

## Town Manager Report 6/17/26

### Lake City Metal Junk Cleanup June 13<sup>th</sup> & 14<sup>th</sup>

This past weekend was a huge success.

10 Snow Mobiles

12 Lawn Mowers and 3 Riding Lawnmowers

60 Car Batteries

16+ Washers and Dryers

3 Stoves

26 Refrigerators and Freezers

28 Water Heaters

12 + Grills

And about 50+ Yards of Scrap Metal

1 Boat

1 Canoe

2 Trailers

I would like to extend a huge thank you to everyone who helped make the Town of Lake City Metal Junk Cleanup a success this past weekend.

I am grateful for the time, equipment, and hard work contributed by:

Public Works Employee **William Merfeld**

Town Trustee **Nathan Wuest**

Hinsdale County Commissioner **Greg Levine**

Hinsdale County Building Official **Gabe McNeese**

CDOT's **Dusty Merch**

LC Services' **Mike Kuellenberg**

**Jordan Link**

**Adrian Archuleta**

**Richard Piltingsrud**, for generously allowing us to use his dump trailer

### CML Conference June 22<sup>nd</sup> – June 25<sup>th</sup>

Reminder that the conference is next week. Please take the paperwork I give you tonight. When you check in please give them the affidavit of sales tax exemption and the town sales tax exemption certificate.

### **Sheriff IGA Update**

The county has finished updating their MTC & Fire Ban Ordinances so that they are enforceable within Town. The County animal ordinance does not need to be changed.

Now the Town will need to pass 3 emergency ordinances so that the town MTC, Fire Ban, and Animal Ordinances mirror the counties. Once those are passed then we can sign an IGA that has the Sheriff's office enforcing the County MTC, Fire Ban, & Animal ordinance in Town as well as the Town OHV ordinance. I think we can have everything in place and the IGA signed by the Mid-July meeting.

### **Armory Apartment**

Joanne moved in last Monday due to her losing her housing. The apartment is 95% complete with only a few finishing touches needed and the installation of the washer and dryer. We need to get a few more pieces of furniture for the living room and then we are done. After Joanne moves out after the WWTP project is complete then we will finish the apartment. We will need to discuss the use of the apartment, length of lease, and AMI that it will serve. It would be good if we could count the apartment towards our Prop 123 commitment to build 6 affordable units by year end. That means it need to be rented at a certain AMI level, which I will research but most likely somewhere between 60 to 80% AMI. Prop 123 now has a good faith waiver that we can submit by November 1<sup>st</sup> to allow us to continue to receive Prop 123 funding despite not meeting our committed goal. Many communities have not been able to meet their affordable housing goals.

We need to also discuss the condition of the windows in the apartment soon, especially the south facing windows. I was able to get one window open on the north side and one on the south side. The south facing windows, and window frames are rotting and there is evidence of a little black mold in the window frame where the locking mechanism is located. The south facing windows need to be replaced within the next couple of years.

### **Housing Colorado Eagle Awards 6/11/26**

I attended the Eagle Awards on 6//11/26 representing the Town. The County/Town Housing Plan was nominated for an award by Sarah McClain.

I spoke to a handful of different affordable housing developers and none of them was interested in the Lake Fork Housing project. They all said that it is very difficult to build affordable housing in the mountains. One non-profit based in Denver expressed some interest and said they would reach out to me with follow-up questions.

Town of Ignacio: I did speak extensively to the new Town Manager of Ignacio, Weylin Ryan, who accepted an eagle award for their 21 unit home ownership affordable housing project,

the Rock Creek Housing Project. The former Town Manager and Mayor spearheaded the initiative which they accomplished by creating the Ignacio Housing Authority with the Town Ignacio Trustees acting as the housing authority board. They did the whole project by having the housing authority as the developer, the building official as the GC, Town staff assisting with the administration, and a collection of local contractors building the units. He said that was the only way for them to make it affordable. He also said that staff were burned out by the time it was completed and that they compensated people by giving them compensatory time off. I think this is the model of what we are aiming for since if we don't do it ourselves then the math will not pencil out and no developer will want to touch it.