

**TOWN OF LIMON
BOARD OF TRUSTEES
Special Meeting
November 17, 2005
7:30 p.m.**

Notice of this meeting was posted: November 16, 2005.

Notice of this meeting was published on October 27, 2005 in the Limon Leader.

Notice of this meeting was mailed by First Class Mail on October 26, 2005 to each landowner in the District being created and assessed.

ROLL

Town Clerk Chris Snyder called roll. Members of the Board present: Mayor Beattie, Trustees: Bandy, Jackson, Kelly, Kudlock, and Metcalf. Trustee Williams was absent.

STAFF

Staff present: Town Administrator Kiely, Public Works Director Stone, Attorney Kimble, Chief of Police Yowell and Town Clerk Snyder.

GUESTS

Carla Weeks, Stephen Monks, Harvey Martin, and Danny Adams.

PUBLIC HEARING REGARDING LIMON SPECIAL IMPROVEMENT DISTRICT 2005-2A

Mayor Beattie opened the public hearing at 7:30 p.m.

Town Administrator Kiely explained to the Board that this District has 6th Street improvements associated with Weeks Subdivision and was formed to assist landowners to pay for the assessments.

The district had 46 eligible voters. The results of the election held on November 1, 2005 were:

- 28 voters cast votes
- 16 voted yes
- 10 voted no
- 2 voters did not cast a vote

Ordinance 510 Appendix A lists the properties.

The notice of assessment was published in the Limon Leader on October 27th and individual notices were mailed to property owners.

There is a change to Parcel 258518128100, four of the lots have been sold and the developer has been reimbursed leaving Lot 5 on the roll.

November 17th was the deadline for written comments and none have been received.

The property owners have 30 days to decide if they want to be included in the bonding process or if they want to pay in full. The assessment can be paid off any time. If the assessment is put on the property taxes there will be 20 installments starting in 2006 and ending in 2025.

Kiely testified that the data indicates that properties would have increased property value due to improvements that have been completed.

Mayor Beattie opened the hearing to comments from the public.

Carla Weeks thanked Town Administrator Kiely and the Board for their hard work.

Mayor Beattie closed the public hearing at 7:50 p.m.

PUBLIC HEARING REGARDING LIMON SPECIAL IMPROVEMENT DISTRICT 2005-2B

Mayor Beattie opened the public hearing at 7:51 p.m.

Town Administrator Kiely testified that this district is the 3 properties on the unpaved portion of 6th Street that is located near the new street construction.

The District had 23 eligible voters. The results of the election held on November 1, 2005 were:

- 15 voters cast ballots
- 11 voted yes
- 3 voted no

There are no changes from the published assessments that were published on October 27th. Individual notices were sent out to landowners and they have 30 days to determine if they want to be included in the district.

Town Administrator Kiely testified there would be a dramatic improvement to the area and the project will improve traffic flow. Kiely further testified that the data indicates that properties would have increased property value due to improvements that have been completed.

Harvey Martin questioned how the bid process works and was told that the project had been put out to bid

Mayor Beattie closed the public hearing at 7:56 p.m.

PUBLIC HEARING REGARDING LIMON SPECIAL IMPROVEMENT DISTRICT 2005-2C

Mayor Beattie opened the public hearing at 7:58 p.m.

This district was formed because the landowners petitioned the Board to have their street paved. The assessments are listed on Appendix A of Ordinance 510.

There are 2 changes to note. The parcel listed as 258517200005 had 2 legal descriptions on the assessor's roll. At the request of the landowner the assessor separated the parcels.

The Town was notified after the notices were sent out that Tract 8 in the NW Section 17956 had an error in the amount of sidewalk and the sidewalk was reduced.

The district had 32 eligible votes. The results of the election on November 1, 2005 were:

- 27 voters cast ballots
- 14 voted yes
- 13 voted no

The notice of assessment was published in the Limon Leader on October 27th and individual notices were mailed to property owners with actual costs.

The upgrading from the gravel road to a paved road will increase the value of the property in the district.

No written comments were received.

Stephen Monks, who is representing a property owner in the district, testified that the G Street property would not have benefited from improvements and that he agreed with Town Administrator Kiely's explanation of the change. His client request the parcels be split.

Mayor Beattie closed the public hearing at 8:05 p.m.

ORDINANCE NO. 509; CREATING LIMON SPECIAL IMPROVEMENT DISTRICTS

Town Administrator Kiely introduced and there was read the title of the following proposed ordinance and the entire text of said ordinance was submitted in writing to each member of the Board of Trustees and the Mayor.

Ordinance No. 509; An Ordinance of the Town of Limon, Colorado Creating Special Improvement District No. 2005-2A, Special Improvement District No. 2005-2B and Special Improvement District No. 2005-2C; Adopting and Ratifying Details and Specifications Therefor; and Declaring an Emergency

Trustee Bandy moved to approve Ordinance No. 509; seconded by Trustee Kudlock. Motion carried unanimously.

ORDINANCE NO. 510; APPROVING THE COSTS OF LIMON SPECIAL IMPROVEMENT DISTRICTS

Town Administrator Kiely introduced and there was read the title of the following proposed ordinance and the entire text of said ordinance was submitted in writing to each member of the Board of Trustees and the Mayor.

Ordinance No. 510; An Ordinance of the Town of Limon, Colorado Approving the Costs of Limon Special Improvement District No. 2005-2A, Limon Special Improvement District No. 2005-2B and Limon Special Improvement District No. 2C and Approving and Confirming the Apportionment of Such Costs; Assessing a Share of Such Costs Against the Real Property Described in this Ordinance; and Prescribing the Manner for the Collection and Payment of the Assessments.

Trustee Kelly moved to approve Ordinance No. 510; seconded by Trustee Kudlock. Motion carried unanimously.

ADJOURNMENT

At 8:15 p.m. Trustee Bandy moved to adjourn; seconded by Trustee Kudlock. Motion carried unanimously.

TOWN CLERK _____ MAYOR _____