



**REGULAR CITY COUNCIL MEETING  
CITY COUNCIL CHAMBERS – CITY HALL  
#1 CITY HALL PLACE  
MONDAY, MARCH 10, 2025 - 7:00 PM**

**MINUTES**

**A. CALL TO ORDER**

President Aliff called the meeting to order at 7:12 p.m.

**B. INVOCATION**

**C. PLEDGE OF ALLEGIANCE**

**D. ROLL CALL**

**Council Members Present:** Mark Aliff, Brett Boston, Dennis Flores, Roger Gomez, Joe Latino, Regina Maestri, Sarah Martinez.

**Council Members Present via Zoom:** None.

**Council Members Absent:** None.

**Administrative Staff Members Present:** Mayor Heather Graham, Chief of Staff Brian McCain, City Attorney Carla Sikes, City Clerk Marisa Stoller.

**E. SPECIAL RECOGNITIONS**

**E1 PROCLAMATION PRESENTATION: "PUEBLO FLAG DAY - MARCH 22, 2025" - SARAH MIZE, 2023 LEADERSHIP PUEBLO CLASS**

**F. PUBLIC FORUM**

- Aubree Adams - Prop 122
- Elvis Martinez - HB25-1237 1 SUP
- Betty A. Finley - Safety for the neighborhood
- George Koncilja - Annex
- Ken Danti - Energy
- Augustine Garcia - Public Safety

**G. COUNCIL MEMBER AND MAYOR COMMENTARY**

Mayor Graham discussed the town halls she and President Aliff will be holding regarding the Black Hills election; staff will be presenting to the County Commissioners tomorrow. The Shelter RFP will be coming back next week; there have been several applications already; the shelter

has been funded without touching the reserves through the end of 2025.

Council members expressed comments regarding community-related issues and events/functions they attended.

## **H. REVIEW OF AGENDA**

### **I. APPROVAL OF AGENDA**

### **J. READING AND APPROVAL OF MINUTES**

#### **J1 CITY COUNCIL MINUTES FEBRUARY 24, 2025**

#### **J2 SPECIAL CITY COUNCIL MINUTES MARCH 03, 2025**

### **K. CONSENT AGENDA**

### **L. COMMUNICATIONS**

### **M. RESOLUTIONS**

**M1 A RESOLUTION AUTHORIZING THE TRANSFER OF FUNDS IN THE AMOUNT OF \$60,446.91 FROM THE "2025" PUBLIC WORKS OPERATING BUDGET TO PROJECT ACCOUNT CI2210, PUBLIC WORKS ASSET MANAGEMENT AND APPROVING AND AUTHORIZING THE PURCHASING AGENT TO EXECUTE AMENDMENT NO. 5 TO THE SUBSCRIPTION AGREEMENT BETWEEN THE CITY OF PUEBLO, A COLORADO MUNICIPAL CORPORATION, AND BRIGHTLY SOFTWARE, INC., A DELAWARE CORPORATION, FORMERLY DUDE SOLUTIONS, INC., IN THE AMOUNT OF \$60,446.91 FOR PROJECT NO. 21-041 PUEBLO STREET ASSESSMENT PROJECT.**

This Resolution was assigned as 15925.

**M2 A RESOLUTION RATIFYING AN EMERGENCY CONSTRUCTION CONTRACT IN THE AMOUNT OF \$42,355.34 TO CEDAR RIDGE LANDSCAPE, INC., FOR PROJECT NO. 25-030, EMERGENCY PAVEMENT REPAIRS - BONFORTE BLVD, AND APPROVING THE PURCHASING AGENT'S EXECUTION OF SAME**

This Resolution was assigned as 15926.

**M3 A RESOLUTION RATIFYING AN EMERGENCY CONSTRUCTION CONTRACT IN THE AMOUNT OF \$32,952.50 TO RUSS GRADING & EXCAVATING LLC, A COLORADO LIMITED LIABILITY COMPANY, FOR PROJECT NO. 23-040 (SWAN03) FOR EMERGENCY STORM SEWER POINT REPAIR AT THE INTERSECTION OF BERKLEY AVENUE AND SMALL AVENUE, APPROVING A CHANGE ORDER IN THE AMOUNT OF \$14,849.10 FOR ADDITIONAL WORK AND MATERIALS, AND APPROVING THE PURCHASING AGENT'S EXECUTION OF THE SAME**

This Resolution was assigned as 15927.

- M4 A RESOLUTION AUTHORIZING THE ISSUANCE OF A REVOCABLE PERMIT (REV-25-5) TO BIF IV INTREPID OPCO., LLC., FOR THE PURPOSE OF ALLOWING AUTHORIZED IMPROVEMENTS TO BE INSTALLED WITHIN THE PERMITTED AREA UNTIL TERMINATION OR REVOCATION OF THIS REVOCABLE PERMIT AND FOR USE OF UNION AVENUE BRIDGE BETWEEN E. D STREET AND ALAN HAMEL AVENUE**

This Resolution was assigned as 15928.

- M5 A RESOLUTION CONFIRMING THE APPOINTMENT BY THE MAYOR OF GARY MICHELI TO SERVE A THREE-YEAR TERM EXPIRING APRIL 1, 2028, ON THE FIRE BOARD OF APPEALS**

This Resolution was assigned as 15929.

- M6 A RESOLUTION CONFIRMING THE APPOINTMENT BY THE MAYOR OF JAMES SALAZAR TO COMPLETE A FOUR-YEAR TERM EXPIRING JULY 1, 2025, ON THE PLANNING & ZONING COMMISSION**

This Resolution was assigned as 15930.

- M7 A RESOLUTION CONFIRMING THE APPOINTMENT BY THE MAYOR OF KAREN CONRY TO COMPLETE A THREE-YEAR TERM EXPIRING DECEMBER 1, 2027, ON THE PUEBLO MUNICIPAL GOLF COURSE ENTERPRISE ADVISORY COMMITTEE IN THE ELMWOOD-ANNUAL PASSHOLDER POSITION**

This Resolution was assigned as 15931.

**N. ORDINANCES – FIRST PRESENTATION**

- N1 AN ORDINANCE ANNEXING UNINCORPORATED LAND COMMONLY KNOWN AS THE FIRST ADDITION TO VILLA BELLA ANNEXATION TO THE CITY OF PUEBLO DESCRIBED AS 8.018-ACRES OF LAND LOCATED NORTHEAST OF THE INTERSECTION OF TROY AVENUE AND RAWLINGS BOULEVARD**

- N2 AN ORDINANCE ANNEXING UNINCORPORATED LAND COMMONLY KNOWN AS THE SECOND ADDITION TO VILLA BELLA ANNEXATION TO THE CITY OF PUEBLO DESCRIBED AS 10.094-ACRES OF LAND LOCATED NORTHEAST OF THE INTERSECTION OF TROY AVENUE AND RAWLINGS BOULEVARD**

- N3 AN ORDINANCE ANNEXING UNINCORPORATED LAND COMMONLY KNOWN AS THE THIRD ADDITION TO VILLA BELLA ANNEXATION TO THE CITY OF PUEBLO DESCRIBED AS 79.637-ACRES OF LAND LOCATED NORTHEAST OF THE INTERSECTION OF TROY AVENUE AND RAWLINGS BOULEVARD AND ADJACENT TO THE WALKING STICK VISTA DEVELOPMENT**

- N4 AN ORDINANCE AMENDING PORTIONS OF BOTH THE VILLA BELLA PLANNED UNIT DEVELOPMENT, AND THE WALKING STICK VISTA PLANNED UNIT DEVELOPMENT, AND PUEBLO COUNTY A-1 TO THE**

## **RESIDENCES AT VILLA BELLA, PLANNED UNIT DEVELOPMENT**

**N5 AN ORDINANCE AMENDING ZONING RESTRICTIONS TO REZONE 634 GOODNIGHT AVENUE FROM R-2, SINGLE-FAMILY RESIDENTIAL ZONE DISTRICT TO B-2, SUBREGIONAL BUSINESS ZONE DISTRICT**

**N6 AN ORDINANCE APPROVING, AND AUTHORIZING THE MAYOR TO EXECUTE A CONTRACT TO BUY AND SELL REAL ESTATE BY AND BETWEEN THE CITY OF PUEBLO, A COLORADO MUNICIPAL CORPORATION, AND ERIKA ALMEIDA-TRUJILLO, FOR THE SALE OF PROPERTY DESCRIBED AS 101 WEST RIVERWALK PLACE, UNITS 1A AND 1A WITHIN THE CITY OF PUEBLO**

### **O. APPROVAL OF CONSENT AGENDA**

Councilor Boston, seconded by Councilor Latino, moved to approve all Resolutions Set Forth in the Consent Agenda, Pass the Ordinances of the Consent Agenda, Setting the Public Hearings for March 24, 2025, and Order the Ordinances to be published BY TITLE.

Roll Call – **Ayes:** President Aliff, Councilor Boston, Councilor Flores, Councilor Gomez, Councilor Latino, Councilor Maestri, Councilor Martinez. **Nays:** None. Motion Passed 7-0.

### **P. REGULAR AGENDA**

### **Q. RESOLUTIONS**

### **R. ORDINANCES – FINAL PRESENTATION**

**R1 AN ORDINANCE AUTHORIZING A SITE LEASE AND LEASE PURCHASE AGREEMENT BETWEEN THE CITY, AND BOKF, NA (SOLELY IN ITS CAPACITY AS TRUSTEE) TO FINANCE THE ACQUISITION, IMPROVEMENT AND EQUIPPING OF FACILITIES TO BE USED AS MUNICIPAL ADMINISTRATIVE AND OTHER SPACE; APPROVING A CERTIFICATE OF PARTICIPATION, SERIES 2025 IN CONNECTION THEREWITH IN A PRINCIPAL AMOUNT NOT TO EXCEED \$9,100,000; AUTHORIZING THE MAYOR TO EXECUTE ALL DOCUMENTS AND OFFICIALS OF THE CITY TO TAKE ALL ACTION NECESSARY TO CARRY OUT THE TRANSACTIONS CONTEMPLATED HEREBY; AND RELATED MATTERS**

A staff report and detailed review of the Ordinance was given by Danny Nunn, Director of Finance, and Carla Sikes, City Attorney.

#### **PUBLIC HEARING:**

- Ted Freeman appeared in person to speak in favor of this ordinance

Seeing no one else wished to speak, President Aliff declared the Hearing closed.

Councilor Boston, seconded by Councilor Latino, moved to approve the Ordinance on final

presentation.

Roll Call - **Ayes:** Councilor Boston, Councilor Flores, Councilor Latino, Councilor Maestri, Councilor Martinez. **Nays:** President Aliff, Councilor Gomez. Motion Passed 5-2.

This Ordinance was assigned as **10913.**

**R2 AN ORDINANCE APPROVING, AND AUTHORIZING THE MAYOR TO EXECUTE A CONTRACT TO BUY AND SELL REAL ESTATE BY AND BETWEEN THE CITY OF PUEBLO, A COLORADO MUNICIPAL CORPORATION, AND 101 W RIVERWALK, LLC, A COLORADO LIMITED LIABILITY COMPANY, FOR THE PURCHASE OF PROPERTY DESCRIBED AS 101 WEST RIVERWALK PLACE, UNIT 2 WITHIN THE CITY OF PUEBLO**

A staff report and detailed review of the Ordinance was given by Danny Nunn, Director of Finance, and Carla Sikes, City Attorney.

**PUBLIC HEARING:**

- Ted Freeman appeared in person to speak in favor of this ordinance
- Sam Hernandez appeared in person to speak in favor of this ordinance
- JJ McCrainey appeared in person to speak in favor of this ordinance
- Tina Delgross appeared in person to speak in favor of this ordinance
- Elvis Martinez appeared in person to speak against this ordinance
- Betty Finley appeared in person to speak against this ordinance
- George Koncilja appeared in person to speak against this ordinance

Seeing no one else wished to speak, President Aliff declared the Hearing closed.

Councilor Boston, seconded by Councilor Flores, moved to approve the Ordinance on final presentation.

Roll Call - **Ayes:** Councilor Boston, Councilor Flores, Councilor Latino, Councilor Maestri, Councilor Martinez. **Nays:** President Aliff, Councilor Gomez. Motion Passed 5-2.

This Ordinance was assigned as **10914.**

**R3 AN ORDINANCE AWARDING AND APPROVING A LEASE AND MANAGEMENT AGREEMENT BETWEEN THE CITY OF PUEBLO, A COLORADO MUNICIPAL CORPORATION, AND THE COLORADO OUTLAW RACING ASSOCIATION, LLC. FOR THE OPERATION, MANAGEMENT, AND PROMOTION OF THE HONOR FARM PARK & OPEN SPACE OVAL TRACK FACILITIES AND AUTHORIZING THE MAYOR TO EXECUTE THE SAME**

A staff report and detailed review of the Ordinance was given by Steven Meier, Director of Parks & Recreation.

**PUBLIC HEARING:**

Seeing no one wished to speak, President Aliff declared the Hearing closed.

Councilor Boston, seconded by Councilor Maestri, moved to approve the Ordinance on final presentation.

Roll Call - **Ayes:** President Aliff, Councilor Boston, Councilor Flores, Councilor Gomez,

Councilor Latino, Councilor Maestri, Councilor Martinez. **Nays:** None. Motion Passed 7-0.

This Ordinance was assigned as **10915**.

**R4 AN ORDINANCE AMENDING SECTION 11-1-211 OF THE PUEBLO MUNICIPAL CODE RELATING TO THE SAFE USE OF PUBLIC PROPERTY TO LIMIT PUBLIC CAMPING AND PROHIBIT TEMPORARY STRUCTURES ON PUBLIC PROPERTY WITHIN THE CITY OF PUEBLO, COLORADO**

A staff report and detailed review of the Ordinance was given by Carla Sikes, City Attorney.

**PUBLIC HEARING:**

- Chayla Luhan appeared in person to speak against this ordinance
- Haley Cartigo appeared in person to speak against this ordinance
- Elvis Martinez appeared in person to speak against this ordinance
- JJ McCrainey appeared in person to speak against this ordinance
- Diane Danti appeared in person to speak against this ordinance

Seeing no one else wished to speak, President Aliff declared the Hearing closed.

Councilor Boston, seconded by Councilor Latino, moved to approve the Ordinance on final presentation.

Roll Call - **Ayes:** President Aliff, Councilor Boston, Councilor Gomez, Councilor Latino, Councilor Maestri. **Nays:** Councilor Flores, Councilor Martinez. Motion Passed 5-2.

This Ordinance was assigned as **10916**.

**R5 AN ORDINANCE AMENDING SECTION 11-1-401 AND 11-1-407 OF THE PUEBLO MUNICIPAL CODE TO CATEGORIZE THEFT BY THE VALUE OF THE ITEM STOLEN AND TO ADD A MANDATORY MINIMUM JAIL SENTENCE FOR THOSE CONVICTED THEREOF, AND TO REINSTATE SECTION 1-2-1(G)(1)(A) OF THE PUEBLO MUNICIPAL CODE TO MAINTAIN A MANDATORY MINIMUM JAIL SENTENCE FOR THOSE CONVICTED AS HABITUAL OFFENDERS HAVING VIOLATED SECTION 11-1-401 OR 11-1-407 OF THE CODE.**

A staff report and detailed review of the Ordinance was given by Carla Sikes, City Attorney.

**PUBLIC HEARING:**

- Elvis Martinez appeared in person to speak in favor of this ordinance
- Haley Cartigo appeared in person to speak against this ordinance
- Chayla Luhan appeared in person to speak against this ordinance

Seeing no one else wished to speak, President Aliff declared the Hearing closed.

Councilor Boston, seconded by Councilor Gomez, moved to approve the Ordinance on final presentation.

Roll Call - **Ayes:** President Aliff, Councilor Boston, Councilor Flores, Councilor Gomez, Councilor Latino, Councilor Maestri, Councilor Martinez. **Nays:** None. Motion Passed 7-0.

This Ordinance was assigned as **10917.**

**S. QUASI-JUDICIAL PROCEEDINGS**

**S1 AN ORDINANCE APPROVING A SPECIAL AREA PLAN AMENDMENT FOR THE RANCHO DEL SOL 5TH FILING, A SPECIAL AREA PLAN**

A staff report and detailed review of the Ordinance was given by Scott Hobson, Acting Director of Planning & Community Development. Mr. Hobson requested that the Planning & Zoning documents for this item, Case #SAP-24-03 dated December 11, 2024, be made part of the record for this hearing. So ordered by President Aliff.

**PUBLIC HEARING:**

Seeing no one wished to speak, President Aliff declared the Hearing closed.

Councilor Boston, seconded by Councilor Latino, moved to approve the Ordinance on final presentation.

Roll Call - **Ayes:** President Aliff, Councilor Boston, Councilor Flores, Councilor Gomez, Councilor Latino, Councilor Maestri, Councilor Martinez. **Nays:** None. Motion Passed 7-0.

This Ordinance was assigned as **10918.**

**T. ADJOURN**

President Aliff adjourned the meeting at 10:32 p.m.

Respectfully submitted,



Marisa Stoller  
City Clerk