
Overdrive	356	283	363	352	397

+ WIFI usage voucher system enabled Sept. 2021



Collection Development:

October: Staff added 311 new materials to the library collection: 265 books (105 adult/103 children), 34 magazines, 0 audiobooks, 8 DVDs and 0 Kits. This process includes purchasing, cataloging, and material processing. 93 books and 40 magazines were discarded. We added a Cell Phone Charger cord for our patrons to checkout.

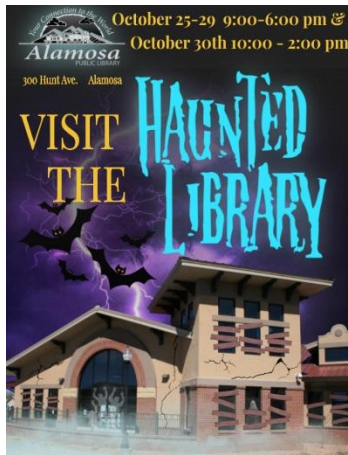
Staff announcements.

October:

Volunteers: Patty Campbell volunteered for 12 hrs. Leroy Espinoza volunteered for 4.5 hrs. Leroy assists staff with many of the office tasks, empties our recycle bins, and helps move boxes to storage when needed. We have a new volunteer! Thea Belobraidic, who has a background in Library Service, put in 5 hours at the Library.

Halloween Event

Staff came up with a great plan! To avoid large groups, we set up our displays in the library for two weeks.



“We had several families come in and wander through the library looking for our ‘Haunted Library’ displays. They also found it great fun to search again through the library to find the books and movies that went along with each display.”



Larry the Library Gnome in Goosebumps, “Revenge of the Gnomes”



"Ash Tree"



"Cask of Amontilado"



Dracula's Castle & Coffin



Haunted Portraits

Community Involvement

Community KITS:

We have 63 Community Interest Kits available for checkout.

October checkouts: Total of 20 checkouts – 30 Kits with checkouts **

- 300 Library Lane Dollhouse toys (in-library use only) * **
- Alamosa Trails & Nature Adventure backpack * **
- Alamosa*Opoly (game)
- American Sign Language for Adults
- American Sign Language for Kids **
- Art and Drawing bag * **
- Beginner's Sewing Kit **
- Bird Watching backpacks (2) **
- Buggy backpack Kit **
- Check-out State Parks backpacks (2) *
- Colorado*Opoly (game)
- Dark Sky Discovery Kit
- Draft Check Sensor
- Due : a library mystery game **
- Dungeons & Dragons starter KIT
- Five Monkeys Felt Board Pieces
- Fun with Magnets * **
- MAGNaFUN magnets (8)
- Memory Kits (7): Homemaker, Dog Reminiscence, Great Outdoors & Patriotic Memory Kit ; Cat Reminiscence ** ; Handyman and Farm
- Mini Wellness Kits (4): Career development, Emotional Intelligence **, Pilates for Beginners & Tai Chi for Beginners * **
- My First Pet: | from rocks to rats
- Nursery Rhymes felt board pieces (4)
- Origami Kit * **
- Power Check Meter
- The Reiki Touch *
- Runaway Gnomes Board game **
- Rockhounding Backpack *
- Storytime to Go Kits (11) * **
- Toy Cars **
- Typing kit
- Yoga for Kids #1
- Yoga for Kids #2 (an introduction to the fun and relaxation of yoga!)

- **Free Online Databases**

These are accessed through our Library's online resource webpage. Temporary library cards can be obtained in order to access these resources if some is unable to come to the library to apply for a regular library card.

- 1) Cloud Library – downloadable e-books and e-audiobooks
- 2) Colorado Grants Guide – access directly from our public computers
- 3) Mango Languages – online language learning
- 4) Overdrive & Libby – downloadable e-books, e-audiobooks, magazines & movies
- 5) Sanborn Maps – access directly from our public computers
- 6) Tumblebooks – Children's e-books, games, videos for Kids

- **StoryWalk®**



What a solid partner the Kiwanis Club has been. Members of the Kiwanis Club of Alamosa installed the new book “Last Stop on Market Street”. They have included the Alamosa High School Key Club in this project. Kathy Lee spearheads the installation. Holly worked with the group to create the prompts between book pages



- **October**

We have 161 children signed up for our Planting Seeds, (1,000 books), program. In this program, as each child reads 100 books, they receive 1 free book. We have given out 54 book prizes so far this year, which means 5200 books were read. At completion, each child receives a free T-Shirt with the Planting Seeds logo on it. 24 children/parents have completed the program.



Growing Readers Together

October: Family, Friends and Neighbors (FFN) program - 27 caregivers are signed up and all received Early Literacy Kits containing EL books, music, toys. We have 9 Spanish Literacy Kits in the community. No contact or changes made at this time.



October

Sunscreen & Storytime are happening even when it's cold outside. Parents have been careful about coming when it looks like they cannot have storytime outside. With Storytime and Kids Club Holly still had 113 in attendance for the month.

Alamosa Public Library YouTube Channel

We believe our Youtube channel has been hacked (bots) - the numbers are just too unreal. We are seeking help from YouTube and our own IT dept.

<https://www.youtube.com/channel/UCroCfnSYcrl3rNFU-94rQWA>

See the Youth Services report for all activities



23 official Little Free Libraries in Alamosa are sponsored by the Alamosa Public Library and the Friends of the Library. Each of these has different stewards that maintain the structure and keep them supplied with books donated by Friends of the Library.

October Stewardship for LFL at:

Alamosa Community Greenhouse (Jan Oen) – 6 books

Alamosa Family Recreation Center (2 LFLs) (Optimists) – 10

Boyd Park (Kris Steinberg & Friends of the Library) – 60 books

Cole Park (Library staff) - added 40 books

Food Bank (Woman's Citizenship Club) - added 35 books
Friends of the Library Book Bike – FOL; 0 books at the Farmer's Market & Sundays at 6
Friends Park (near Boys & Girls Club) – (Allyn Lewis) – 20 books
Housing Authority (5 LFLs) - no news
La Puente (Friends of the Library) - 30 books
Mosca Pit Stop (Cindy New) - 0 books
Paulson Park - Mosca - (Food Hub) – 0 books
Rio Grande Farm Park (2 LFLs) (Salai & Local Food Coalition) - added 0 books
Senior Center (KREBS Foundation) - 25 books
Sunrise Park - New LFL partner - Alamosa County – Tawney Becker- 12 books
Sunset Park - New LFL partner - Alamosa County – Tawney Becker - 5 books
Taggart Residence (Del Norte) - (John Taggart) no news
Zapata Park (Don Thompson) – 6 books



Friends of the Alamosa Public Library



- Fund Raising Proceeds:
 - ☐ The book sale proceeds for October: \$318.58.
In lieu of a Holiday sale at Spines, the Friends have created a gift book selection in their Book Nook inside the Library.
 - ☐ Book Nook proceeds: \$53
 - ☐ Narrow Gauge book store COOP – \$106.48 (sold 1 handmade journal)
 - ☐ Wild Roses - \$91.95 (September & October)
- Book Bike: Did not leave it's cozy book shed
Larry the Library Gnome mascot now has his own book bike



- Membership of Friends of the Library: 49 members - added 1 new Lifetime member
- “Messages from the Hidden Lake” – the 13th edition is in progress - we have received 125 entries. Students from the Sargent School, Alamosa High School and Sierra Grande Elementary School have sent in submissions.

Friends’ meeting was October 19, 2021. Next scheduled meeting November 16, 2021.

2019-2021 Alamosa Public Library - Record Highs

Most checkouts and renewals in a single month:

21,433 (Mar ‘21) (Feb ‘20 – 16,846)

Most checkouts and renewals in a single year:

139,879 (2019) (2020- 138,656)

Highest adult circulation in a single month:

14,834 (Mar ‘21) (Feb’20 – 12,032)

Highest adult circulation in a single year:

100,881 (2019) (2020-89,486)

Highest children’s circulation in a single month:

6,599 (Mar ‘21) (Jan ’20 – 5,091)

Highest children’s circulation in a single year:

49,170 (2020) (2019 – 39,998)

Most patron visits in a single month:

6,767 (May ‘19) (Apr ‘19 – 6,679)

Most patron visits in a single year:

71,085 (2019) (2020-16,360)

Most PC users in a single month:

2,956 (May '19) (July '19 – 2,937)

Most PC users in a single year:

28,639 (2019) (2020 – 4,665)

Highest Interlibrary Loan circs in a single month:

1,130 (Jan '20) (Feb '20-979)

Highest Interlibrary Loan circs in a single year:

10,441 (2019) (2020-6,438)

Highest CLC circulation in a single month:

2,117 (July '19) (Jan '19 – 1,975)

Highest CLC circulation in a single year:

20,740 (2019) (2020-6,668)

Single Day Records:

Most checkouts/renewals:

1,008 (2/18/20) (3/2/20 – 956)

Most patron visits:

469 (6/5/19) (6/26/19 – 397)

Most PC users:

157 (95/31/19) (5/21/19 – 144)

ALAMOSA CITY COUNCIL COUNCIL COMMUNICATION

Subject/Title:

Needs and Desires Hearing: New application for a Hotel/Restaurant License, The Friar's Fork Inc. d/b/a The Friar's Fork, 607 Fourth Street.

Recommended Action:

This is a quasi-judicial issue where Council's action may only be based on evidence presented at the hearing.

Conduct hearing to receive evidence regarding whether the reasonable requirements of the neighborhood and the desires of the adult inhabitants of the neighborhood support the issuance of the license applied for in this application.

If the matter appears to be clear-cut, Council should make a decision after the hearing and direct the City Attorney to prepare written findings for consideration at the following meeting (December 1, 2021) consistent with the decision made after the hearing.

Background:

The Friar's Fork Inc. d/b/a The Friar's Fork has applied for a new Hotel & Restaurant license at 706 Fourth Street. This application was accepted administratively on October 8, 2021.

Applicant Details:

- Business address is 607 Fourth Street.
- The licensed premise is proposed to be the entirety of the interior of the structure at said address and well as the courtyard inside their premises.
- Applicant has a current sales tax license.
- Applicant is eligible to be licensed.
- Applicant is a corporation.
- Applicant owners are Denise Vigil and Nealson Vialpando.
- Manager on the license is Denise Vigil.
- Possession of property is documented through a lease.
- Preliminary factual findings are attached, and have been provided to the applicant as required.
- The property was posted on October 8, 2021.
- The legal notice was published as required in the Valley Courier on November 6, 2021.

Issue Before the Council:

The hearing is for the purpose of receiving evidence and testimony regarding this license application. **This is a quasi-judicial issue where Council's action may only be based on evidence presented at the hearing.**

Alternatives:

Council is limited to the option of conducting the needs and desires hearing as required by law.

Fiscal Impact:

N/A

Legal Opinion:

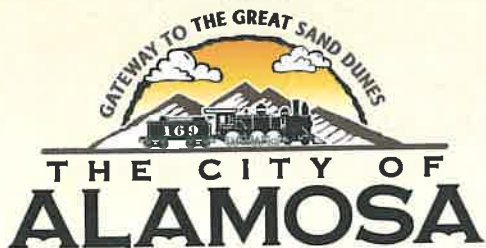
The City Attorney will be available at the meeting to conduct the hearing.

Conclusion:

Council should conduct the hearing as required. If the matter appears to be clear-cut, Council should make a decision after the hearing and direct the City Attorney to prepare written findings for consideration at the following meeting consistent with the decision made after the hearing.

ATTACHMENTS:

Description	Type
Preliminary Factual Findings	Backup Material
Application for The Friar's Fork Inc.	Backup Material
Drawing of Proposed Licensed Premise	Backup Material
Photo of Notice of Posting at Location	Backup Material



*Office of the City Clerk
300 Hunt Avenue
Alamosa, CO 81101
Main, (719) 589-2272
Fax, (719) 589-9454
hmartinez@ci.alamosa.co.us*

November 12, 2021

The Friar's Fork Inc.
d/b/a The Friar's Fork
Attn: Denise Vigil
607 Fourth Street
Alamosa, CO 81101

Greetings:

You are hereby advised that an investigation has been made with regard to the application made by The Friar's Fork Inc. d/b/a The Friar's Fork for a new Hotel/Restaurant License at 607 Fourth Street. Based on the results thereof, the following has been determined:

1. The location of the premises for which the license is sought is 607 Fourth Street in Alamosa, Colorado.
2. In the two years preceding the date of application acceptance, there has not been a denial of a Hotel/Restaurant license application for the reason that the reasonable requirements of the neighborhood were satisfied by the existing outlets.
3. It appears from the application documents that you are entitled to possession of the premises where you propose to exercise the license applied for, and that the possession will continue throughout the initial term of the license, if granted.
4. The sale of liquor on the proposed premises is not a violation of City of Alamosa zoning, building, and fire laws or regulations.
5. The proposed location is not within 500 feet from a school.
6. The Alamosa City Council has designated the Neighborhood to be the city limits plus a one-mile radius. You, as the applicant, may accept that designation or present alternative evidence.
7. Preliminary background investigation results have been received for the members of the incorporation and have not given rise to anything that would cause the Local Licensing Authority to question the good moral character of the individuals. Fingerprint results are not yet received.

The public hearing on your application has been set for **Wednesday, November 17, 2021** **beginning at 7:00 p.m. or shortly thereafter** (generally, the hearings are scheduled near the end of the Regular Council Agenda but there is not a guaranteed time in which the hearing will begin). The hearing will take place in Alamosa Council Chambers, 300 Hunt Avenue in Alamosa. At said hearing, you shall have an opportunity to be heard regarding all matters of consideration of your application. ***Be advised that you, as the applicant, are burdened with persuading City Council, who is the Local Liquor Licensing Authority, that the granting of this license will meet the needs of the neighborhood and the desires of the adult inhabitants of the neighborhood. If you fail to present convincing evidence, the application will be denied. City Council's procedure is to consider a final decision at the conclusion of the hearing.***

Should you have any questions or concerns regarding the procedure involved in this public hearing, please feel free to contact me.

Sincerely,

A handwritten signature in blue ink that reads "Holly C. Martinez". The signature is fluid and cursive, with a large loop at the end of the last name.

Holly C. Martinez
City Clerk

mailed 10.22.2021

Application Documents Checklist and Worksheet

Instructions: This checklist should be utilized to assist applicants with filing all required documents for licensure. All documents must be properly signed and correspond with the name of the applicant exactly. All documents must be typed or legibly printed. Upon final State approval the license will be mailed to the local licensing authority. Application fees are nonrefundable. **Questions? Visit:** www.colorado.gov/enforcement/liquor for more information

Items submitted, please check all appropriate boxes completed or documents submitted	
I. Applicant information	☒ A. Applicant/Licensee identified ☒ B. State sales tax license number listed or applied for at time of application ☒ C. License type or other transaction identified ☐ D. Return originals to local authority (additional items may be required by the local licensing authority) ☐ E. All sections of the application need to be completed ☐ F. Master file applicants must include the Application for Master File form DR 8415 and applicable fees to this Retail License Application
II. Diagram of the premises	☒ A. No larger than 8 1/2" X 11" ☒ B. Dimensions included (does not have to be to scale). Exterior areas should show type of control (fences, walls, entry/exit points, etc.) ☒ C. Separate diagram for each floor (if multiple levels) ☒ D. Kitchen - identified if Hotel and Restaurant ☒ E. Bold/Outlined Licensed Premises
III. Proof of property possession (One Year Needed)	☐ A. Deed in name of the applicant (or) (matching question #2) date stamped / filed with County Clerk ☐ B. Lease in the name of the applicant (or) (matching question #2) ☐ C. Lease assignment in the name of the applicant with proper consent from the landlord and acceptance by the applicant ☐ D. Other agreement if not deed or lease. (matching question #2)
IV. Background information (DR 8404-I) and financial documents	☒ A. Complete DR 8404-I for each principal (individuals with more than 10% ownership, officers, directors, partners, members) ☒ B. Fingerprints taken and submitted to the appropriate Local Licensing Authority through an approved state vendor. Do not complete fingerprint cards prior to submitting your application. The Vendors are as follows: IdentoGO – https://uenroll.identogo.com/ Phone: 844-539-5539 (toll-free) IdentoGO FAQs: https://www.colorado.gov/pacific/cbi/identification-faqs Colorado Fingerprinting – http://www.coloradofingerprinting.com Appointment Scheduling Website: http://www.coloradofingerprinting.com/cabs/ Phone: 720-292-2722 Toll Free: 833-224-2227 ☐ C. Purchase agreement, stock transfer agreement, and/or authorization to transfer license ☐ D. List of all notes and loans (Copies to also be attached)
V. Sole proprietor/husband and wife partnership (if applicable)	☒ A. Form DR 4679 ☐ B. Copy of State issued Driver's License or Colorado Identification Card for each applicant
VI. Corporate applicant information (if applicable)	☒ A. Certificate of Incorporation ☒ B. Certificate of Good Standing ☐ C. Certificate of Authorization if foreign corporation (out of state applicants only)
VII. Partnership applicant information (if applicable)	☐ A. Partnership Agreement (general or limited). ☐ B. Certificate of Good Standing
VIII. Limited Liability Company applicant information (if applicable)	☐ A. Copy of articles of organization ☐ B. Certificate of Good Standing ☐ C. Copy of Operating Agreement (if applicable) ☐ D. Certificate of Authority if foreign LLC (out of state applicants only)
IX. Manager registration for Hotel and Restaurant, Tavern, Lodging & Entertainment, and Campus Liquor Complex licenses when included with this application	☐ A. \$75.00 fee ☐ B. Individual History Record (DR 8404-I) ☐ C. If owner is managing, no fee required

Name	Type of License	Account Number
7. Is the applicant (including any of the partners if a partnership; members or managers if a limited liability company; or officers, stockholders or directors if a corporation) or managers under the age of twenty-one years? Yes ☐ No ☒		
8. Has the applicant (including any of the partners if a partnership; members or managers if a limited liability company; or officers, stockholders or directors if a corporation) or managers ever (in Colorado or any other state): ☐ ☒ ☐ ☒ ☐ ☒ a. Been denied an alcohol beverage license? b. Had an alcohol beverage license suspended or revoked? c. Had interest in another entity that had an alcohol beverage license suspended or revoked?		
If you answered yes to 8a, b or c, explain in detail on a separate sheet.		
9. Has a liquor license application (same license class), that was located within 500 feet of the proposed premises, been denied within the preceding two years? If "yes", explain in detail. Yes ☐ No ☒		
10. Are the premises to be licensed within 500 feet, of any public or private school that meets compulsory education requirements of Colorado law, or the principal campus of any college, university or seminary? ☐ ☒ or ☐ ☐ Waiver by local ordinance? ☐ ☐ Other: _____		
11. Is your Liquor Licensed Drugstore (LLDS) or Retail Liquor Store (RLS) within 1500 feet of another retail liquor license for off-premises sales in a jurisdiction with a population of greater than (>) 10,000? NOTE: The distance shall be determined by a radius measurement that begins at the principal doorway of the LLDS/RLS premises for which the application is being made and ends at the principal doorway of the Licensed LLDS/RLS. Yes ☐ No ☒		
12. Is your Liquor Licensed Drugstore (LLDS) or Retail Liquor Store (RLS) within 3000 feet of another retail liquor license for off-premises sales in a jurisdiction with a population of less than (<) 10,000? NOTE: The distance shall be determined by a radius measurement that begins at the principal doorway of the LLDS/RLS premises for which the application is being made and ends at the principal doorway of the Licensed LLDS/RLS. Yes ☐ No ☒		
13 a. For additional Retail Liquor Store only. Was your Retail Liquor Store License issued on or before January 1, 2016? Yes ☐ No ☐		
13 b. Are you a Colorado resident? Yes ☒ No ☐		
14. Has a liquor or beer license ever been issued to the applicant (including any of the partners, if a partnership; members or manager if a Limited Liability Company; or officers, stockholders or directors if a corporation)? If yes, identify the name of the business and list any <u>current</u> financial interest in said business including any loans to or from a licensee. Yes ☐ No ☒		
15. Does the applicant, as listed on line 2 of this application, have legal possession of the premises by ownership, lease or other arrangement? Yes ☒ No ☐ ☐ Ownership ☒ Lease ☐ Other (Explain in Detail) _____		
a. If leased, list name of landlord and tenant, and date of expiration, exactly as they appear on the lease:		
Landlord	Tenant	Expires
The Steel Meal, Ltd	The Friar's Fork	10/1/2031
b. Is a percentage of alcohol sales included as compensation to the landlord? If yes, complete question 16. Yes ☐ No ☒		
c. Attach a diagram that designates the area to be licensed in black bold outline (including dimensions) which shows the bars, brewery, walls, partitions, entrances, exits and what each room shall be utilized for in this business. This diagram should be no larger than 8 1/2" X 11".		
16. Who, besides the owners listed in this application (including persons, firms, partnerships, corporations, limited liability companies) will loan or give money, inventory, furniture or equipment to or for use in this business; or who will receive money from this business? Attach a separate sheet if necessary.		
Last Name	First Name	Date of Birth
Vigil	Denise	
Last Name	First Name	Date of Birth
Vialpando	Nealson	
FEIN or SSN		
Interest/Percentage		
60		
40		
Attach copies of all notes and security instruments and any written agreement or details of any oral agreement, by which any person (including partnerships, corporations, limited liability companies, etc.) will share in the profit or gross proceeds of this establishment, and any agreement relating to the business which is contingent or conditional in any way by volume, profit, sales, giving of advice or consultation.		
17. Optional Premises or Hotel and Restaurant Licenses with Optional Premises: Yes ☐ No ☒ Has a local ordinance or resolution authorizing optional premises been adopted? Number of additional Optional Premise areas requested. (See license fee chart) _____		
18. For the addition of a Sidewalk Service Area per Regulation 47-302(A)(4), include a diagram of the service area and documentation received from the local governing body authorizing use of the sidewalk. Documentation may include but is not limited to a statement of use, permit, easement, or other legal permissions.		
19. Liquor Licensed Drugstore (LLDS) applicants, answer the following:		
a. Is there a pharmacy, licensed by the Colorado Board of Pharmacy, located within the applicant's LLDS premise? Yes ☐ No ☒		
If "yes" a copy of license must be attached.		

Name	Type of License	Account Number		
20. Club Liquor License applicants answer the following: Attach a copy of applicable documentation				
a. Is the applicant organization operated solely for a national, social, fraternal, patriotic, political or athletic purpose and not for pecuniary gain?	☐	☐		
b. Is the applicant organization a regularly chartered branch, lodge or chapter of a national organization which is operated solely for the object of a patriotic or fraternal organization or society, but not for pecuniary gain?	☐	☐		
c. How long has the club been incorporated?				
d. Has applicant occupied an establishment for three years (three years required) that was operated solely for the reasons stated above?	☐	☐		
21. Brew-Pub, Distillery Pub or Vintner's Restaurant applicants answer the following:				
a. Has the applicant received or applied for a Federal Permit? (Copy of permit or application must be attached)	☐	☐		
22. Campus Liquor Complex applicants answer the following:				
a. Is the applicant an institution of higher education?	☐	☐		
b. Is the applicant a person who contracts with the institution of higher education to provide food services?	☐	☐		
If "yes" please provide a copy of the contract with the institution of higher education to provide food services.				
23. For all on-premises applicants.				
a. Hotel and Restaurant, Lodging and Entertainment, Tavern License and Campus Liquor Complex, the Registered Manager must also submit an Individual History Record - DR 8404-I and fingerprint submitted to approved State Vendor through the Vendor's website. See application checklist, Section IV, for details.				
b. For all Liquor Licensed Drugstores (LLDS) the Permitted Manager must also submit an Manager Permit Application - DR 8000 and fingerprints.				
Last Name of Manager	First Name of Manager			
Vigil	Denise			
24. Does this manager act as the manager of, or have a financial interest in, any other liquor licensed establishment in the State of Colorado? If yes, provide name, type of license and account number.		Yes ☒ No ☐		
25. Related Facility - Campus Liquor Complex applicants answer the following:		Yes ☐ No ☐		
a. Is the related facility located within the boundaries of the Campus Liquor Complex? If yes, please provide a map of the geographical location within the Campus Liquor Complex. If no, this license type is not available for issues outside the geographical location of the Campus Liquor Complex.				
b. Designated Manager for Related Facility- Campus Liquor Complex		N/A		
Last Name of Manager	First Name of Manager			
N/A	N/A			
26. Tax Information.				
a. Has the applicant, including its manager, partners, officer, directors, stockholders, members (LLC), managing members (LLC), or any other person with a 10% or greater financial interest in the applicant, been found in final order of a tax agency to be delinquent in the payment of any state or local taxes, penalties, or interest related to a business?	☐	☒		
b. Has the applicant, including its manager, partners, officer, directors, stockholders, members (LLC), managing members (LLC), or any other person with a 10% or greater financial interest in the applicant failed to pay any fees or surcharges imposed pursuant to section 44-3-503, C.R.S.?	☐	☒		
27. If applicant is a corporation, partnership, association or limited liability company, applicant must list all Officers, Directors, General Partners, and Managing Members. In addition, applicant must list any stockholders, partners, or members with ownership of 10% or more in the applicant. All persons listed below must also attach form DR 8404-I (Individual History Record), and make an appointment with an approved State Vendor through their website. See application checklist, Section IV, for details.				
Name	Home Address, City & State	DOB	Position	%Owned
Denise Vigil			owner, mgr	60
Name	Home Address, City & State	DOB	Position	%Owned
Nealson Vialpando			owner, mgr	40
Name	Home Address, City & State	DOB	Position	%Owned
Name	Home Address, City & State	DOB	Position	%Owned
** If applicant is owned 100% by a parent company, please list the designated principal officer on above. ** Corporations - the President, Vice-President, Secretary and Treasurer must be accounted for above (Include ownership percentage if applicable) ** If total ownership percentage disclosed here does not total 100%, applicant must check this box: ☒ Applicant affirms that no individual other than these disclosed herein owns 10% or more of the applicant and does not have financial interest in a prohibited liquor license pursuant to Article 3 or 5, C.R.S.				

Name	Type of License	Account Number
Oath Of Applicant		
I declare under penalty of perjury in the second degree that this application and all attachments are true, correct, and complete to the best of my knowledge. I also acknowledge that it is my responsibility and the responsibility of my agents and employees to comply with the provisions of the Colorado Liquor or Beer Code which affect my license.		
Authorized Signature <i>Denise Vigil</i>	Printed Name and Title <i>Denise Vigil, owner, mgr</i>	Date <i>9.27.21</i>
Report and Approval of Local Licensing Authority (City/County)		
Date application filed with local authority <i>10/08/2021</i>	Date of local authority hearing (for new license applicants; cannot be less than 30 days from date of application) <i>11/17/2021</i>	
The Local Licensing Authority Hereby Affirms that each person required to file DR 8404-I (Individual History Record) or a DR 8000 (Manager Permit) has been:		
☒ Fingerprinted ☒ Subject to background investigation, including NCIC/CCIC check for outstanding warrants		
That the local authority has conducted, or intends to conduct, an inspection of the proposed premises to ensure that the applicant is in compliance with and aware of, liquor code provisions affecting their class of license (Check One)		
☐ Date of inspection or anticipated date _____ ☒ Will conduct inspection upon approval of state licensing authority		
☐ Is the Liquor Licensed Drugstore (LLDS) or Retail Liquor Store (RLS) within 1,500 feet of another retail liquor license for off-premises sales in a jurisdiction with a population of > 10,000?		Yes No ☐ ☐
☐ Is the Liquor Licensed Drugstore (LLDS) or Retail Liquor Store (RLS) within 3,000 feet of another retail liquor license for off-premises sales in a jurisdiction with a population of ≤ 10,000?		☐ ☐
NOTE: The distance shall be determined by a radius measurement that begins at the principal doorway of the LLDS/RLS premises for which the application is being made and ends at the principal doorway of the Licensed LLDS/RLS.		
☐ Does the Liquor-Licensed Drugstore (LLDS) have at least twenty percent (20%) of the applicant's gross annual income derived from the sale of food, during the prior twelve (12) month period?		☐ ☐
The foregoing application has been examined; and the premises, business to be conducted, and character of the applicant are satisfactory. We do report that such license, if granted, will meet the reasonable requirements of the neighborhood and the desires of the adult inhabitants, and will comply with the provisions of Title 44, Article 4 or 3, C.R.S., and Liquor Rules. Therefore, this application is approved.		
Local Licensing Authority for <i>City of Alamosa</i>	Telephone Number <i>719-589-2593</i>	☒ Town, City ☐ County
Signature	Print	Title
Signature	Print	Title
		Date

Tax Check Authorization, Waiver, and Request to Release Information

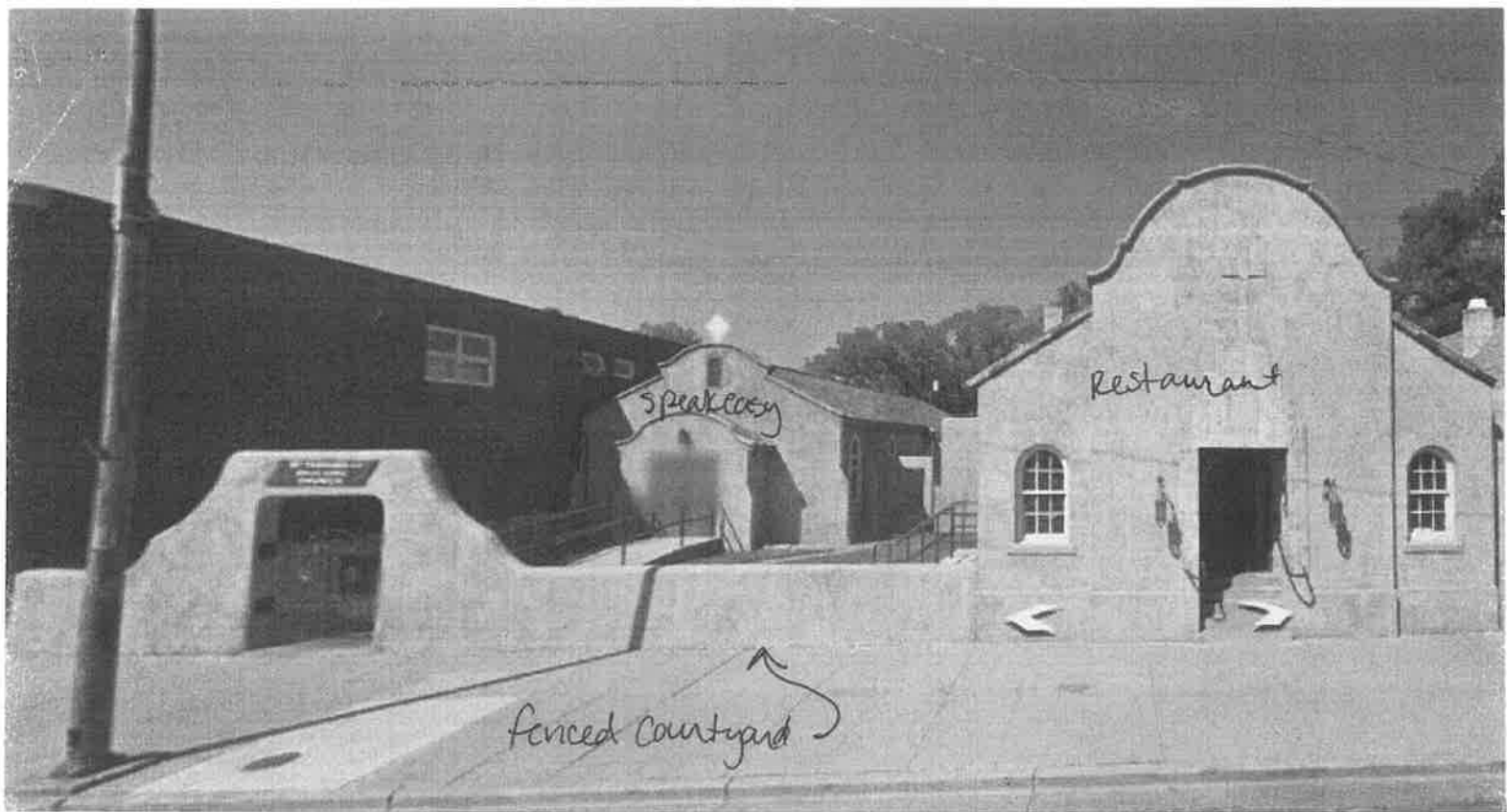
I, Denise Vigil am signing this Tax Check Authorization, Waiver and Request to Release Information (hereinafter "Waiver") on behalf of The Friar's Fork (the "Applicant/Licensee") to permit the Colorado Department of Revenue and any other state or local taxing authority to release information and documentation that may otherwise be confidential, as provided below. If I am signing this Waiver for someone other than myself, including on behalf of a business entity, I certify that I have the authority to execute this Waiver on behalf of the Applicant/Licensee.

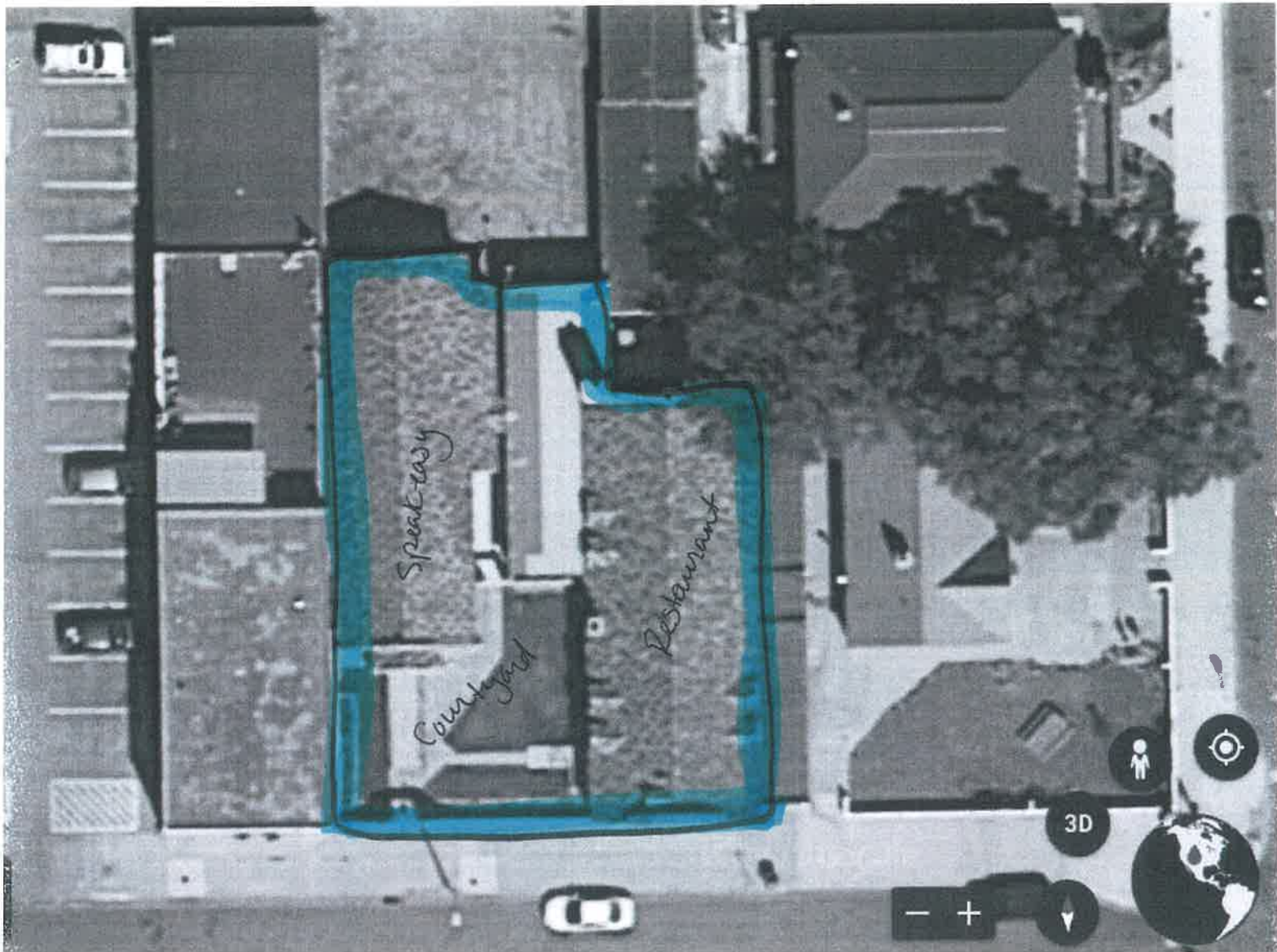
The Executive Director of the Colorado Department of Revenue is the State Licensing Authority, and oversees the Colorado Liquor Enforcement Division as his or her agents, clerks, and employees. The information and documentation obtained pursuant to this Waiver may be used in connection with the Applicant/Licensee's liquor license application and ongoing licensure by the state and local licensing authorities. The Colorado Liquor Code, section 44-3-101, et seq. ("Liquor Code"), and the Colorado Liquor Rules, 1 CCR 203-2 ("Liquor Rules"), require compliance with certain tax obligations, and set forth the investigative, disciplinary and licensure actions the state and local licensing authorities may take for violations of the Liquor Code and Liquor Rules, including failure to meet tax reporting and payment obligations.

The Waiver is made pursuant to section 39-21-113(4), C.R.S., and any other law, regulation, resolution or ordinance concerning the confidentiality of tax information, or any document, report or return filed in connection with state or local taxes. This Waiver shall be valid until the expiration or revocation of a license, or until both the state and local licensing authorities take final action to approve or deny any application(s) for the renewal of the license, whichever is later. Applicant/Licensee agrees to execute a new waiver for each subsequent licensing period in connection with the renewal of any license, if requested.

By signing below, Applicant/Licensee requests that the Colorado Department of Revenue and any other state or local taxing authority or agency in the possession of tax documents or information, release information and documentation to the Colorado Liquor Enforcement Division, and is duly authorized employees, to act as the Applicant's/Licensee's duly authorized representative under section 39-21-113(4), C.R.S., solely to allow the state and local licensing authorities, and their duly authorized employees, to investigate compliance with the Liquor Code and Liquor Rules. Applicant/Licensee authorizes the state and local licensing authorities, their duly authorized employees, and their legal representatives, to use the information and documentation obtained using this Waiver in any administrative or judicial action regarding the application or license.

Name (Individual/Business) <u>- Friar's Fork Inc.</u>		Social Security Number/Tax Identification Number <u>87-2661650</u>	
Address <u>607 Fourth St.</u>			
City <u>Alamosa</u>		State <u>CO</u>	Zip <u>81101</u>
Home Phone Number <u>719-948-7211</u>		Business/Work Phone Number	
Printed name of person signing on behalf of the Applicant/Licensee <u>Denise Vigil</u>			
Applicant/Licensee's Signature (Signature authorizing the disclosure of confidential tax information) <u>Denise Vigil</u>			Date signed <u>9/27/2021</u>
Privacy Act Statement Providing your Social Security Number is voluntary and no right, benefit or privilege provided by law will be denied as a result of refusal to disclose it. § 7 of Privacy Act, 5 USCS § 552a (note).			





SKETCH

SUBJECT INFO

File No.: ALAMOSA BLOCKS

Parcel No.: 5413-102-13-016

Property Address: 607 FOURTH STREET

City: ALAMOSA

County: ALAMOSA

State: CO

ZipCode: 81101

Owner: ST. THOMAS EPISCOPAL CHURCH

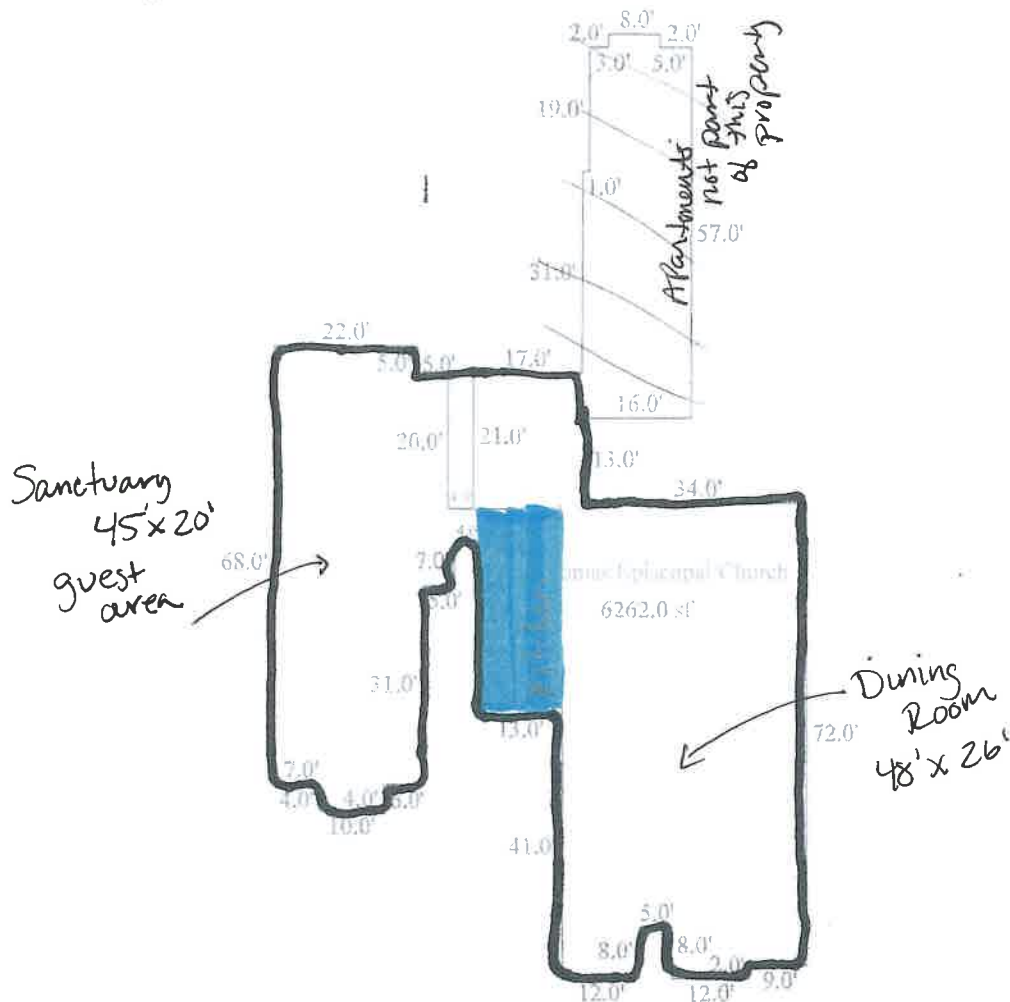
Client:

Client Address:

Appraiser Name: BL/RW

Inspection Date: 04/17/2019

SKETCH



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	St. Thomas Episco	1.0	6262.0	640.0	6262.0

RESIDENCE CALCULATION

St. Thomas Episcopal Church (GBA 1)	
04.00 x 10.00 =	40.0
02.00 x 08.00 =	16.0
16.00 x 57.00 =	912.0
22.00 x 68.00 =	1496.0
01.00 x 63.00 =	63.0
04.00 x 32.00 =	128.0
12.00 x 73.00 =	876.0
13.00 x 32.00 =	416.0
17.00 x 65.00 =	1105.0

BLDG. CALCULATION

05.00 x 05.00 =	25.0
08.00 x 12.00 =	96.0
01.00 x 07.00 =	7.0
09.00 x 71.00 =	639.0
01.00 x 52.00 =	52.0
01.00 x 51.00 =	51.0
17.00 x 20.00 =	340.0

CALCULATION ADD 3

Net BUILDING

(rounded)

6,262

NOTICE

PURSUANT TO THE LIQUOR

LAWS OF COLORADO

THE FRIAR'S FORK INC.

d/la THE FRIAR'S FORK

Has requested the licensing officials of the

CITY OF ALAMOSA

To grant

A Hotel/Restaurant license at the location to
dispense malt, vinous, and spirituous liquor

HEARING IN ADDITION TO BE HELD

At Alamosa City Hall, 300 Hurst Avenue,

Alamosa, CO 81101

Time & Date: 7:00 p.m. November 17, 2021

Date of Application 10/04/2021

Applicant Address

Denise Vigil and Nealson Valpando

607 Fourth Street, Alamosa, CO

Petitions or remonstrances

may be filed with the City Clerk

300 Hurst Avenue, Alamosa CO 81101

Posting date: October 8, 2021

ALAMOSA CITY COUNCIL COUNCIL COMMUNICATION

Subject/Title:

Executive session pursuant to C.R.S. §§ 24-6-402(4)(a) and (4)(c) to discuss funding mechanisms and options for pursuing a conservation easement on the City Ranch.

Recommended Action:

Call an executive session pursuant to C.R.S. §§ 24-6-402(4)(a) and (4)(c) to discuss funding mechanisms and options for pursuing a conservation easement on the City Ranch. Subsection (4)(c) is invoked to protect the trade secrets and confidential commercial information of Rio Grande Headwaters Land Trust, which is expected to inform Council of various funding mechanisms and the implications involved. Such trade secrets and confidential information are protected from disclosure by the provisions of C.R.S. § 24-72-204(3)(a)(IV).

Background:

The idea of placing a portion or portions of the Alamosa City Ranch in conservation easement was formally identified in the 2018 City Ranch Master Plan as both an expressed preference of public input from that process and as a viable way to invest back into recreational amenities in Alamosa's growing outdoor recreation economy. Former City Planner Dan Vaughn summarized the benefits as follows:

- The ability to generate capital needed for future recreational facilities like public restrooms, pedestrian bridges and similar expensive improvements;
- Rigorous protective measures for the riparian corridor along the Rio Grande requested by the community;
- The ability of the City to continue and expand low impact recreational trails and activities; and,
- The opportunity to continue the sustainable ranching operation on land that has traditionally supported agricultural activities.

However, putting a significant portion of City property under conservation easement would "tie the hands" of future leadership in regards to the property hence, significant deliberation and consideration is needed.

Allen Law, of Rio Grande Headwater Land Trust (RiGHT) characterized a much greater potential revenue if the easement was tied to other improvements such as river restoration of the ranch portion.

Staff views this action and process as a key vehicle to eventually connecting our fragmented open spaces in conjunction with the Riparian Park to Refuge Trail Master Plan. Specifically, the revenue generated could help pay for additional bridges for example at the high population area around Adams State. Connecting the North River Pavilion trailhead to the Riparian Park would also give much greater connectivity to our trail systems.

Out of the Ranch Plan came four distinct areas of use including the "protection overlay" for the most sensitive habitat river corridor portion, the "working ranch" portion which is the biggest in terms of area, the "special events/developed recreation area" which has the least ranching value, and the "economic development" zone along highway 17. Staff is recommending just the protection overlay and working ranch sections, totaling around 1,100 acres be included in the proposed easement. See the attached map.

The estimated time to complete an easement is around 18 months.
Allen Law will join us in the executive session to explain the financial prospects.

Issue Before the Council:

Does Council wish to enter into executive session to discuss potential grant of a conservation easement on portions of the Alamosa Ranch?

Legal Opinion:

The City Attorney will be present if there are legal questions regarding this process.

Conclusion:

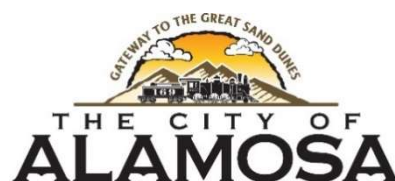
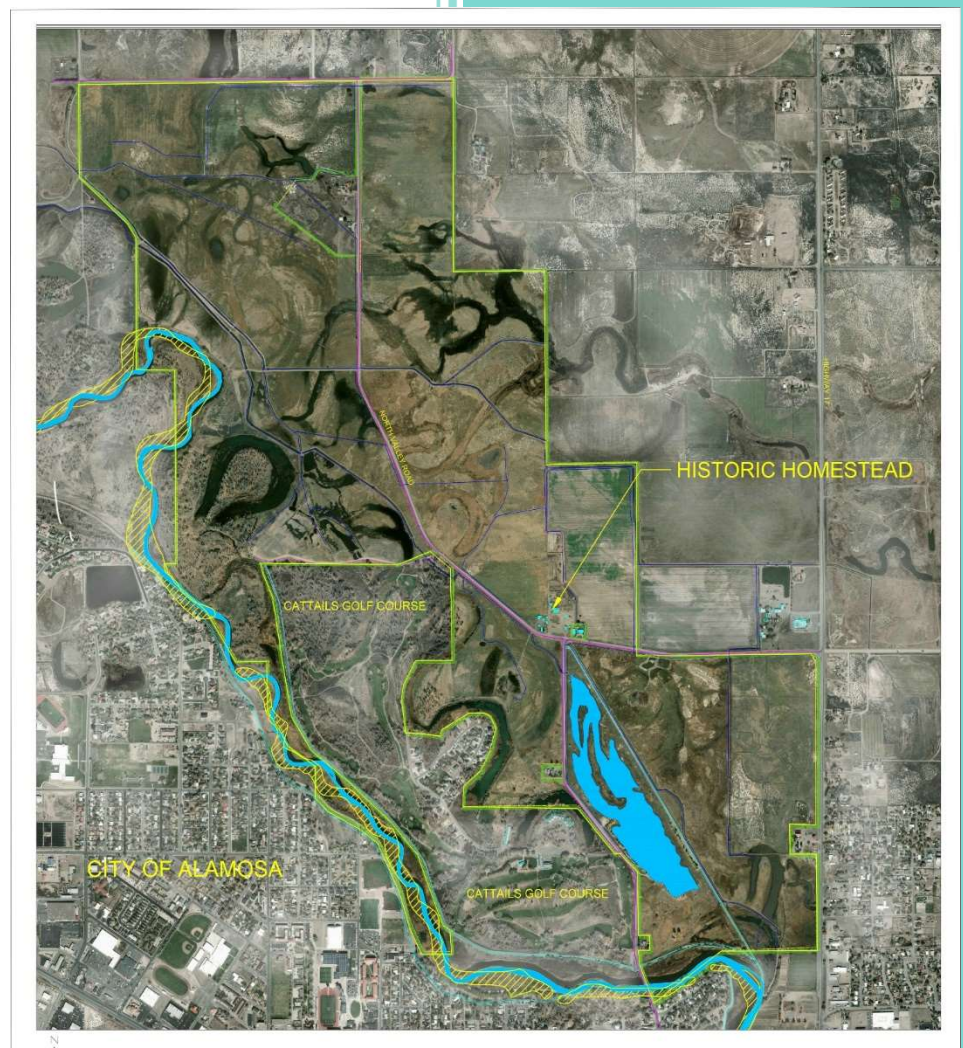
Though there are many factors to weigh; placing a portion of the Ranch under conservation easement does accomplish multiple City goals of land protection and major potential trail/quality of life improvements through leveraging the revenue that would be generated. Staff views the Riparian Park to Refuge Trail project as a legacy endeavor that would positively impact our community for generations.

ATTACHMENTS:

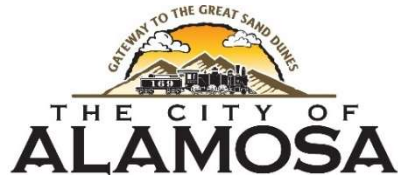
Description	Type
Ranch Master Plan	Backup Material
Potential CE Map	Backup Material
Use areas identified in the Ranch Plan	Backup Material

2018

Alamosa City Ranch Master Plan



Planning Division – Public Works Dept.
City of Alamosa
11/2/2018



ALAMOSA CITY RANCH MASTER PLAN 2018

December 5, 2018

City of Alamosa
Planning Division – Public Works Department
P.O. Box 419
300 Hunt Avenue
Alamosa, Colorado 81101
(719) 589-6631

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Background

Brief Background and History of the Alamosa City Ranch

The City's acquisition of North Thomas Ranch is well documented. Suffice to say that the 1,300 plus acre property was purchased for two primary reasons: to obtain the water rights associated with the land; and, to use a portion of the ranch as a source of soil and aggregate necessary for the Army Corp of Engineers to construct the levee on the west side of the Rio Grande.

Since the land was purchased by the City of Alamosa in 1997, there have been four documented studies examining use and management of the ranch: *The Alamosa Comprehensive Plan*, *The Alamosa City Ranch Management Plan*, August, 2012; *Draft Alamosa City Ranch Grazing Management and Recommendations*; and, *the Alamosa Community Trails and Cross Country Master Plan Final Report*. *The Alamosa City Ranch Management Plan*, August, 2012 was the only plan adopted by the City Council.

Historic uses of the property are primarily agricultural aside from some areas close to the Rio Grande which have been more or less retained as wetlands. The soils on this property, like those of the region, are often poor and require irrigation and nutrient input to be productive pasture. Cattle production is common in the area as it requires less input. Over the last century the Alamosa City Ranch has supported row crops, hay, dairy, and cattle production - common uses of land in the San Luis Valley.

The Alamosa City Ranch has two sites of historical interest. The first site is a 19th century stage coach stop which is associated historically with Alamosa's early trapping and outfitting period. This building, known as Wayside, is the oldest freestanding structure in Alamosa County. Only a hundred or so feet away, and of near equal importance, is an old dairy barn and hot water artesian well.

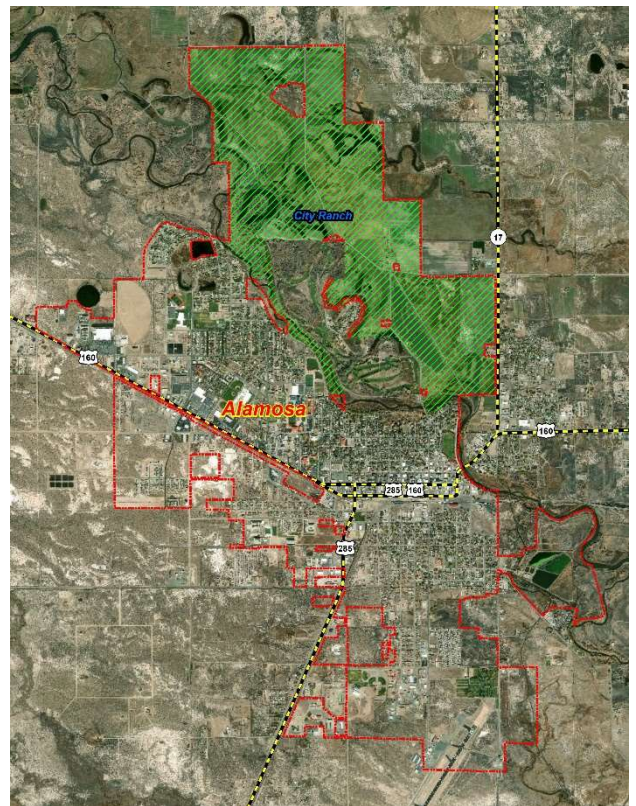


Figure 1 - Vicinity Map

After acquisition, the City entered into a lease agreement with a local ranching operation. This lease agreement provides the City a source of income to partially offset the costs of the operation and care of the property. These ranching practices continue the historic use patterns of the property and maintain the beneficial use of the associated surface water rights.

Existing Conditions

Location

The Alamosa Ranch is located on the northern side of the city and is separated from the urban development of the city by the Rio Grande. The ranch surrounds the Cattails Golf Course on three sides. North River Road bisects the ranch. Colorado Highway 17 partially borders the ranch on its east side.

The Ranch is bisected along the western boundary by the Rio Grande. The riparian corridor of the river as it crosses the Ranch provides a significant habitat for avian and terrestrial wildlife. The Ranch is also bisected by North River Road. On the east side of North River Road between Cottonwood Drive, on the south, and its T-intersection with County Road 6 South, is Blanca Vista Park. At approximately 35 acres, the pond at this park was created when soil and aggregate were excavated for construction of the levees along the Rio Grande.

The Ranch is generally flat to gently rolling with a grade that slopes from northwest to southeast toward the river. The Ranch is predominantly covered with flood irrigated pasture with pockets of irrigation-induced wetlands.

The riparian corridor along the river connects higher elevation ecosystems to the west to lower elevation ecosystems east of the Ranch and provides abundant water, food, cover, nesting and denning sites with the deciduous tree over story and shrub and herbaceous understory for a variety of wildlife. The Ranch setting is a mosaic of wooded areas, wetlands and flood irrigated meadows and pastures that provide diverse habitats.

Irrigation and Water Rights

Alamosa has a cold desert climate with long, cold winters, warm summers and dry weather year-round. Precipitation averages 7.25 inches per year. This type of climate makes irrigation a vital part of the operation of the ranch. The native woody species of Chico or Black Greasewood (*Sarcobatus vermiculatus*), Fourwing Saltbrush (*Atriplex canescens*) and Rubber Rabbitbrush (*Chrysothamnus nauseosa*) and grasses like Western Wheatgrass (*Pascopyrum smithii*), Indian Ricegrass (*Achnatherum hymenoides*) and Blue Gramma (*Bouteloua gracillius*) among others,

would soon reclaim the Ranch without irrigation. The current and historic agricultural uses of the Ranch have been reliant on irrigation water.

There are two irrigation ditches that serve the Ranch: The Independent Ditch and the Excelsior Ditch. The City of Alamosa owns an approximately 90% undivided interest in the Independent Ditch, and owns 5.5 shares in the Excelsior Ditch Company, less than 10% of the Company. One of the original reasons for purchasing the ranch was to acquire its water rights for conversion to future municipal use. In the interim, the City exercises its rights by irrigating the pastures at the ranch to raise forage for the cattle operation.

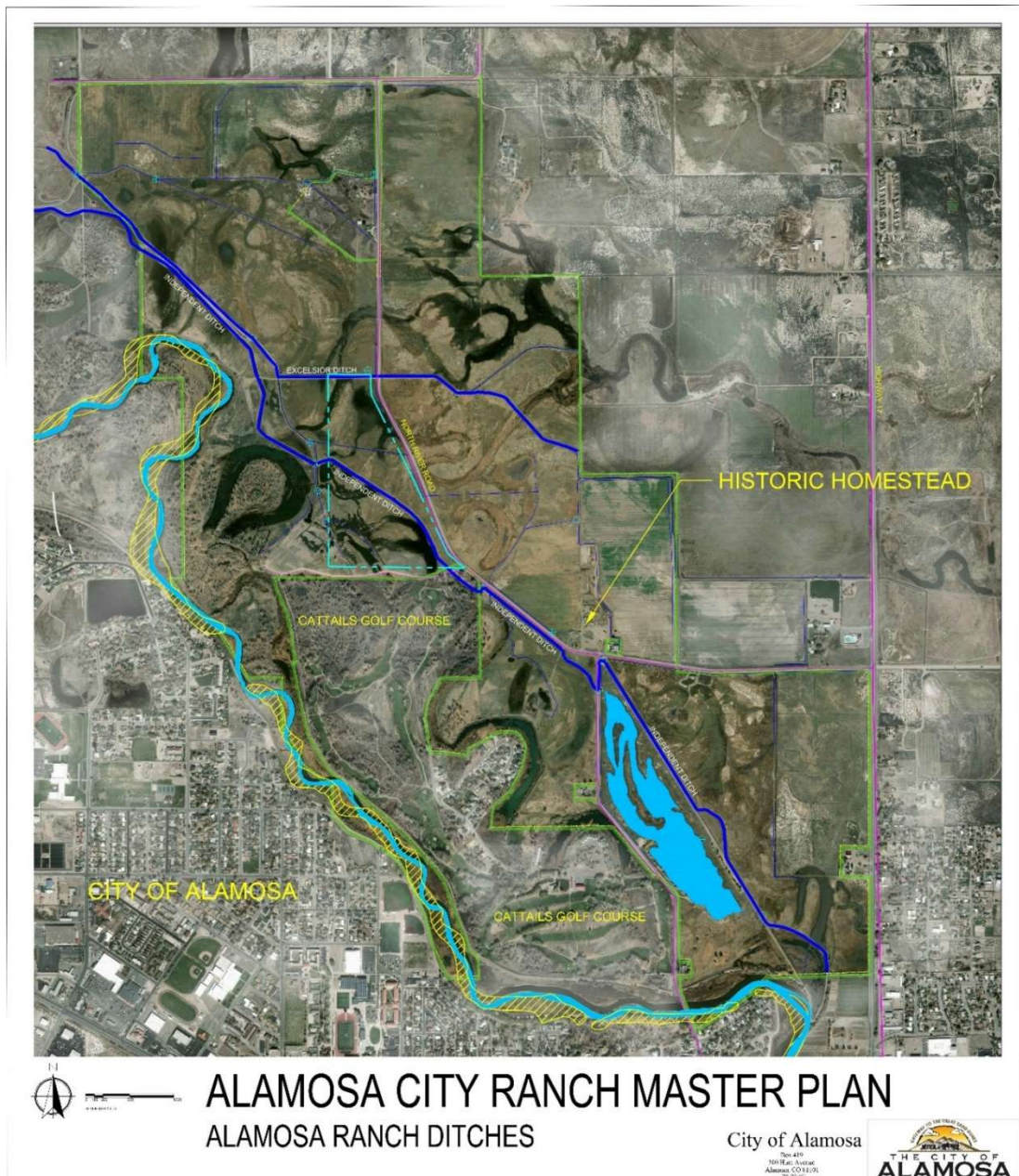


Figure 2 - Irrigation Ditches

Soils Characteristics

Soils Map

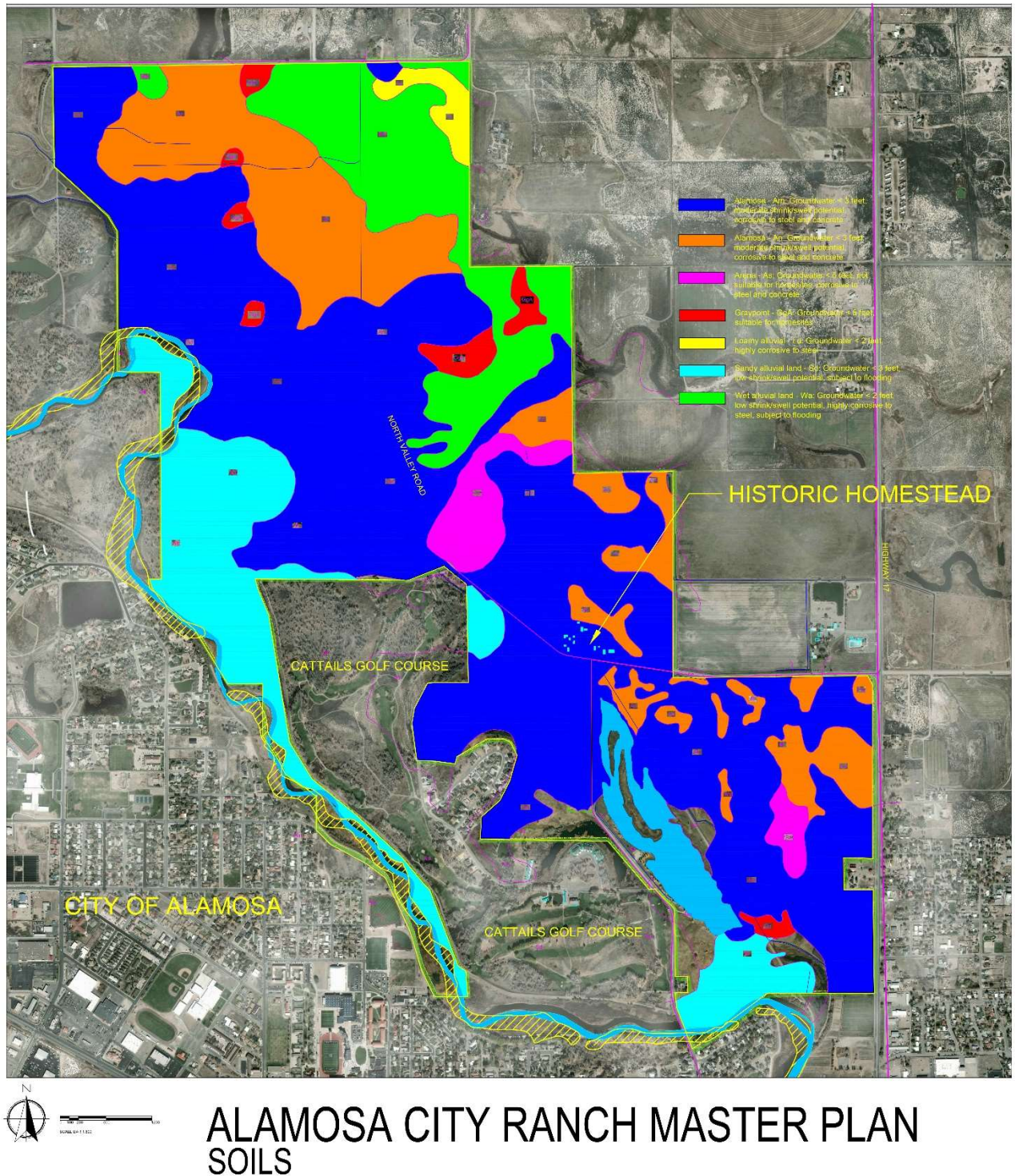


Figure 3 - Soils Map

Table 1 - Soils Suitability

Soil Suitability for Agriculture and Construction					
Soil Type	Suitability for Agriculture With Irrigation (IRR)	Suitability for Agriculture w/o Irrigation (NON)	Suitability for Residential Foundations (RES FOUND)	Corrosiveness (may negatively affect some infrastructure (COR)	Shrink/Swell (may) negatively affect roads and foundations (S/S)
Alamosa Loam	IIIw	Vw	Severe	Moderate	Moderate
Alamosa Loam, Saline	IIIw	VIw	Severe	High-Moderate	Moderate
Arena Loam	IIIsw	VIw	Moderate	High	Moderate
Graypoint	IVs	VIIw	Slight	Low	Low
Sandy Alluvial	IVs	VIIw	Severe (fl)	Low	Low
Vastine	IIIw	V	Severe (fl)	High-Moderate	Moderate-Low
Wet Alluvial	IIIw	VIw	Severe (fl)	High-Moderate	Moderate-Low

Soil Suitability for Recreation				
Soil Type	Playgrounds	Camp Areas	Picnic Areas	Paths and Trails
Alamosa Loam	Moderate	Severe (fld)	Moderate	Moderate
Alamosa Loam, Saline	Moderate	Moderate	Slight	Moderate
Arena Loam	Severe	Severe	Severe	Severe
Graypoint	Moderate	Moderate	Moderate	Slight - Moderate
Sandy Alluvial	Moderate (---)	Severe	Severe ---	Severe ---)
Vastine	Severe	Severe	Severe	Moderate Severe
Wet Alluvial	Severe (---)	Severe Flood /	Severe irrig	Severe ---)

Source: USDA, Soil Survey of Alamosa Area, Colorado, 1973

Notes: With any soils, specific site evaluations must be performed to verify the exact conditions and characteristics of soils

AG: the agricultural suitability of a soil is indicated with irrigation (IRR) and without (NON). Residential foundation (RES FOUND) is a general indicator for bearing characteristics for smaller buildings. Some infrastructure may be affected by the corrosiveness (COR) of native soils and, therefore, may require us of alternate materials of installation practices. S/S is a measure of shrink/swell potential; the greater the severity of S/S, the greater the potential for negative impacts on foundations and roadways.

The recreation suitability index is heavily influenced by the presence of water, either by periodic natural flooding or irrigation.

Capability Grouping – Capability grouping shows in a general way, the suitability of soils for most kinds of farming. The soils are grouped according to their limitations when used for field crops, the risk of damage when they are farmed, and the way they respond to treatment. This classification is not substitute for more extensive studies based on proposed uses that may fall outside of the traditional row crops or may include extensive changes to the landscape.

CAPABILITY CLASSES, the broadest groups, are designated by Roman numerals I through VIII. The numerals indicate progressively greater limitations and narrower choices for practical use, defined as below. Show here are only the classifications that are applicable to Alamosa Ranch:

- Class III soils have severe limitations that reduce the choice of plants, require very careful management, or both.
- Class IV soils have very severe limitations that reduce the choice of plants, require very careful management, or both.
- Class V soils are subject to little or no erosion but have other limitations, impractical to remove, that limit their use largely to pasture, range, woodland, or wildlife habitat.
- Class VI soils have severe limitations that make them generally unsuited to cultivation and limit their use largely to pasture, range, woodland, or wildlife habitat.
- Class VII soils have very severe limitations that make them unsuited to cultivation and that restrict their use largely to pasture, range, woodland, or wildlife habitat.

CAPABILITY SUBCLASSES

w- shows that water in or on the soil interferes with plant growth or cultivation (in some soils the wetness can be partly corrected by artificial drainage).

s- shows that soil is limited mainly because it is shallow, droughty, stony.

Habitat Assessment Based on Soil Survey

Based on the soil survey, all of the soils found on the Alamosa Ranch carry the same ratings for habitat for all identified species (see Appendix C). Actual ratings would vary based on the amount and type of cover found in stands of trees and taller brush. The Graypoint and Sandy Alluvium soil regimes provide the valuable wildlife habitat when compared to agricultural productivity (and the associated limitations for agricultural uses). The Alamosa and Arena soils provide suitable livestock and wildlife habitat. A key differentiation is in the amount of available irrigation and exposure to flooding. Generally, with irrigation, the lands are suited to raising forage crops; without irrigation, they are better suited to grazing.

Flood Plain Assessment Based on Soils Survey

The location of the 100-year (floodway and flood plain) was changed by the construction of the levee system by the City of Alamosa. Several of the soil types have more restrictive limitations when flooded (or flood irrigated). These limitations, in most cases, are significantly reduced when the flood conditions are removed. To fully evaluate locations for various uses in

relationship to soil type, it is important to consider whether the soil type at a given location is a result of natural flooding or irrigation activities.

Wetlands

According to the Army Corps of Engineers, there are no known existing wetland delineations on the property.

Management

The Alamosa City Council oversees the management of the Alamosa Ranch. The Parks and Recreation Department staff conducts the day-to-day supervision the Ranch with the assistance and advice of the City's Community Recreation Advisory Board and in conjunction with the property lessee. They act in accordance with the Code of Ordinances and use the *Alamosa City Ranch Management Plan*, to guide Ranch lessee's operations.

Current Uses

Ranching is the primary use of the Ranch and encompasses approximately 1,018 acres of the 1,300-acre property. The bulk of the land is leased to a local rancher who uses the land for cattle grazing and hay production. Other portions of the Ranch are used for wildlife viewing, trails, river put-in/take-out, fishing, limited parking and a 27-hole disc golf course. The Blanca Vista Park was acquired prior to the City's purchase of the Ranch; however, it visually functions like a de facto part of the Ranch. The historic Maddux Dairy acts as the staging area for the current ranching operations. The Maddux property is also the location of Wayside – a historic stage stop and the oldest building in Alamosa County.

Other Planning Efforts

Alamosa Comprehensive Plan

The Alamosa Comprehensive Plan (Comp Plan) notes that since the Ranch was acquired, the City has developed trails, the Oxbow Recreation Area, and Blanca Vista Park on the land. The majority of the property (1,018 acres) remains an active cattle ranch. The ranch showcases the agricultural history of the San Luis Valley with its active cattle operation and the historic dairy complex. It presents an opportunity to preserve this history as well as accommodate the city's future needs.

The following goal that pertains to the Ranch and land adjoining the Ranch has been excerpted from the Comp Plan:

GOAL CSI.9 – INCREASE OUTDOOR RECREATION OPPORTUNITIES IN ALAMOSA.

Strategy A - Expand and improve trails and outdoor recreation amenities along the river corridor.

- Acquire public access easements
- Trail extension/continuity
- River/water access
- Improve vegetation
- Visibility, signage, trailheads

Strategy B – Expand trails system accessible from in-town.

Strategy C – Pursue continuous public access and a trail along the full length of the Rio Grande levee through the city and along the north side of the river.

Strategy D – Build another pedestrian bridge across the Rio Grande.

Strategy E – Work with land management agencies to establish public recreation trails from the city to the Alamosa National Wildlife Refuge along the Rio Grande River and to design environmentally friendly trails within the refuge.

Strategy F – Develop a funding strategy and timeline for Cattails Golf Course irrigation replacement for the front 9 and eventually the back 9.

Community feedback received during the drafting of the Comp Plan regarding the Ranch is as follows:

- “Want formal preservation of The Ranch”
- “A few years ago it looked like the rec center was planning an expansion of the trail system into the Alamosa Ranch area, including a bridge over the river. What happened to that?”
- “Would like to see the Alamosa Ranch put in permanent protection, so it is available for recreation and scenic beauty without the risk of future commercial development.”

Alamosa City Ranch Management Plan, August 2012 (rev.)

The *Alamosa City Ranch Management Plan* was developed to promote and manage an active cattle ranching operation and provide exceptional outdoor recreation and education opportunities while protecting its natural, historical, and agricultural resources.

The Goals of the plan are:

- Manage selected units to support an active cattle ranching operation.
 - Maximize browse, forage, and pasture yields utilizing grazing guidelines
 - Institute grazing guidelines
 - Increase diversity and forage quality and quantity

- Minimize drought effects on soil and plants
- Maintain or improve water quality
- Maintain flexibility for use of the property to be able to meet future economic and civic needs to include providing the residents of Alamosa with a supply of water for future use.
- Preserve elements of Alamosa’s ecological and cultural heritage for the benefit of future generations.
- Provide continued and increased recreational opportunities on the property including: trails, wildlife viewing, fishing, camping, and environmental education.

Table 2 - Ranch Management Units

The 2012 *Ranch Management Plan* had created management units, shown on the map and table below, that consider recommendations made by USDA and the Natural Resources Conservation Service (NRCS) other plans submitted to the then constituted Ranch Board. Units 1-15 are identified for use by the cattle ranching operation, unit A as recreational, and unit B as historical. Additionally, the boundaries for units 1-15 have been typically identified by using existing fence lines, irrigation ditches, and incorporating the need for better grazing management through the establishment of smaller and consistently-sized units. These units can be consolidated or divided as needed to meet future management goals or as new situations arise. The acres of land for each of the management areas listed below are approximations.

Management Units	
Unit Name	Acres (approx.)
1	117
2-3	162
4	102
5	57
6	57
7	103
8	85
9	45
10	15
11A	36
11B	21
12	60
13	75
14	60
15	23
A - Disc Golf/Oxbow	105
B - Dairy	12

Draft Alamosa City Ranch Grazing Management and Recommendations

The Draft *Alamosa City Ranch Grazing Management and Recommendations* report was developed by Cynthia Villa, Range Specialist for the NRCS in October, 2011. The purpose of the report was to provide grazing management guidelines for agricultural and ecological values of the Ranch. The objectives were as follows:

- Operate for ecological and economic sustainability
- Improve wildlife habitat
- Maximize, browse, forage and pasture yields
- Increase diversity and forage quality and quantity
- Minimize drought effects on soils and plants
- Maintain or improve water quality
- Improve aesthetics for the community and visitors
- Increase opportunity for recreation and education

Alamosa City Ranch
Management Parcels



Figure 4 - Management Units

Source: Alamosa City Ranch Management Plan, August 2012 (rev.)

The document has numerous blank underscores reserving space for data. There is no evidence the document was ever completed.

Alamosa Community Trails and Cross County Site Master Plan Final Report

The *Alamosa Community Trails and Cross County Site Master Plan Final Report*, dated November 27, 2012, prepared by Loris and Associates was never adopted by the City Council. The purpose of the project was to develop a plan for a multi-use path and amenities located in the Alamosa City Ranch located east of the Rio Grande, north of the Cattails Golf Course (see graphic below). The project was funded by a \$75,000 Great Outdoors Colorado (GOCO) planning grant with the City contributing \$25,000 for a total project cost of \$100,000. The project goal was to develop the plan to provide direction and cost estimates from which additional construction funding could be obtained.

The Loris Plan includes design concepts for trails, (NCAA specification) cross-country training facilities, signage and wayfinding, landmark art, interpretation signage and site features like shelters/pavilions, restrooms, information kiosk and race award podiums. The Parks and Recreation staff continue to use the document as a reference manual.

The final report was submitted to Heinz Bergann, Park and Recreation/Library Director on November 27, 2012. There is no record of the plan being adopted by the City Council.

Planning Process

The creation of this Alamosa Ranch Master Plan involved a planning process consisting of several steps, including meetings with staff, reviewing feedback from Council worksessions and community meetings reviewing the proposed Rio Bravo Recreation Vehicle (RV) park (involving a proposed swap of land along the river in the Cattails subdivision for land in the Alamosa Ranch), internet surveys, comments submitted to the City web page, review of other planning efforts, and public meetings.



Figure 5 - Loris Project Site

Staff Input

Staff input on the project involved staff from the City Manager's office, Parks and Recreation, Public Works and the Planning Division. Initial meetings involved goal setting (what do we want to achieve with this project?), determining methods of community outreach and defining target dates for community meetings and adoption hearings. Two main goals for the project were identified: the plan should include feedback received from a broad cross-section of the community; and, the plan must provide decision making criteria on which the current and future City Councils could base informed decisions about the ranch.

Public Process

The public process related to this planning effort attempted to reach as many residents as possible by using social media, newspaper notices and articles, radio interviews, comments posted on the City's web page and two community meetings on consecutive evenings. Thirty people attended the first community meeting and twenty attended the second meeting.

Those attending the public meetings were presented a series of maps illustrating current pasture management areas, wetlands and riparian habitat, trails, existing development sites and soils information. This information was synthesized into an Opportunities/Constraints map. The intent was to provide the public with information on the location of activities on the ranch that would influence where they would direct various uses and activities. The maps can be found in Appendix B.

Those in attendance at the community meetings were asked to provide their thoughts about existing uses of the ranch; open space preservation, recreational opportunities that could be expanded or newly developed; areas of the ranch that should receive enhanced conservation or protection efforts; and, areas of the ranch that might be suitable for future economic development. In addition, attendees were asked to use markers on maps of the ranch to specifically identify areas of concern or locations for new trails or other activities.

The preservation/conservation of the ranch was a popular response. Several of the participants wanted complete preservation of the ranch as it exists today; however, there were some attendees that felt that the portion of the ranch along Colorado Highway 17 was suitable for some type of economic development. Many believed continued recreation activities at the ranch were important. Expanded recreation activities were supported provided they were low impact and had little or no visual impact to the ranch. There was support for continuing the ranching operation at the ranch. Some of commenters suggested "holistic ranching" or similar sustainable land management techniques be used to manage the pastures. Other suggestions

included using some of the ranch ditch rights to flood pastures to restore old wetland areas to create additional wildlife habitat.

Based on the feedback received from community meetings and the City's web page, it was apparent that an active and involved contingent of the community wants to see the Ranch "stay much the way it is," while another contingent that is less organized or vocal seems to want the Ranch property to be conserved much the way it is with some level of new recreational and some reasonable, low impact economic development provided there is some public benefit from those uses. There is no strong advocacy for a particular new recreational or economic development use at this time, only a desire to allow the options to remain open.

Findings

Land Use

Staff used the feedback from the community meetings and the web site comments to formulate a Land Use Area map. This map is a consolidation of the maps prepared at the public meetings, comments received from the community and comments received from City staff.

The map illustrates four (4) land use area or zones:

- Protection Overlay
- Working Ranch
- Special Events/Developed Recreation
- Economic Development Opportunity

The map also illustrates the location of Blanca Vista Park, the Rio Bravo RV Park site and the property known as "The Exchange Parcel."

The areas identified on the map are not meant to be exact to surveyor precision. The broad lines depicted on the map that separate the zones are approximately 75 feet wide at the scale of the map. The boundaries are advisory only and may be moved based on more detailed field investigations and additional study. The Land Use Areas may grow or shrink based on more detailed research and study.

Protection Overlay (approximately 170 acres): The Protection Overlay area is the portion of the Ranch that borders the Rio Grande and contains the most significant wildlife habitat found on the Ranch including the riparian corridor along the river, wetlands and Cottonwood galleries. This area also includes most of the trails at the Ranch and the Oxbow Recreation Area that includes the disc golf course, a parking area and a raft/canoe/paddle board put-in take-out and a portion of the levee.

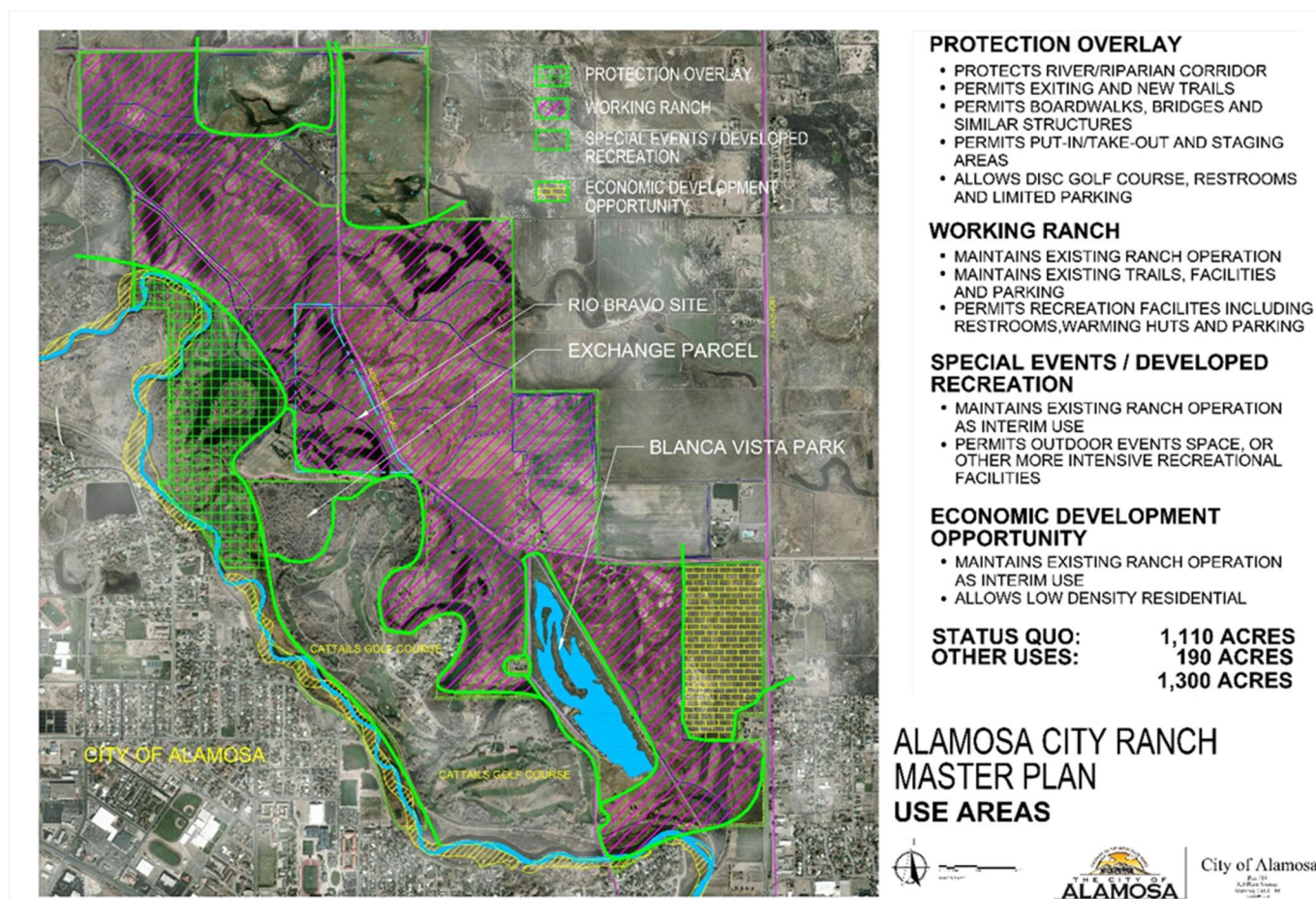


Figure 6 - Ranch Land Use Areas

Working Ranch (approximately 940 acres): The Working Ranch Area is based on current pasture configurations, availability of water and quality pasture production as determined by the 2012 Ranch Management Plan. This area also includes the Maddux homestead which is used for the ranch staging area.

Special Events/Developed Recreation (approximately 115 acres): This portion of the Ranch has high groundwater, areas of saline and alkali soils and is not very productive pasture land. The events that have historically occurred and the events the City would like to promote are outgrowing the capacity of Cole Park. Therefore, the City needs to find a site for large scale events and activities. This site appears to fulfill those needs. Like the other Land Use Areas identified in this plan, the area needs additional study before committing to a use or uses for the site.

Economic Development Opportunity (approximately 75 acres): The Economic Development Opportunity area is bounded by a major highway and is adjacent to existing commercial and

industrial development. This portion of the Ranch could be used for a variety of low intensity uses that provide revenue to the City through property and/or sales taxes. The ranch operations would continue on the property until such decisions are made.

Conservation

As noted previously, the feedback received from community meetings and the City's web page made it clear an active and involved contingent of the community wants to see the Ranch "stay much the way it is." This group was vocal about using conservation easements to protect the ranch from residential and commercial development. The City originally had concerns a conservation easement may not offer the flexibility the community may want over the long-term management of the Ranch. A conservation easement, no matter how lenient or restrictive gives control to a third party. Conservation easements are typically an instrument that offers little or no opportunity for amendment and run with the land in perpetuity.

City staff had proposed creating a land use designation (similar to a zoning district) that would be brought before electors to be incorporated into the City Charter and require a vote of the citizens to amend. This places control with the citizens of Alamosa and not a third party. The intended result is to adequately conserve the property, while providing the community with a mechanism for amending decisions made in 2018 the community may want to change many years in the future.

Discussions with staff at the Rio Grande Land Trust provided some insight into how the City may structure a conservation easement that balances the flexibility City staff desires and protection of the land the community desires.

Preliminary estimates for the sale of a conservation easement vary significantly depending on the intrinsic value of the protected habitat and the acres of open space protected. Some of the benefits of a conservation easement are:

- The ability to generate capital needed for future recreational facilities like public restrooms, pedestrian bridges and similar expensive improvements;
- Rigorous protective measures for the riparian corridor along the Rio Grande requested by the community;
- The ability of the City to continue and expand low impact recreational trails and activities; and,
- The opportunity to continue the sustainable ranching operation on land that has traditionally supported agricultural activities.

Any conservation easement would need to allow for dry-up of irrigated lands under the Independent Ditch in amounts sufficient to replace post-pumping depletions in the context of the City's contemplated augmentation plan. The plan would rely on accretion credits generated by pumping of the City's wells to replace injurious depletions to surface streams, but if well pumping ceased, those accretion credits would also cease, while injurious depletions would continue for up to 20 years, requiring a source of water to offset them. The historical consumptive use under the Independent Ditch provides an ideal source.

The placement of a conservation easement on the ranch may also be affected by a financial encumbrance. As Figure 7 illustrates, a significant part of the land area of the ranch was used to guarantee the financing of additional water rights. The unencumbered portion of the ranch is primarily the river corridor and the riparian vegetation along the river.

Revenues generated from the sale of a conservation easement should be placed in an account earmarked specifically for the use of recreation improvements at the ranch.

Recreation projects should focus on connectivity, river access, and sanitation. A pedestrian bridge over the Rio Grande connecting the Ranch with the Adams State University campus, the Chefas Wildlife Park or a suitable location in this proximate area should be the top priority. The parking lot at the Oxbow Recreation Area/disc golf course/archery range would be an ideal location for public restrooms.

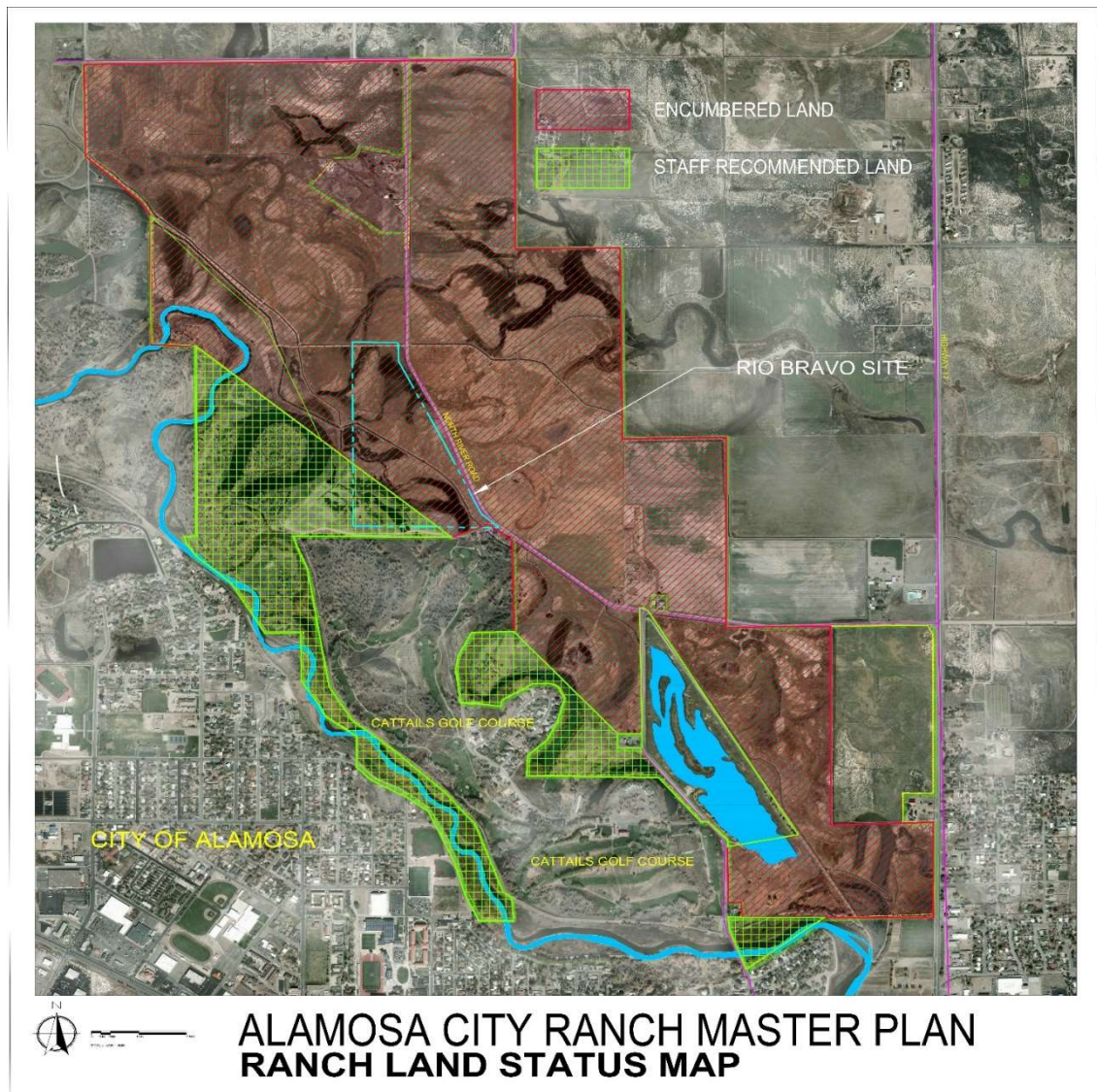


Figure 7 - Conservation Easement Availability

Recreation

As previously noted, the Parks and Recreation Department is aware that there might be a need for a large scale events/activity space in the City. Cole Park has served the City admirably in providing a venue for the various, shows, exhibits, concerts and other activities; however, some of the more popular events like the Early Iron Car Festival or Show are rapidly outgrowing the space. The Ranch could be a likely place to put such a venue.

A consistent theme throughout the community outreach meetings was the desire to continue or expand low impact recreation at the Ranch. Low impact recreation and facilities includes, but are not limited to, the following:

-
- Non-motorized trails (walking and biking)
 - Boardwalks
 - Wildlife viewing
 - Wildlife blinds
 - Rafting/canoeing/paddle boating/inner tubing
 - Nordic skiing
 - Primitive camping
 - Disc golf

A more complete description of low-impact recreation can be found in Appendix E - Low-Impact Recreation Management Practices.

As part of the public outreach efforts, the City received feedback requesting equestrian trails at the Ranch. This input requires additional research and planning to determine if an appropriately sized area could be dedicated for such use. The parks and Recreation Advisory Board noted that mixing pedestrians, cyclists and horses may not be appropriate until suitable trail etiquette protocols can be implemented.

Public restrooms, pedestrian bridges and wildlife blinds are some the structures permitted in the Conservation area. One or two additional boat ramp staging areas may also be installed. These ramps will require the acquisition of Army Corp of Engineers Nationwide Permit 36 to ensure that the boat ramp facilities are not considered fill or require mitigation for the disturbance of wetlands along the river.

Levee Reconstruction

In the fall of 2017, the Federal Emergency Management Agency (FEMA) notified the City that the levee along the Rio Grande needed to be brought up to current Army Corps of Engineers specifications. An engineer was hired in the spring of 2018 to begin the process of redesigning the levee system. The reconstruction of the levee will require a source of soil and aggregate. As previously noted, structural fill materials for the original levee construction came from the ranch. The soils most suitable for structural fill material appears to be in Units 4, 5 and 15. Additional studies will be required verify soil suitability for the reconstruction activity.

The excavation of soil and aggregates should be coordinated with the NRCS to ensure the remediated land is restored as a viable wildlife habitat and fishery. Any spoils from the levee reconstruction should also be put to beneficial use as new recreation facilities, trail surfacing, or similar uses.

Water Management

Colorado uses a system of water allocation known as the Prior Appropriation Doctrine. Under this doctrine, the first appropriator of water has a senior right to that water, and that right must be satisfied before any subsequent rights junior to that right can receive water. The Division of Water Resources administers all surface and ground water rights throughout the state and ensures that this doctrine is enforced.

One of the reasons the City acquired the Ranch was to supplement its portfolio of water rights. The Ranch uses decreed groundwater wells for stock watering and decreed surface water from the Rio Grande for irrigation. Any change in the use of water requires the permission of the Courts. The Excelsior Ditch rights are further limited by Ditch Company bylaws that restrict the use of the Excelsior Ditch to agricultural purposes on specifically identified lands.

For the City to convert irrigation water to other uses it must get the permission of the Courts through approval of an application for change of water right. This is referred to as an “adjudication.” Water rights must also be “exercised.” This means they must be put to beneficial use or the right is subject to a declaration of abandonment by the Courts. The City currently exercises the Ranch water rights by irrigating pastures through the lease agreement. As the City’s needs change there may be a time when the City might want to use the water for other purposes and will need to request the Courts to convert some of the Ranch irrigation rights to the other uses. These changes would also need to be consistent with ditch by-laws. If these irrigation rights are converted the previous use of the water must be terminated.

During the public meetings, suggestions were made that the City resurrect some historic wetlands at the Ranch by using irrigation water to flood these areas and allow the wetlands species to re-establish themselves. Using irrigation water for the creation of wetlands will require an adjudication to get the Court’s permission to modify the water use.

Rio Bravo/Exchange Parcel

A 325 space recreation vehicle resort tentatively named the Rio Bravo RV Resort, was originally proposed for construction on a portion of the Cottonwood Subdivision adjacent to the golf course. During a series of worksessions and community meetings held by the City Council and the developer it became apparent the community was concerned about a portion of the proposed development that encompassed a Cottonwood gallery that was popular for wildlife and bird watching. This site also included a popular trail along the river. Not wanting to completely deny the developer and the City of this economic development opportunity, several

people in the community suggested the developer trade the Cottonwood gallery for a portion of the Ranch that was not a wildlife habitat.

A 70-acre parcel across Maddux Road (the road out to the disc golf/archery parking lot) from the original development site was identified by the developer. An exchange was proposed to swap the parcel with the wildlife habitat (aka The Exchange Parcel) for the 70-acre parcel. The contract for the exchange restricted use of the property to those land uses permitted in the City Agriculture zoning district. The agreement went on to further restrict any extractive or noxious uses normally permitted in the Agriculture district. The agreement was approved by City Council on April 18, 2018. The agreement was to be consummated at the time the development group demonstrated to the City they had the financial capacity to complete the project. As of the writing of this document (November, 2018) the development group has not reported back to the City.

If the exchange is completed and the RV resort is not constructed, there is a chance there will be a 70-acre privately owned parcel at the edge of the Ranch adjacent to the golf course. The absence of the RV resort may result in the construction of two 35-acre homesites/ranchettes. This would likely have a negligible impact on any ranching or conservation efforts at the Ranch.

Ranching

The cattle operation is currently leased on a year to year basis. The revenue from the lease funds the annual improvements required at the ranch. The current lessee uses the *Alamosa City Ranch Management Plan, August 2012 (rev.)* (Management Plan) as a baseline for the land management of the Ranch. The Management Plan offers the best management practices (BMPs) the City currently has for running the cattle operation at the Ranch. The management objectives of the plan can be found in Appendix B.

Parks and Recreation staff do not have the expertise to determine if the Ranch lessee is following the Management Plan as prescribed. Future leases should include periodic inspections by local NCRS staff to evaluate the lessee's performance and compliance with the terms of the lease.

A few members of the community encouraged the City to change from the current pasture rotation style of management to 'holistic' ranch management.

The idea of holistic planned grazing began in the 1960s when Allan Savory, a wildlife biologist in Southern Rhodesia, set out to understand desertification. Savory was influenced by the work of André Voisin and the ineffectiveness of mainstream rangeland science of the time. Savory concluded that the spread of deserts, the loss of wildlife, and the human impoverishment that

always resulted were related to the reduction of the native herds of large grazers. Livestock could be substituted to provide important ecosystem services like nutrient cycling when mimicking the relationship of native grasslands with native grazers.

Regional land managers had found that while rotational grazing systems can work for diverse management purposes, scientific experiments had demonstrated that they do not necessarily work for specific ecological purposes. Basically, large numbers of cattle were placed in small pastures where for short periods so that cattle hooves could break up the soil in integrate the concentrated manure into the soil matrix and making forage growth more productive

A common criticism of holistic grazing is that while farmers and ranchers around the world believe that it works for them, most range scientists have not been able to experimentally confirm that intensive grazing systems similar to those at the center of holistic management show a benefit and claim that managers' reports of success are anecdotal. There are a few holistically managed ranches in the region: The James Ranch in La Plata County (just north of Durango), the Whitten Ranch in the north end of the San Luis Valley and the Zapata and Chico Basin Ranches near Colorado Springs. Further investigation and consultation is necessary to determine if the Alamosa City Ranch should be converted to this style of land management.

Until that investigation is complete, the traditional management of the Ranch should continue as currently practiced in consultation with the NRCS. Alternative ranch management practices, such as Holistic Ranch Management may be discussed with future lessees of the Ranch in consultation with the NRCS and land owners experienced with these management practices.

Community Farming Reserve: The Recreation Advisory Board suggested that an area be set aside for community farming. The intention is not to compete with the Alamosa Farm Park, but to reserve a small amount of land for the local production of vegetables. The community farm site would serve as an adjunct to the Farm Park as it nears its capacity. This site should be selected based on suitable soils types or soils that can be amended to provide a suitable growing medium for produce. The site should also have access to irrigation. Any conservation easement placed on the ranch should include provisions for community farming as a permitted use of the land.

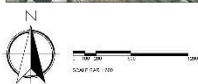
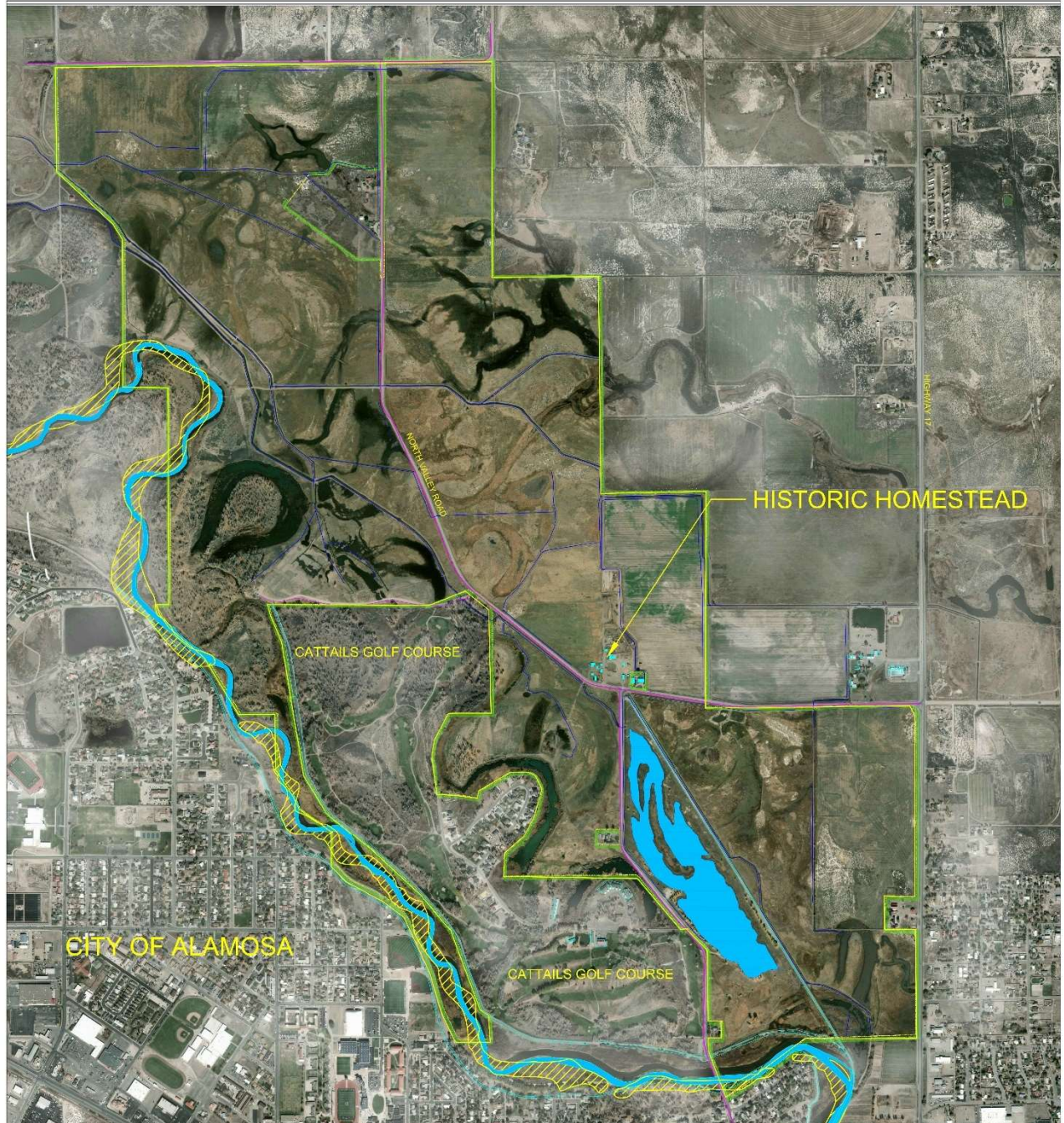
Economic Development

The City does not currently have plans or prospective candidates for economic development of the Ranch. The primary intent is to reserve some City owned property for an economic development opportunity that may present itself in the future.

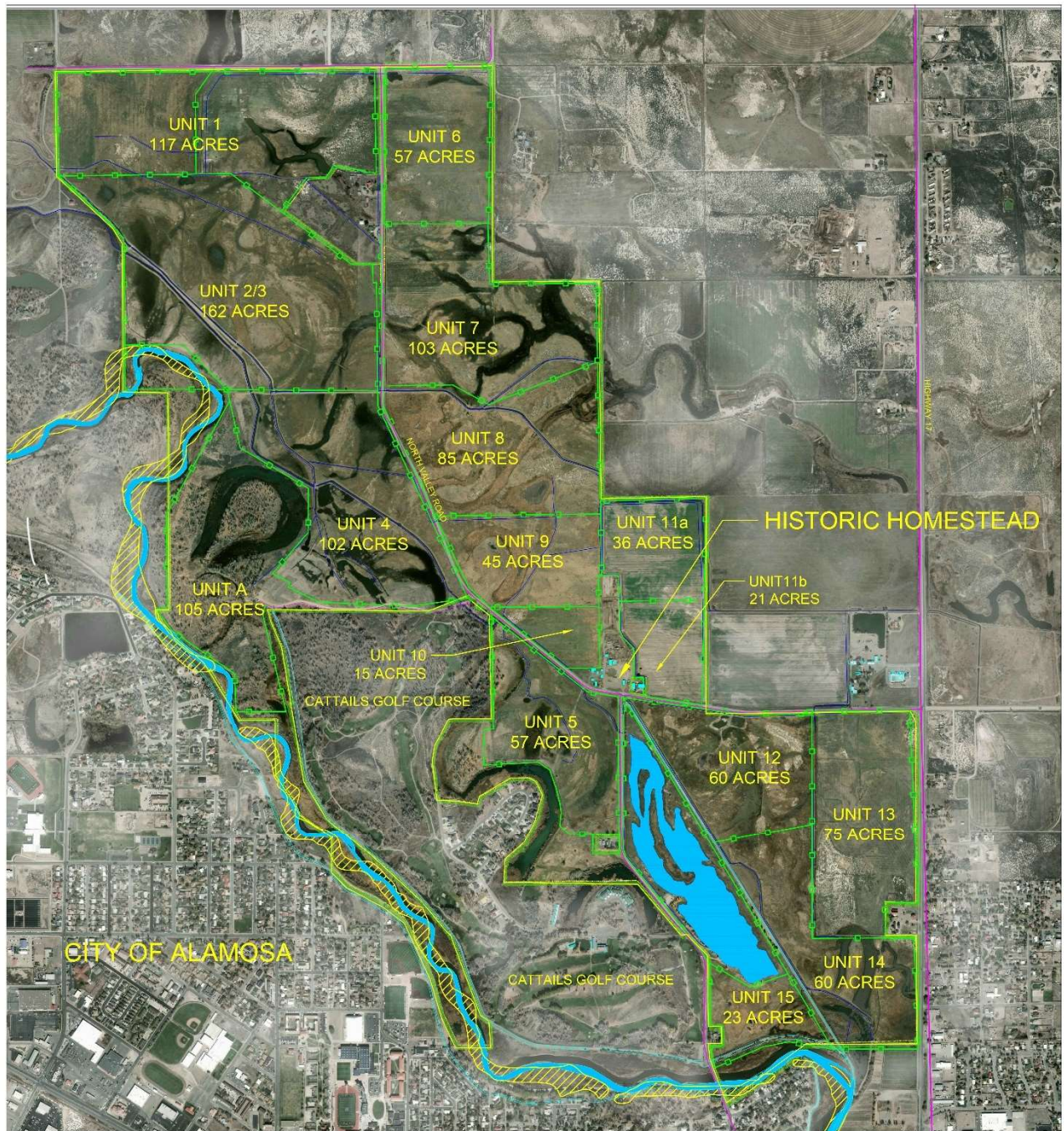
Economic development opportunities commonly present themselves when you least expect them to happen. Reserving some land for development allows the City to respond quickly when the opportunity is presented.

Appendix A

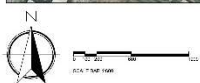
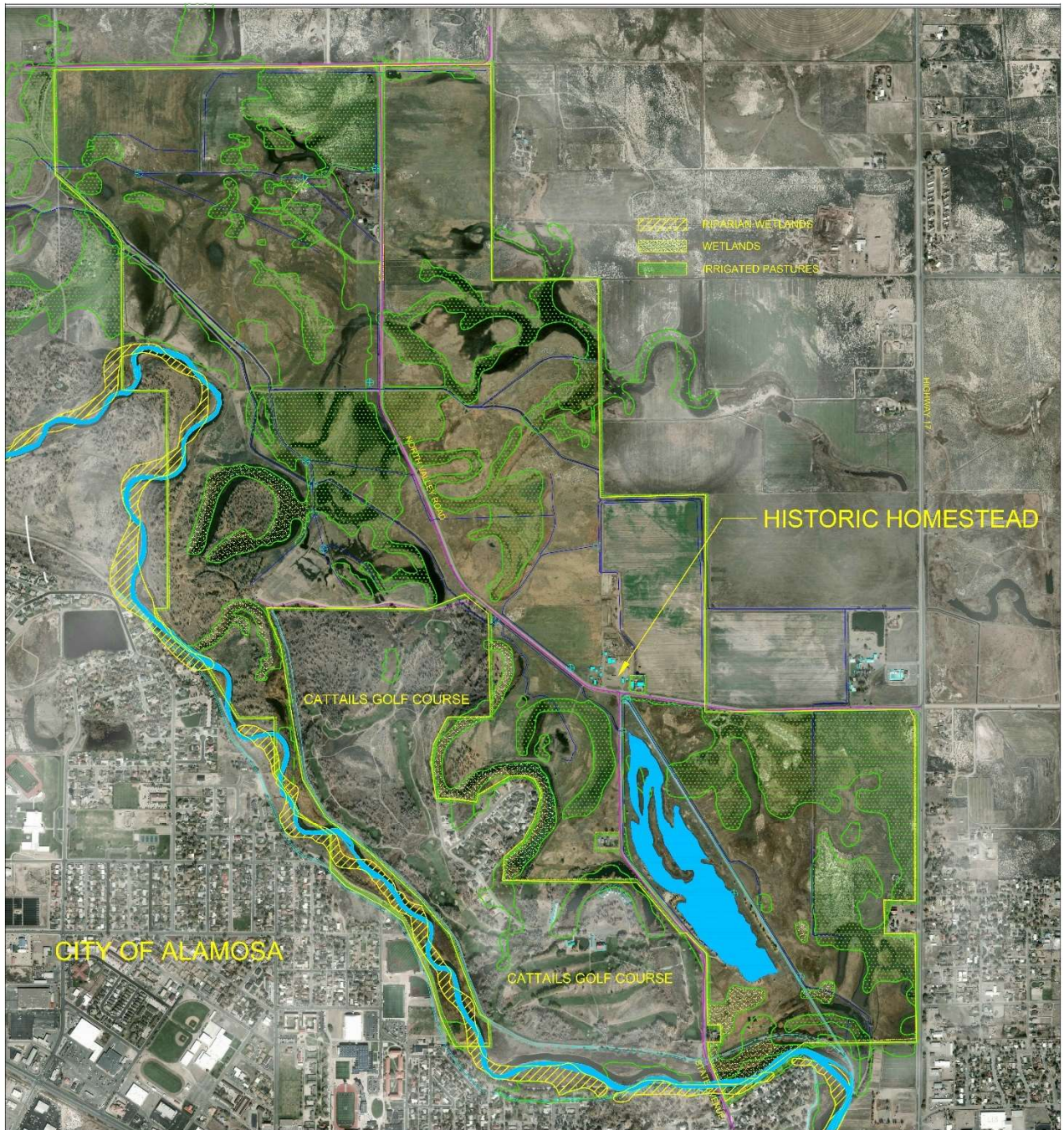
Land Analysis Mapping



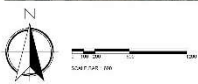
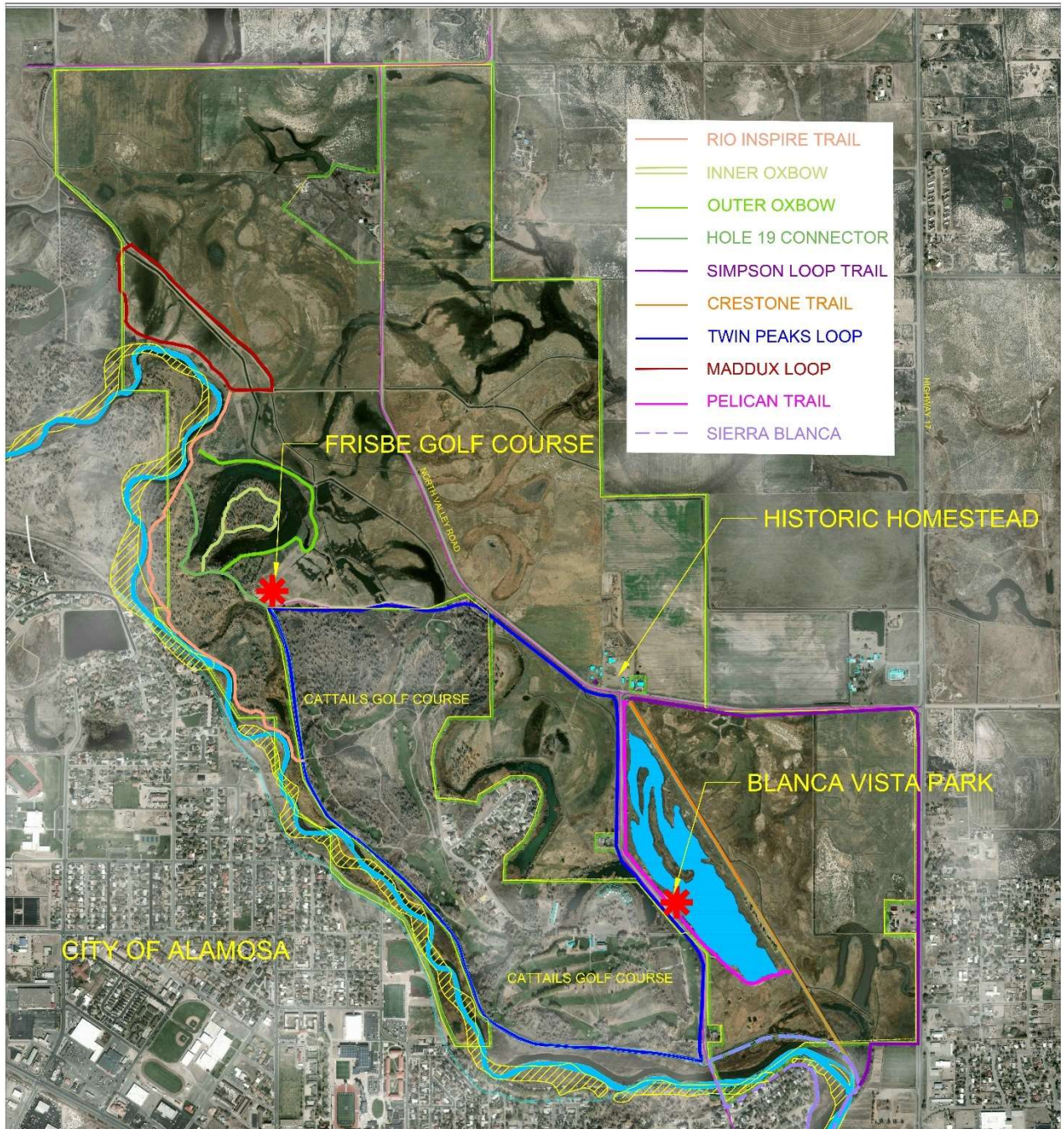
ALAMOSA CITY RANCH MASTER PLAN ALAMOSA RANCH



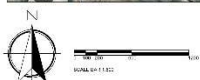
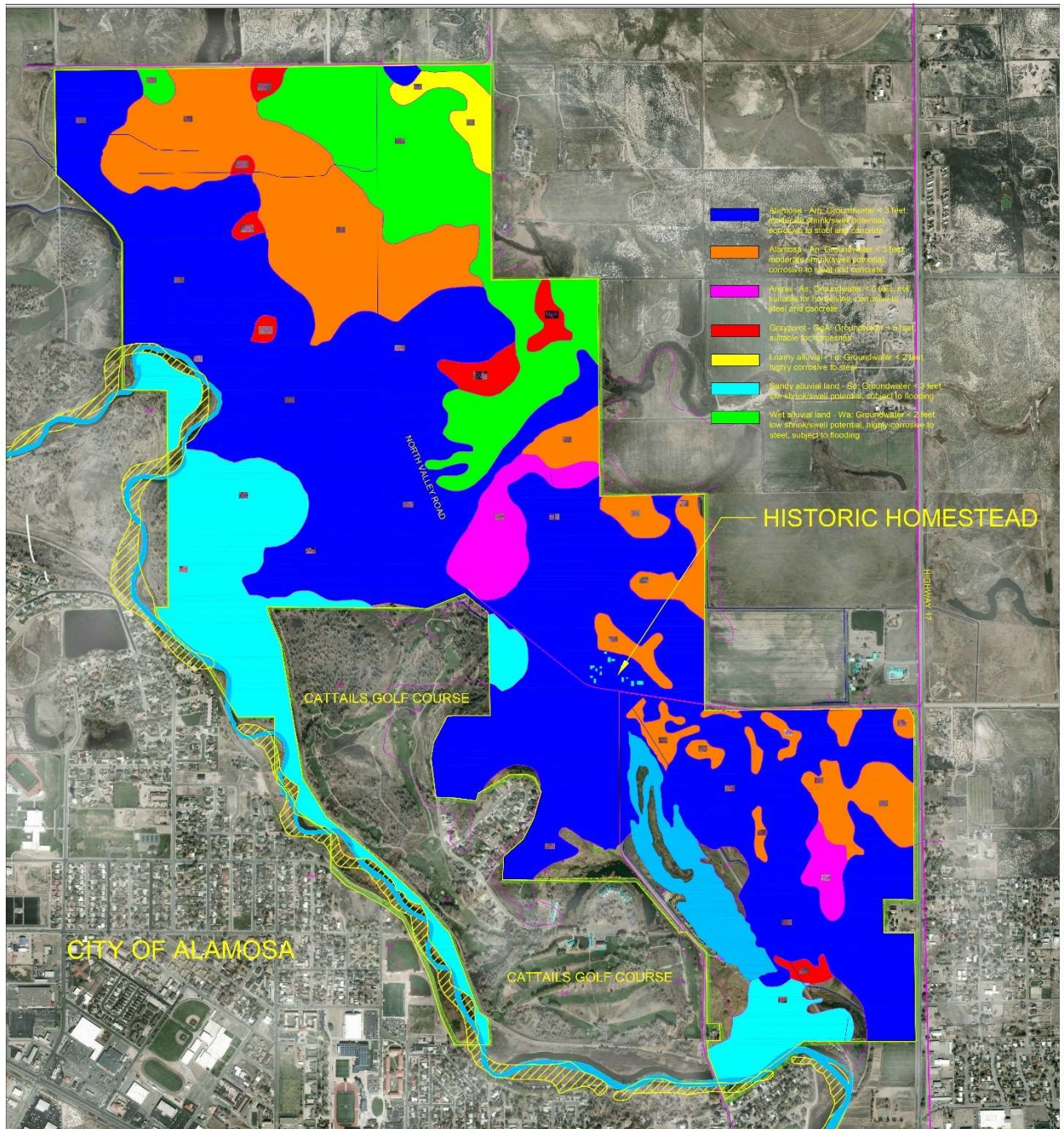
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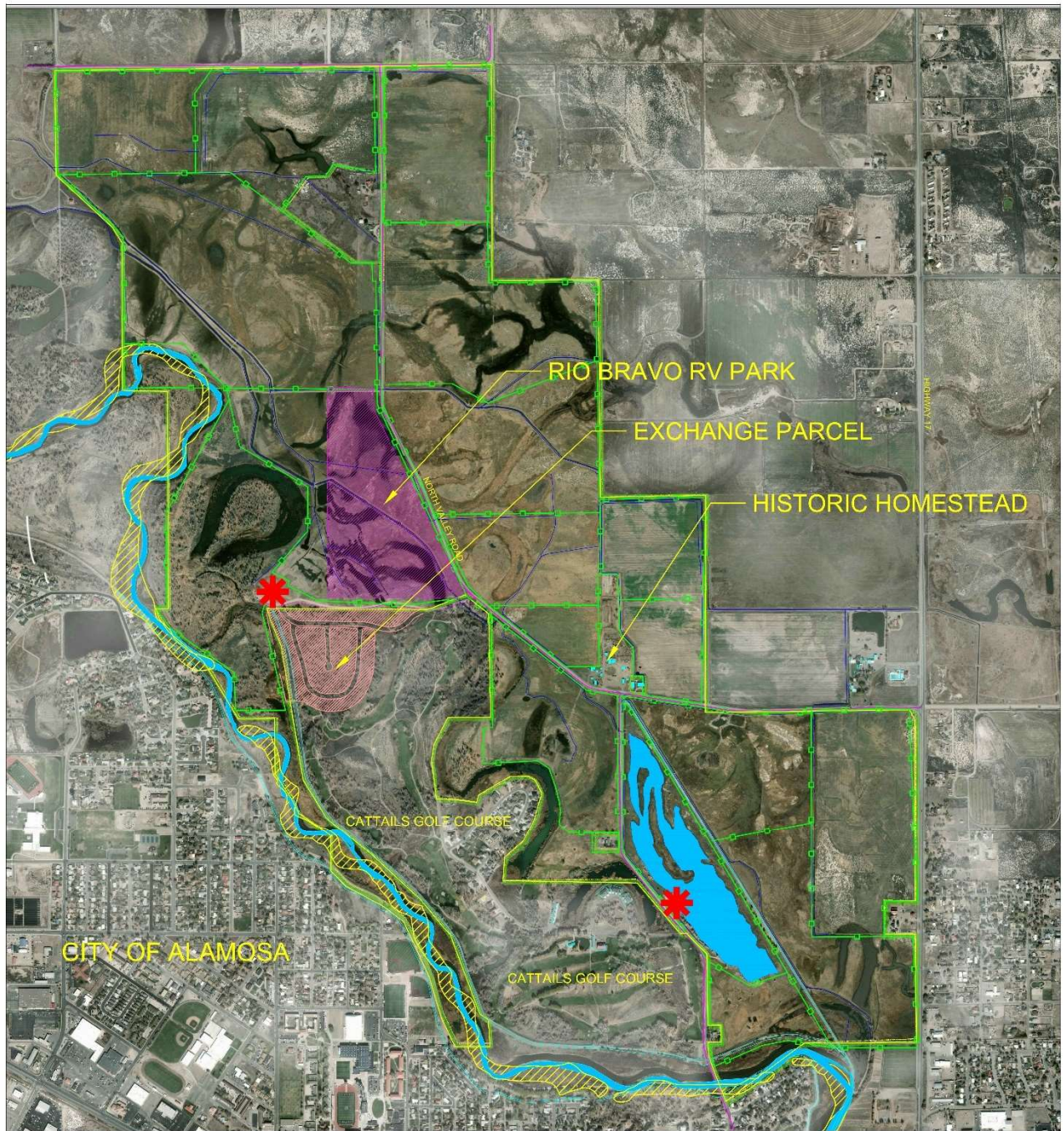
ALAMOSA CITY RANCH MASTER PLAN WETLANDS/RIPARIAN ZONES



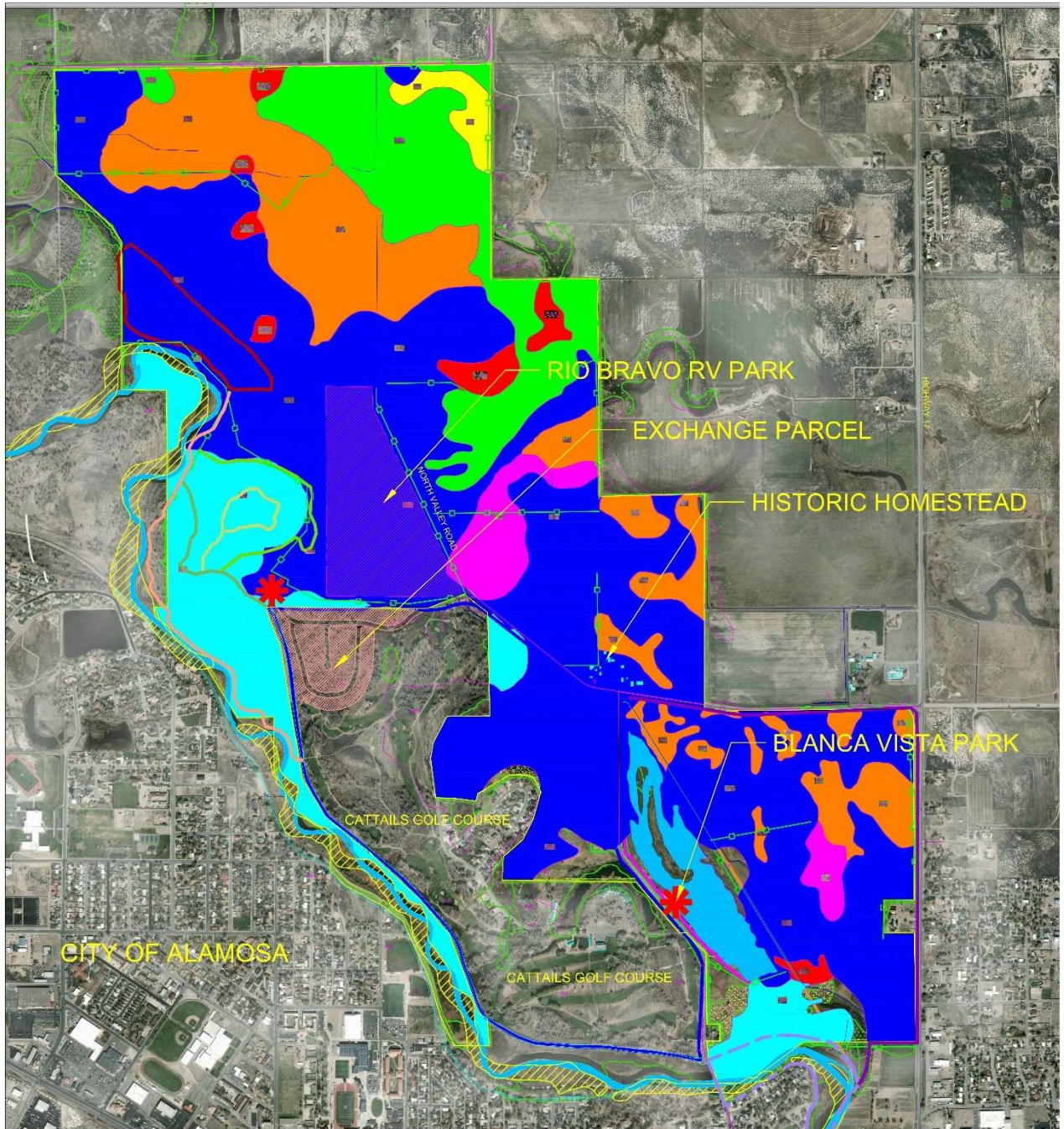
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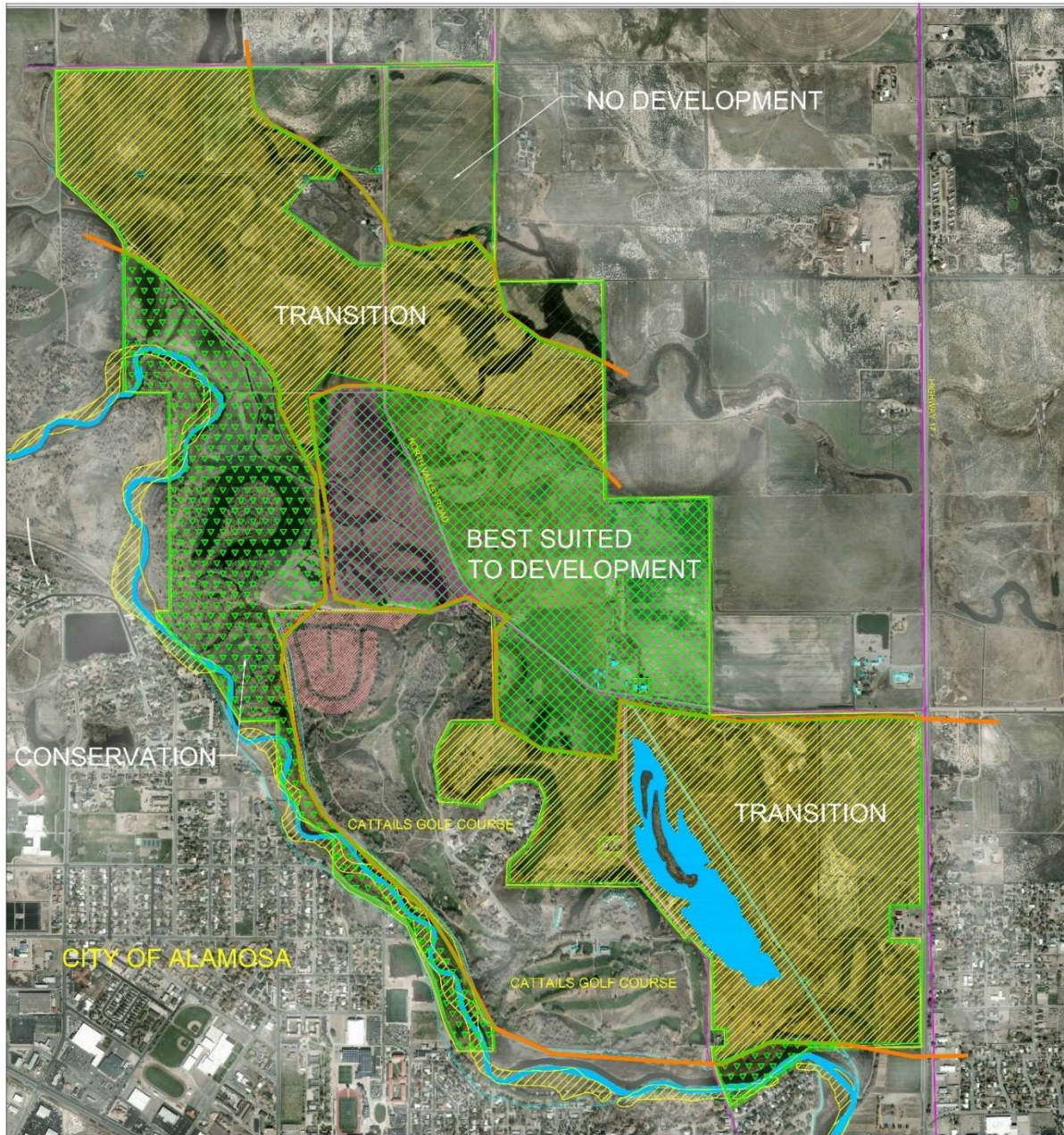
ALAMOSA CITY RANCH MASTER PLAN SOILS



ALAMOSA CITY RANCH MASTER PLAN RV PARK AND EXCHANGE PARCEL



ALAMOSA CITY RANCH MASTER PLAN COMPOSITE MAP



ALAMOSA CITY RANCH MASTER PLAN OPPORTUNITIES/CONSTRAINTS

Appendix B

Alamosa City Ranch Management Units

Unit 1 (117 acres)

This parcel is the farthest from the City of Alamosa, has medium pasture value and low habitat and cultivation value.

If irrigation were removed from this parcel it would revert to upland habitat supporting some native shrubs and grasses, but not suitable for grazing. Historic use included alfalfa production, but the acreage has been converted to native grasses. Current uses are grazing and haying. Due to the extensive salt meadow on east side, this unit could be dried up if the need arises.

- Unit 1 has a single 50 GPM well (artesian, no pump).

Unit 2 – 3 (162 acres)

Vast meadow that is probably one of the best tracts on the ranch for grazing purposes with ample

water sources. Historic usage includes hay production, grazing, and spring calving. This is the only ranch unit that has access to the Rio Grande River. The river makes a large bend in the southwest corner of the tract. The far west portion of this unit has been identified to be suitable for recreation purposes (trails, cross-country track).

- Unit 2 - 3 has a single 50 GPM well (non-functioning, no pump, pipe severely bent above ground).

Unit 4 (102 acres)

Part of a vast meadow subdivided to create smaller grazing units with ample water sources. Used exclusively for grazing. In addition to supporting cattle ranching operations, a portion of this unit has been identified to be suitable for recreation purposes (trails, cross-country track, parking, restroom facilities).

Unit 5 (57 acres)

Located north of the golf course driving range and the Cottonwoods subdivision. Currently used

for grazing and haying. Includes a borrow pit that provides fill material when needed. Some of the best native and non-native grasses are grown on this tract. The outer portion, closest to the golf course is not as productive as the inner portion. Portions of this tract that border the golf course are quite scenic and usually harbor several varieties of wildlife. Water for the stock tank

comes from across the road at the dairy and during the winter this is the only source of stock water on this unit.

Unit 6 (57 acres)

This parcel is one of the farthest from the City of Alamosa, most suited for pasture use with low habitat and cultivation value, though evidence of a previous alfalfa field remain. If irrigation were removed from these parcels they would revert to upland habitat supporting some native shrubs and grasses, but not suitable for grazing. Improvements could be to enhance the grazing potential.

- Unit 6 has a single 50 GPM well (artesian, no pump).

Unit 7 (103 acres)

Part of a larger meadow subdivided to create smaller grazing units with ample water sources having shallow sloughs that fill with irrigation and snow melt, peppered with salt and wet meadows and upland Chico outcroppings. This unit has historically been used exclusively for pasture.

Unit 8 (85 acres)

Part of a larger meadow subdivided to create smaller grazing units with ample water sources having shallow sloughs that fill with irrigation and snow melt, peppered with salt and wet meadows and upland Chico outcroppings. This unit has historically been used exclusively for pasture.

Unit 9 (45 acres)

Part of a larger meadow subdivided to create smaller grazing units with ample water sources having shallow sloughs that fill with irrigation water and snow melt, peppered with salt and wet meadows and upland Chico outcroppings. Used exclusively for grazing.

- Unit 9 has a single 50 GPM well (non-functioning, no pump, pipe broken off).

Unit 10 (15 acres)

This parcel is a good stand of grass and is a major staging area during calving season. Unit is also grazed in the summer. Depending on the availability of other grazing areas and the projected value of hay, this acreage is cut for hay and pastured early in the fall. It has been cultivated in the past and irrigation ridges are in place. The field is next to an active well and livestock are easily watered here. One of the more productive forage units.

Unit 11A (north – 36 acres) and Unit 11B (south – 21 acres)

Historically irrigated farm ground, these units are currently the only parts of the ranch that are under cultivation for alfalfa. Unit 11B has been identified as being under-productive even when irrigated and could be dried up if the need arises. Along the north and east boundary of this tract is a drainage ditch. The ditch serves two primary purposes:

- 1) Allows for the removal of tail water after flood irrigation. Tail water is diverted south under the North River Road into another drain ditch and is transferred back to the river.
- 2) Captures sub water from the Excelsior Ditch. If drain ditch is not maintained, sub from the Excelsior will drown the existing alfalfa crop and make summer fieldwork nearly impossible.

Unit 12 (60 acres)

This parcel appears to have fair grazing capacity and is suited for forage production. It is relatively flat with little variation in vegetation, has year-round water, and good fencing. Functions well as habitat for water fowl and other wildlife. One important feature of this tract is the drainage ditch that borders the tract on the north and the east. This ditch has multiple functions:

- 1) Allows for the flooding of the meadow and the immediate removal of irrigation water and returned to the Rio Grande River.
- 2) Transfers tail water from alfalfa field to the north as well as drain water from the dairy stock tanks.

Unit 13 (75 acres)

This unit sits along the Highway 17 frontage, just south of Splashland and has been utilized for pasture and haying. This unit was altered under the direction of the U.S. Fish and Wildlife Service to create two shallow ponds fed by irrigation water from the Excelsior ditch for the purpose of creating nesting habitat for waterfowl. The agreement was entered into in April 2004 for 10 years. The USFW service did all the earthwork, installed water structures and new fencing in this mutual agreement. To date, the project appears to not have met its intended goals.

Unit 14 (60 acres)

This unit is a highly visible area from Highway 17 with trails running adjacent to the south and east borders. Well water run- off from Splashland runs through the sloughs in the meadows, empties into an old river course pond and finally into the Rio Grande. This water is relatively

warm and flows through the Commons all year round. This water pools up in a stream bed pond between the levee and the Rio Grande. Half of this pond is on the ranch and the other half is on Farm Park property.

Unit 15 (23 acres)

This grazing unit lies between Blanca Vista Park and the Rio Grande River. There is a strong native vegetative presence that is sustained by sub water and run off from the park ponds. The acreage has been used for grazing purposes only as a pasture for yearling bulls. There is good fencing around the entire tract. It is highly visible from both State Avenue and the heavily used trail system along the Rio.

Unit A (105 acres)

This unit is a natural riparian area that contains several cottonwood groves, Chico and brush uplands, a deeply trenched river oxbow remnant, and wetlands along the Rio Grande which runs on the west boundary. This area could be considered as a future city park similar to Unit C. There is a seasonal ox

bow lake on this tract with standing water only during the irrigation season. The Excelsior Ditch allows for the diversion of Excelsior water into the oxbow. The lake can reach a water level where it does eventually return flow back to the river. The lake and the surrounding cottonwood stands offer the best resources for wildlife habitat and management. With the decline of the cottonwood groves recognized in 2001, a portion of this unit was restricted from grazing. At that time, the City entered into a USFWS agreement to curtail grazing in the fenced-off area to stimulate cottonwood regeneration by safeguarding young tree shoots.

New boundary fences were erected by the USFWS which assisted the city in defining the ranches western and southern boundaries. Grazing on a limited basis may be a viable option in the future.

This unit is appropriate for low impact recreation, interpretive signage and habitat improvements.

Disc golf and trials (walking/running) are the primary uses for this area.

Unit B (dairy site – 12 acres)

Also known as Wayside, the grouping of buildings is the remnant of a thriving dairy complex and before that, a stagecoach stop. The Maddux family was the original settler for much of what is now the Alamosa City Ranch.

Wayside is registered with the state of Colorado as a Centennial Farm meaning that it has been in the same family for over 100 years. Although the brick house is gone, the front yard and back fence are still highly visible. Other structures are a square hewn log cabin, the dairy itself, an old scale house and the other structures, all in need of repair.

This unit lends itself for a historical and interpretive focus that could honor the agricultural heritage so important to the San Luis Valley. The unit has access to power and water and could be expanded in amenities to include restrooms in the future.

- Unit B has a single 350 GPM well (functioning with pump). The well is shared with Jean Maddux, who resides in a house adjacent to the property, by a long-standing agreement formalized in 2007

Management Intensive Rotational Grazing (MIRG)

A grazing system in which herds are regularly and systematically moved to fresh pasture with the intent to maximize the quality and quantity of forage growth. The herds graze one portion of pasture while allowing the others to recover. The length of time a pasture is grazed will depend on the size of the herd and the size of the pasture. Resting grazed lands allows the vegetation to renew energy reserves, rebuild shoot systems, and deepen root systems, with the end result being increased quantity and quality of forage.

MIRG limiting factors:

- 1) Cross-fencing. Complex pasture shapes often make the subdividing of pastures difficult and expensive.
- 2) Water availability. Since adequate drinking water is needed to meet the animal's daily requirement as well as serving as a mechanism for moderating body temperature, each pasture must have accessible water.
- 3) Availability of labor. Steady labor supply will also be needed to routinely rotate the animals to new pastures.

Management Recommendations

NRCS has provided their recommendations on several issues pertaining to the ranching operation. When possible, these recommendations should be incorporated into the ranch lease.

Animal Unit (AU) = 1 mature cow of approx. 1,000 lbs. dry or with calf up to 6 months old, or their equivalent based on a standardized amount of forage consumed.

a. Grazing

Managing one cattle herd and allowing plants on the landscape adequate restoration time will significantly improve this ground and provide a chance to reach its higher potential. The ranch at its highest potential can support 600 AUMs, including wildlife.

Using temporary electric fence or installing permanent barb wire fence to break in half the five 100+ acre meadows to increase plant restoration periods is highly recommended. Halving the five 100+ acre meadows will allow for at least 2 extra weeks of growth on the meadows when they are not being grazed. If this is not an option, then the lease needs to be amended to a lesser carrying capacity of 375 AUMs.

A grazed grass plant takes 7-10 days to recover lost root reserve and to put out new leaf growth to begin growing more leaf matter without sacrificing the root system for growth. If the opportunity is available, a grazing animal will revisit a previously grazed plant within this 7-10 day recovery period and regraze the succulent growth on that same plant over and over to the detriment of the plant and subsequently, the plant community. Healthy, vigorous plant growth and development are dependent upon a strong root system, which provides the means to gather nutrients and water. When roots are healthy they enable the plant to withstand stress from drought, cold, heat, and grazing as well as providing a highly competitive edge on weeds.

Therefore, maintaining one cow herd outside of the breeding season is highly recommended and imperative to ecological and economic sustainability. The herd needs to be moved through the management units (with gates kept closed) on a rotational basis allowing at least 70 days of restoration and regrowth between grazing events. Livestock need to be moved from one pasture to another versus allowing them to drift from one pasture to another. Allowing cows to drift will not accomplish the desired movement or vegetation response. Maintaining closed gates is essential for plant restoration after herd is moved out of a management unit. This will help fulfill the objective for increased diversity and forage quality and quantity.

Management needs to use a different pasture each year to begin the growing season grazing rotation; do not use the same pasture at the same time of year two years back to back. Do not graze a pasture in spring and fall of the same year. Grazing cool season plants in the early spring and again in the late summer/early fall during their critical growth cycles is detrimental to the health and vigor of many

of the desirable plants of this ranch.

Place salt and mineral blocks in areas cattle do not naturally move to and away from water sources or loafing areas; this will allow for better distribution of cattle across the landscape.

Management needs to be flexible to adapt to wet or droughty periods, depletion of forage supply by livestock, wildlife, or insects and any other rapidly changing environmental conditions.

Allow residual forage to accumulate for winter feed in all areas and where water is available, continue rotating cattle throughout winter. Do not winter feed in the same pastures year after year - rotate winter feeding grounds. Developing water facilities to support a winter rotational grazing program is highly recommended.

If the riparian corridor is grazed, the lessee will need to monitor this area closely to prevent cattle from browsing cottonwood seedlings, saplings, and willows. If cattle begin to browse on cottonwood seedlings and saplings and/or high seral willows within the gallery forest they will need to be moved or temporary electric fence can be erected to protect the woody species.

In order to reach the management objects of ecological sustainability and to improve wildlife habitat on the ranch at the current stocking rate the herd will need to be moved through the ranch on a deferred grazing rotation. Deferred grazing from August to mid-May every few years in units designated for wildlife and/or grazed units with wetlands will allow for grasses and forbs to produce seed and increase vegetative growth to supply nesting areas and materials for waterfowl and shorebirds.

b. Irrigation

Avoid grazing cattle in fields as they are being irrigated or wet and allow management unit time to dry before turning cattle into an area. If water is available, irrigate unit when cattle move out of grazed area.

To support and improve wildlife habitat:

- Apply irrigation water to wetland sites as early as possible to promote the growth of desired wetland plant species and to make flooded habitat available for early migrating water birds.
- Begin slow drying of portions of wet meadows in June and July of each year. Drying of wetland areas serve to concentrate food resources for water birds, promote the growth of a diversity of desirable wetland plant species and provide for the operational needs of the manager (cattle grazing and haying operations).
- Leave a minimum of 35 acres of wetland habitat flooded during the

summer months (June through August) as dictated by water availability, to provide brood habitat for young water birds. Flooded sites can be alternated annually to minimize the establishment of cattail and maintain high wetland productivity.

- Begin flooding of wetland areas in August to provide habitat for fall migrating water birds and to encourage vegetation growth post-haying/grazing. Slow flooding of multiple wetland areas can be alternated to provide habitat throughout the fall migration period.

c. Pasture

Fertilization of hay meadows will provide an extra edge to desirable grasses to compete against undesirable forbs. Renovation and reseeding and/or brush management in native meadows which are not cultivated for hay can be conducted with a Lawson aerator. Renovating and or reseeding and fertilizing these meadows could increase hay production by approximately 300 tons.

Planting a diverse cover crop of small grains (oats, winter rye) with legumes (sweet clover, sweet pea), and radishes and/or turnips following chemical management for weedy species, if needed, will vastly improve soil health in one cropping season, particularly if this cover crop is grazed.

The cover crop mix can be grazed in dormant season of the year planted, overwintered, and grazed again the following spring, thus extending the grazing season on the ranch which equates to less money spent supplementing with hay. An alfalfa/grass mix can be planted directly into the mixed species cover crop residue in early summer following spring grazing. Leaving grain on the ground will also help attract wildlife species such as sandhill cranes.

Richard Sparks, NRCS Agronomist, suggested the following pasture management guidelines when dealing with wild iris. There are limited solutions to managing wild iris populations so it will take an integrated pest management approach combining herbicide application followed by mowing and proper grazing management to restore infested meadows. The ranch does not have a wild iris problem to the level of renovation, reseeding, and using herbicides but, keep in mind, if the meadows are continuously grazed or grazed while the soils are wet or management doesn't hay, wild iris will most likely become problematic.

1. Prevention:

- Do not graze meadows continuously during the spring or during irrigation. Late summer, fall or winter graze can be beneficial as long as the grass is not hit too hard. Irrigate iris intermittently, rather than allowing water to stand continuously on the field. Drying up the fields a little by intermittent irrigation will help with control, especially in early spring.

2. Grazing:

- Keep grazing periods in the spring short and intense, and on soil that is not excessively wet. Allow adequate rest between grazing events so the grass can replenish root reserves before grazing again. Keeping the grass healthy and vigorously growing is critical. Cattle may cause mechanical damage to the iris with intensity; with light intensity grazing, they will just walk around the plants.

3. Renovate and Reseed:

- If the field can be tilled, disc and chisel meadow in the fall and leave it dry overwinter. Disc again in the spring before it gets too wet then seed with alsike clover along with Garrison creeping meadow foxtail, meadow brome, and orchard grass. If foxtail and weeds are a problem, pre-irrigate and use 2-4,D and glyphosate prior to seeding in June. Fertilize the grass in early summer before haying; this will allow grasses an edge to outcompete the iris. Defer grazing on a newly planted pasture for two growing seasons.

4. Herbicide approaches:

- Little success with herbicide is possible if grazing and excessive irrigation is continued uninterrupted. The traditional time to spray is just at late bud stage, before blooms open up. NEVER use glyphosate alone to control it; it has little or no effect, except to kill the grass growing with the iris. Eckert et al., reported an application rate of 2, 3, or 4 lbs/acre of 2,4-D in mid-June or 4 lbs/acre in early July gave 91 to 100% control of iris on a mountain meadow in Nevada (Eckert et al. 1973). Iris phenology at treatment ranged from late vegetative to late bloom stage.

d. Monitoring

Short term monitoring will help explain changes measured during long term monitoring, including the lessee's bottom line. A record of annual conditions, events, or management practices that have an influence on landscape conditions will allow for better adaptive management decisions.

Documentation:

- Timing of livestock movements from pasture to pasture throughout the year
- Annual hay production to measure increase/loss of productivity per hay meadow
- Timing of irrigation (water coming on/off)
- Weather events - particularly measurable precipitation
- Wildlife observations
- Yearly photo points
- Monitoring of vegetation - particularly key species and noxious weeds
- Utilization cages set up in management units at beginning of season then photographed and clipped at the end of the grazing season; need to be moved every year
- Placement of supplementation

Appendix C

Alamosa Ranch Observed Wildlife

Courtesy John Reeser

Oxbow Walk Bird List



House Wren (*Troglodytes aedon*)



Red-Winged Blackbird (*Agelaius phoeniceus*)



Yellow-Headed Blackbird (*Xanthocephalus xanthocephalus*)



American Goldfinch (*Spinus tristis*)



American Robin (*Turdus migratorius*)



Mountain Bluebird (*Sialia currucoides*)



House Finch (*Haemorhous mexicanus*)



Western Kingbird (*Tyrannus verticalis*)



Northern (Red-Shafted) Flicker
(*Colaptes auratus*)



Tree Swallow (*Tachycineta bicolor*)



Green Swallow (*Tachycineta Thalassina*)



Red Tailed Hawk (*Buteo jamaicensis*)

Violet



Marsh Wren (*Cistothorus palustris*)



Coot (*Fulica*)



Mallard (*Anas platyrhynchos*)



Pied-bill Grebe (*Podilymbus podiceps*)



American Bittern (sound) (*Botaurus lentiginosus*)



Sora (by sound) (*Porzana carolina*)



White-faced Ibis (*Plegadis chihi*)



Song Sparrow (*Melospiza melodia*)

Mourning Dove (*Zenaida macroura*)



Bullock's Oriole (*Icterus bullockii*)



Black Headed Grosbeak
(*Pheucticus melanocephalus*)



American Kestrel (*Falco sparverius*)



Great Blue Heron



Yellow Warbler



White-breasted Nuthatch (*Sitta carolinensis*)



Western Wood-Pewee (*Contopus sordidulus*)



Broad Tailed Hummingbird (*Selasphorus platycercus*)

Other Notable Oxbow Recreation Area Wildlife



Monarch Butterfly (*Danaus plexippus*) – It's young caterpillars only feed on milkweed. Loss of milkweed due to human activity has greatly reduced the numbers of monarch butterflies.



White-Tailed Deer



Milkweed (*Asclepias*) for monarch caterpillars!!



Yellow Bellied Marmot (*Marmota flaviventris*)



Cottontail Rabbit (*Sylvilagus floridanus*)



Least Chipmunk
Tamias minimus

Appendix D

Alamosa Ranch Public Meetings

Meeting #1 8/6/18

Approximately 30 attendees

1. (All comments are quotes from the public unless otherwise noted)
2. Any further development that displaces deer (from the ranch) will be a problem for the city
3. Could the city trade any developable parcels for more riparian land north or anywhere?
4. How will Rio Bravo get water?
5. Would like to see a map that is “water-driven” (not soil type or ground water level). How will that affect the future of the property?
6. A city rep must attend the ditch company meetings. Out of state people are buying lands with ditches to try to get at the water.
7. Would like the city to adopt “holistic ranch management.” Build the soil, not erode it
8. Grazing rights should be put up for yearly bid
9. Value what we have very much: The disc golf course, protect the views, a convenient place to get close to nature. Please protect for our kids. Not asking for a wilderness area; limited use with trails and disc golf is great...
10. City could make a lot of money by putting an easement on the property and then selling it; happening all across the west
11. This is public land; the public should be allowed to vote on it
12. The Ranch is a unique asset with four sectors – Disc golf, ranching, habitat, and trails. Agritourism and Outdoor rec tourism are growing and have great potential for more growth – benefits our quality of life and economic development
13. Would like to see a conservation easement out of this process
14. Right now, decisions on the Ranch are decided by four people
15. Is the 2012 management plan being followed?
16. We could do a citizen-initiated petition (for a conservation easement)
17. Would a community survey be feasible?
18. Since money is not the goal, you should do your own conservation easement
19. Easements can contain development provisions
20. Should there be a development moratorium until city council can consider this (outreach process)
21. The decision to build the rec center was done in a sense of perpetuity (analogy to a conservation easement).
22. Is there a deadline for Rio Bravo to get their (act) together?
23. In a show of hands, super-majority of folks favored protection of the entire ranch property.

Meeting #2 8/7/18

Approximately 20 attendees

1. Is the Rio Bravo site the highest elevation parcel of the ranch? (no)
2. The now defunct Ranch Board recommended development be on the north east parcels
3. Can a municipality be a conservation easement “guardian?”
4. Early Iron has outgrown Cole Park; how about a large event space at the ranch?
5. Give the idea of putting before the voters a City-enacted “habitat protection area;” could that be for multiple years so that it was not put before the voters year after year?

Appendix E

Parks and Recreation Advisory Board Minutes

City of Alamosa
Recreation Advisory Board
Regular Meeting Minutes
10/9/2018
11:30am

I. Roll Call

Present: John Adams, Heather Brooks, Jon Brownell, Ty Coleman, Paul Duarte, Charlie Griego, Rusty Johnson, Jesse Marchildon, Brian Puccerella, John Reesor, Dan Vaughn. Staff: Andy Rice and Jes Jolly. Absent: Martin Diaz.

II. Agenda Approval

Rusty moved to approve the agenda, seconded by Heather; vote was unanimous.

III. Approval of Minutes

Heather moved to approve the minutes from September, seconded by John Adams; vote was unanimous.

IV. Public Comment (none)

V. Presentations

a. New Oxbow Trails Slideshow

John Reesor directed the board to a slideshow for the work done on the trails and outdoor recreation. He and Brian hauled dirt from Friend's Park to the pump track at Cole Park and created 3 new jumps while improving the shape and safety of the older jumps. John showed maps of about 4 miles of trail that was added at Oxbow Recreation Area and the installation of several gates for a couple ranch fencing crossings. Andy reported that the gates were pretty reasonable and were made for pedestrians and prevent livestock from escaping. John also built a database for birding, a program that became popular during Weekends on the Rio. The trails are used by walkers, bikers, disc golfers, and birders. He plans to open it up to mountain bikes, fishing, dog walkers, and ASU runners. He also mentioned the City will be buying winter trail grooming equipment provided by the Inspire grant. This would help improve the trails for fat tire bikes and cross country skiers. He mentioned that they need more signage in the area and hopefully they can work on connecting the trail system and adding a pedestrian bridge. He hopes to create an online app with QR codes to make people more aware of their surroundings.

Charlie asked if they could add signs in town and Heather confirmed that it is included in their downtown plan. John and Jes announced that they are working with the Boys & Girls Club with a health and wellness project to use the outdoors as a prescription for health. Rusty asked if all the trails were shared and John said yes. Brian explained trail etiquette, horses and bikers yield to walkers and people going downhill should yield to

those going uphill. He stated they could find signs and John disclosed that they could educate people through programs.

Charlie asked if they allowed pets on the trail and John voiced that they already have signs stating that pets should be on a leash. Brian conveyed that in other cities, visitors must leash their pets while those who were trained locally could be without; Jesse stated that they have an identifiable collar.

VI. Programs/Items

a. Final Ranch Plan Comments

Heather presented an updated map on an potential expanded conservation easement parcel for the Ranch. She also mentioned a minimum of \$100,000 have been mentioned as potential revenue under an easement. Before Brian left, he expressed that he wanted to conserve as much last as we can and would love to see a pedestrian bridge. He would also like river put-ins but disagreed with horses using the same trails. Heather asserted that they would carve out some space for horses, that the trails would not be shared. Brian also thought they could use some of that land to dig up dirt for the levees. Charlie asked about the space that is used for grazing and Heather revealed they would have to write what they would allow at each location. Rusty was concerned about the land south of the pond. He would like to not have it tied up and leave it open for recreation or maybe even a pond expansion. Andy noted that they do use the pond for paddle boarding when the river is low. He added that it would be used for low-impact recreation; no motorized vehicles.

Heather voiced that with the larger area, an estimate of \$450,000 was mentioned as potential easement revenue. Jesse mentioned that they can specify what they want to use the land for in an easement, that the Farm Park is mainly for agriculture but they added that they wanted to add a couple small structures. Paul expressed they would need to have the foresight and think it through extensively. Rusty asked if the money would go to the general fund or recreation and Heather confirmed that they were specific that it would have to tie back into the ranch.

Charlie claimed that the city does not oversee the grazing in the ranch. Heather disclosed that she would have to get staff perspective or sign with an entity to oversee it; Jesse suggested NRCS. He then brought forth the idea of a farm on the ranch that would be maintained by a city employee to provide a source of quality food. Paul stated that this would create competition with local stores and Heather revealed that they would have to invest a lot of money in equipment and supplies. Andy asked if an example or demonstration farm might be better than Jesse pointed out the Farm Park is kind of already in that role and Heather mentioned that there are community gardens. Jesse suggested leasing an area to farmers, that that could be added to the conservation. Rusty was concerned that it would infringe on the grazing area but Heather confirmed it would not encroach on the leasee. Andy asked about water rights regarding potential farming and Jon suggested putting the water with the lease. Ty asked how many acres that would be and Jesse estimated 10-20. Heather maintained they would have to look at the topography; they don't have to make a decision today. Heather conveyed that they

may have to adjust the number of days on the grazing area and Andy affirmed they would have to look at the lease terms. Charlie mentioned that Alan, who leases the grazing area, has improved the ranch and Andy added that he is good to work with. Heather said that she needs to add the comments to the plan and Ty asked if he could get a list of itemized things for the ranch property to go to council. Dan asked if the list should be things that can be funded and Ty answered a list based on priorities. Heather voiced with or without ASU, the community needs the bridge. Andy noted that the water component could help too. Rusty asked if the bridge was just for the river or if they would want one for the pond too. Andy said that for now it is only the river. Jesse moved to approve the ranch plans with the amendments discussed, seconded by Jon; vote was unanimous. Rusty moved to approve the conservation agreement for a minimum of \$200,000 for the green area and \$100,000 for the expanded blue section, seconded by Jesse; vote was unanimous. The price is set as a minimum, allowing council to accept more. Heather disclosed that the City can negotiate.

VII. Policy Discussion

a. Golf Course Trees/Debris Cleanup

Jon stated that the trees at the golf course whether due to the wind, drought or age have fallen or are in danger of falling and potentially causing damage. Paul asked about volunteers for the project and Jon expressed that he would support using the trees on the ground for mulch. Heather asked if they could use the Tree Board to help identify the trees that would need to be removed. She also mentioned partnering with the Golf Board to find a solution. Jesse liked the idea of chipping the fallen trees and keeping the organic material. Charlie suggested dividing the project into phases, as it would be overwhelming to take on the whole area at once.

VIII. Staff Report/Announcements

a. Multiuse Pavilion Update

Andy announced the changes to the ice rink from last season. Some walls were added to the north end of the facility, while garage doors and curtains were added to eliminate the amount of dirt coming in through the open sides. Public skating, however, will be suspended while the doors and curtains are closed. A ventilation fan is being added as well as signage in the front and a new paved parking lot. Rink maintenance has already begun prepping and will be making ice in about a week. He also noted that the Tree Board will be coming in to evaluate the area and suggest landscaping to help improve the accumulation of dirt.

Ty asked if they would be adding heating elements and Andy reported that they are currently looking in to that. Heat above the bleachers would help appease parents during hockey games, tournaments, and public skating.

b. Park Vandalism & 2019 Staffing

There have been many reports about vandalism in Zapata Park and Cole Park restrooms. The restrooms in Zapata Park are a combination of aging and vandalism. When porta johns were placed in the park, those too were vandalized to the point that the vendor refuses to supply any at that location. As the season wraps up, this will be something to focus on next summer. Cameras will be placed outside the restrooms and talks of a

neighborhood watch have come up, as local police cannot consistently monitor the parks. Heather added that the new fixtures will be vandalism proof. With the addition of Montana Azul next year, the parks department will be hiring another seasonal employee.

c. Alamosa Riparian Park (Chefas/GOCO) Update

Staff hosted a picnic lunch for GOCO members, where they pretty much confirmed a \$700,000 grant to contribute to the 200-acre acquisition with Western Rivers.

d. City request to ASU for Levee Trail Parcel(s)

Charlie asked about the plan with ASU for a pedestrian bridge and Heather revealed that she spoke to them and though they still are interested, they didn't offer any additional details. Ty asked about the estimated cost for the bridge. Heather noted that they talked about donating the levee or conveying it to the city, there are different opinions on what it should cost.

e. Trails Showcase 10/29

The trails will be showcased on Oct. 29th at 4pm with a ribbon cutting at 5pm. Kristy Mountain Sports will provide bikes for city staff, the rec board, or council members who would like to ride the trails.

f. Program/Activity Update

Youth basketball participation is about the same as last year with a few open spots for late registration. The Denver Nuggets Sills Challenge is set to take place on Dec. 5th. Youth Hockey registration is open until Nov. 26th, which will also be the date for the equipment fitting and coach's meeting. Women's Basketball is going through Nov. 1st. This year the league switched back to a full court, 5-on-5 based on last year's feedback. Men's Basketball team registration is open until Oct. 22nd with games beginning Nov. 5th. The hours for the rec center will change on Nov. 1st to stay open later Mon.-Thurs., Saturday, and will then be open on Sundays from 12-6pm.

IX. Board Comment

Andy and Dan floated the idea of snow-making during the winter months, since the temperature was optimal but the snow has been bleak. Dan reported that a used snow making equipment would run about \$400,000. Paul asked for a schedule for the ice rink and Jes revealed they already have a pretty good template for public skating. Ice hockey practices will go from December-February limiting some of the public time. In November and March, the hours will be more open to the public.

X. Adjournment

Next regularly scheduled meeting: December 11, 2018

Appendix F

Low-Impact Recreation Management Practices*

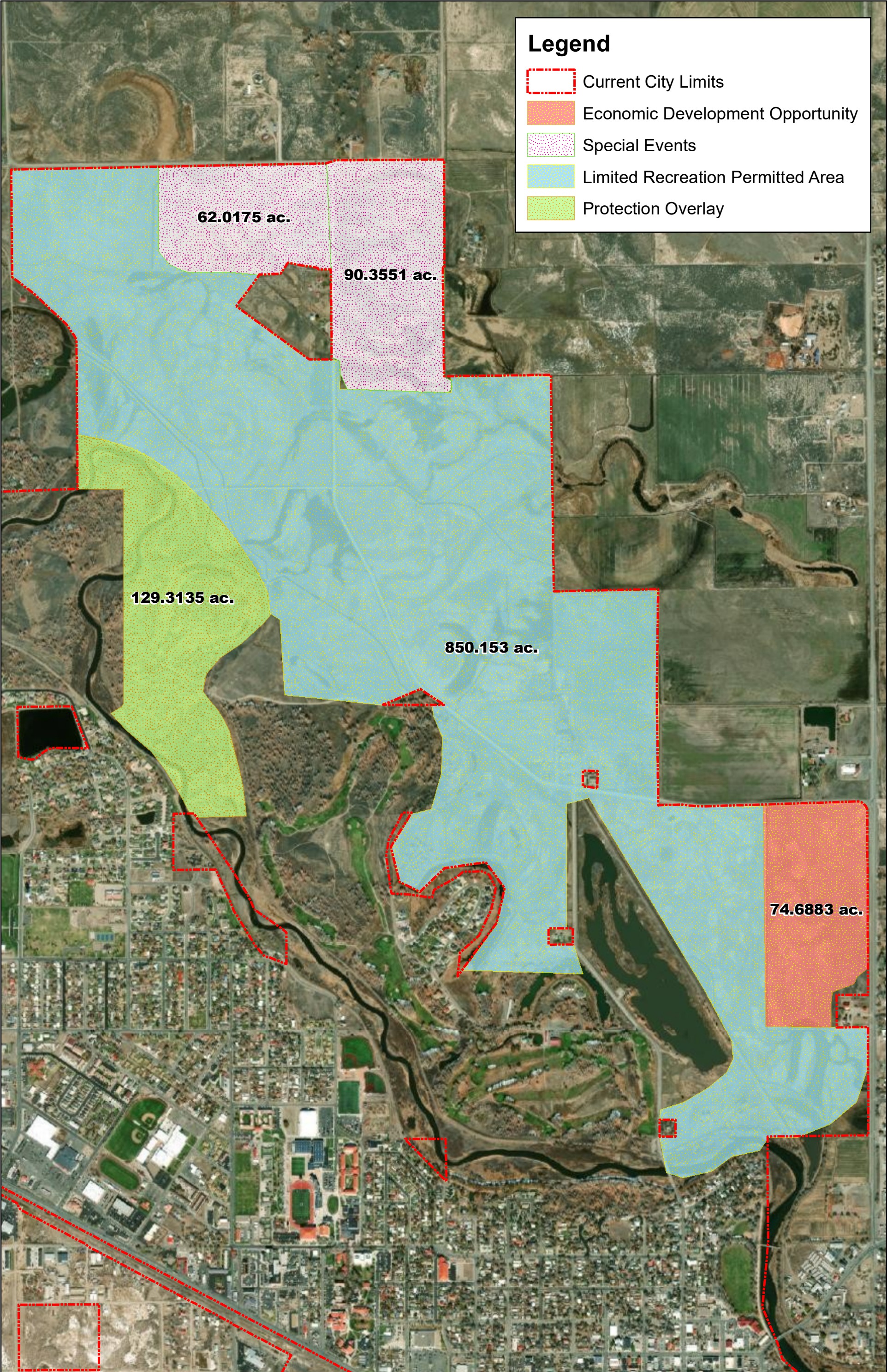
Low Impact Recreation

Specific Activities and Uses consistent with Conservation and Low Impact Recreation:

- Provide porous, soft-surface, non-paved recreation trails that complement the topography and resource management;
- Preserve and enhance key vistas through vegetation management;
- Selectively site and construct buildings like restrooms, a visitor's center and interpretation and educational facilities;
- Provide spaces and opportunities for outdoor classrooms, parking areas, activity staging areas, wash stations and bathrooms;
- Identify and improve primary auto access roads through the property and deconstruct roads no longer needed. Limit motorized vehicle access;
- Provide interpretation and education opportunities for schools and universities;
- Use volunteers to promote community participation in education and to help restore natural communities;
- Provide outdoor research opportunities for ecologists, scientists and students;
- Develop a fishing piers, canoe/carry-in boat access, and picnic area where appropriate;
- Provide a multiple use trails connecting the Rio Grande, Oxbow Recreation Area, Ranch amenities, Blanca Vista Park and recreation amenities outside of the Ranch boundaries
- Remove any unwanted infrastructure, buildings or debris that remains on the property.

*Adapted from materials developed by the Recreation Division of the Wisconsin Department of Natural Resources.

The Alamosa Ranch Open Space



Legend

Current City Limits

Economic Development Opportunity

Special Events

Limited Recreation Permitted Area

Protection Overlay

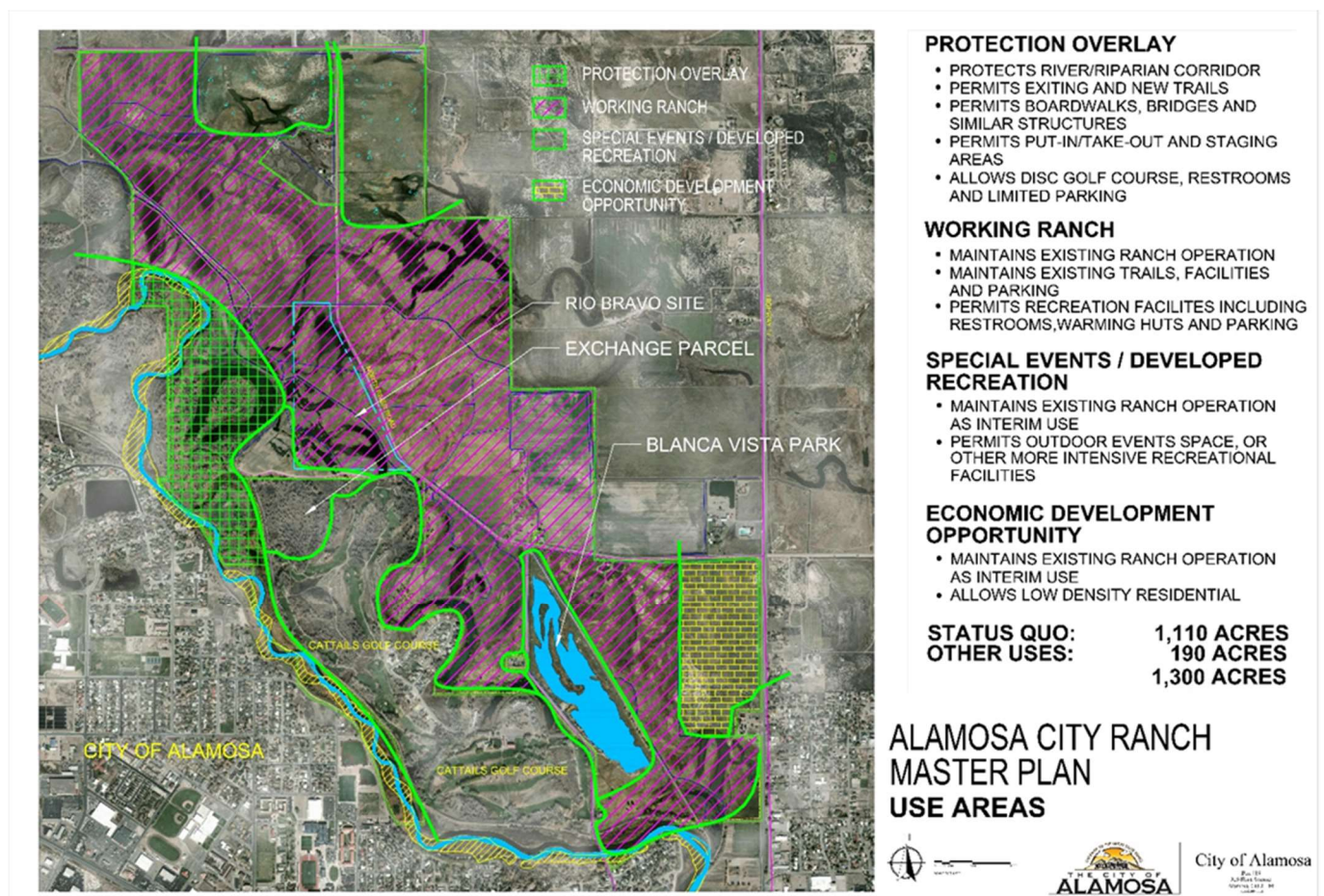


Figure 6 - Ranch Land Use Areas

Working Ranch (approximately 940 acres): The Working Ranch Area is based on current pasture configurations, availability of water and quality pasture production as determined by the 2012 Ranch Management Plan. This area also includes the Maddux homestead which is used for the ranch staging area.

Special Events/Developed Recreation (approximately 115 acres): This portion of the Ranch has high groundwater, areas of saline and alkali soils and is not very productive pasture land. The events that have historically occurred and the events the City would like to promote are outgrowing the capacity of Cole Park. Therefore, the City needs to find a site for large scale events and activities. This site appears to fulfill those needs. Like the other Land Use Areas identified in this plan, the area needs additional study before committing to a use or uses for the site.

Economic Development Opportunity (approximately 75 acres): The Economic Development Opportunity area is bounded by a major highway and is adjacent to existing commercial and

industrial development. This portion of the Ranch could be used for a variety of low intensity uses that provide revenue to the City through property and/or sales taxes. The ranch operations would continue on the property until such decisions are made.

Conservation

As noted previously, the feedback received from community meetings and the City's web page made it clear an active and involved contingent of the community wants to see the Ranch "stay much the way it is." This group was vocal about using conservation easements to protect the ranch from residential and commercial development. The City originally had concerns a conservation easement may not offer the flexibility the community may want over the long-term management of the Ranch. A conservation easement, no matter how lenient or restrictive gives control to a third party. Conservation easements are typically an instrument that offers little or no opportunity for amendment and run with the land in perpetuity.

City staff had proposed creating a land use designation (similar to a zoning district) that would be brought before electors to be incorporated into the City Charter and require a vote of the citizens to amend. This places control with the citizens of Alamosa and not a third party. The intended result is to adequately conserve the property, while providing the community with a mechanism for amending decisions made in 2018 the community may want to change many years in the future.

Discussions with staff at the Rio Grande Land Trust provided some insight into how the City may structure a conservation easement that balances the flexibility City staff desires and protection of the land the community desires.

Preliminary estimates for the sale of a conservation easement vary significantly depending on the intrinsic value of the protected habitat and the acres of open space protected. Some of the benefits of a conservation easement are:

- The ability to generate capital needed for future recreational facilities like public restrooms, pedestrian bridges and similar expensive improvements;
- Rigorous protective measures for the riparian corridor along the Rio Grande requested by the community;
- The ability of the City to continue and expand low impact recreational trails and activities; and,
- The opportunity to continue the sustainable ranching operation on land that has traditionally supported agricultural activities.