



MINUTES OF THE REGULAR RATON CITY COMMISSION
MEETING HELD ON TUESDAY, MARCH 8, 2022 AT 6 PM

I. CALL TO ORDER:

Mayor Neil Segotta called the meeting of the Raton City Commission to order at 6:00 p.m.

II. ROLL CALL/ATTENDANCE:

Answering roll call was: Mayor Neil Segotta, Mayor Pro-tem Linde' Schuster. Commissioners: Ronald Chavez, Donald Giacomo and Lori Chatterley. Also present were City Manager Scott Berry, Deputy Clerk Desire'e Trujillo and 16 visitors.

III. MAYOR SEGOTTA LED EVERYONE IN THE PLEDGE OF ALLEGIANCE:

IV. RECOGNITION OF VISITORS, CITIZEN OF THE MONTH AND/OR PRESENTATION OF PROCLAMATION, SERVICE AWARD, CONGRATULATIONS, CONDOLENCES, HOLIDAY SCHEDULES, AND CITY/MUNICIPAL EVENTS:

- **Next Regular Commission Meeting Tuesday, March 22, 2022 at 6:00 p.m.**

V. ITEMS FROM CITIZENS PRESENT:

Connie Young's Real Estate, Broker Suzanne Taylor-Sandoval was present to speak on behalf of the Heavy Industrial Rezoning Request that has been submitted to the Planning & Zoning Board for the Candelario building at 600 Kiowa Avenue. Mayor Neil Segotta stated the request would have to go through the proper procedure and requirements for consideration.

Mr. Mike Gatti was present to discuss Vacant Building Ordinance 1012 which he stated he agreed with, but he also expressed some concerns and addressed the notices he received regarding his properties. Mr. Gatti noted he will be appealing the vacant building determinations on his properties.

VI. ACTION ITEMS/ PUBLIC HEARINGS/ORDINANCES/ RESOLUTIONS/ CITY MANAGER'S REPORT- The City Commission may discuss and/or take actions on the following agenda items:

A. DELIBERATE AND ACT on Approval of Minutes for Regular Meeting held on February 22, 2022

A motion was made by Commissioner Lori Chatterley to approve the Minutes for the Regular Commission Meeting held on February 22, 2022 with a minor

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correction. The motion was seconded by Commissioner Donald Giacomo and carried 5-0 with all voting "aye".

B. *DELIBERATE AND ACT on Lodgers' Tax Non-Promotion Funding Request from Raton MainStreet for Light Pole Brackets for Hanging Banners*

City Manager Scott Berry stated this request went before the Lodgers' Tax Board on February 16th, who recommended approval for the Downtown Beautification Project to hang 56 new banners along with the annual flower baskets, which was approved by Commission at the February 22nd meeting. Raton MainStreet's Executive Director, Brenda Ferri was present and stated that when she presented her request for funds, she failed to include the fifty-six (56) brackets needed for the banners in her quote. The total price for the brackets is \$3,684.80, bringing the subtotal to \$9,581.55 including the fifty-six banners and shipping. A motion was made by Commissioner Lori Chatterley to approve the Lodgers' Tax Non-Promotion Funding Request from Raton MainStreet for Light Pole Brackets for Hanging Banners. The motion was seconded by Mayor Pro-tem Linde' Schuster and carried 5-0 with all voting "aye".

C. *DELIBERATE AND ACT on Memorandum of Understanding Between the City of Raton and the Raton Little League for 2022 Season*

City Manager Scott Berry stated this MOU is an annual agreement with the Raton Little League. The Raton Little League's President, Whitney Fernandez was present and told the Commission registration has already begun with about sixty (60) kids signed up so far and that it will remain open for the next few weeks. She stated they have reached out to Trinidad due to them being in the same district, in the hopes of having more teams. Commissioner Lori Chatterley asked about the safety procedures due to it specifying it was something required in the MOU. President Fernandez stated she does have the safety procedures and she will get them to the City. A motion was made by Commissioner Lori Chatterley to approve the Memorandum of Understanding Between the City of Raton and the Raton Little League for the 2022 Season contingent upon the receipt of the safety procedures. The motion was seconded by Commissioner Ronald Chavez and carried 5-0 with all voting "aye".

D. *DELIBERATE AND ACT on Amendment #3 to Lease Agreement Between the City of Raton and Colin Tawney dba Blü Dragonfly Brewing and Jason Bennett dba Dead Eye Distillery*

City Manager Scott Berry stated the City of Raton entered into a Project Participation Agreement with Colin Tawney and Jason Bennett as lease holders for the former National Guard Readiness Center Building on December 19, 2019 for economic development purposes. He noted the parties wish to expand economic development related utilization of the facility by

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adding Dead Eye Distillery, Inc. as a party to the agreement and authorizing Dead Eye Distillery, Inc. to occupy and utilize of the facility as a recognized party to the lease agreement, which is required for the licensing. A motion was made by Commissioner Lori Chatterley to approve Amendment #3 to Lease Agreement Between the City of Raton and Colin Tawney dba Blü Dragonfly Brewing and Jason Bennett dba Dead Eye Distillery. The motion was seconded by Commissioner Donald Giacomo and carried 5-0 with all voting "aye".

- E. *DELIBERATE AND ACT on Alcoholic Beverage Control Permits:***
- **Private Celebration Permit – Colfax Ale Cellar for GrowRaton Business Networking Event on March 26, 2022**
 - **Public Celebration Permit – Blü Dragonfly Brewing for the High Country Meats Open House on March 26, 2022**

City Manager Scott Berry stated there are two Alcoholic Beverage Control Permits, a Public Celebration Permit for the Grow Raton Business Networking Event on March 6th with Colfax Ale Cellar and the High Country Meats Open House also on March 26th with Blü Dragonfly Brewery which require the Commission to take action. A motion was made by Commissioner Ronald Chavez to approve the Alcoholic Beverage Control Permits. The motion was seconded by Mayor Pro-tem Linde' Schuster and carried 5-0 with all voting "aye".

- F. *DELIBERATE AND ACT on Appeal to City Commission on Vacant Building Determination for Property Located at 201 Galisteo***

City Manager Scott Berry went over Vacant Building Ordinance 1012 that was passed on April 27, 2021. He stated the ordinance was part of the City's Comprehensive Plan which received quite a bit of input about deteriorated or vacant buildings. He also noted that the City is trying to enforce the ordinance in a fair and equitable manner with every property owner. Robert & Janis Powledge were present and expressed their concerns about their property being deemed a vacant building stating the building is not a business but is used for their personal hobbies. After some discussion a motion was made by Commissioner Lori Chatterley to suspend the vacant building fee for a six month time frame allowing Mr. & Mrs. Powledge this time to make improvements to the property located at 201 Galisteo after which time the Commission will revisit the appeal. The motion was seconded by Commissioner Ronald Chavez and carried 5-0 with all voting "aye".

- G. *DELIBERATE AND ACT on Appeal to City Commission on Vacant Building Determination for Property Located at 324 South 11th Avenue***

City Manager Scott Berry stated the residential property owners located at 324 South 11th Avenue were present at the February 8th Commission Meeting where the utility usage was reviewed and showed close to no usage. He noted there was a recent letter sent to the City in regard to this building which was in the Commission packets. He recommended the building register as vacant until the next cycle of vacant building fees are due. Mr. Carlos Urioste and Bill Pichardo were present, who are two of the three property owners, and they stated the property is about two years away from being fully remodeled

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and permanently occupied. After some discussion a motion was made by Commissioner Lori Chatterley for the property located at 324 South 11th Avenue to register as vacant with the registration fee intact and can be brought to the Commission to be re-evaluated in October. The motion was seconded by Commissioner Donald Giacomo and carried 5-0 with all voting "aye".

H. *DELIBERATE AND ACT on Date for City Commission Work Session (Subject to Open Meetings Act and will be published 72 hours prior with agenda and open to the public)*

City Manager Scott Berry stated the conditions are different this year due to it being the beginning of the budget cycle and is wanting to hold a planning session as a public meeting to discuss and evaluate the needs of the community. He stated that the idea of this planning session is to strategically look at the needs ten to twenty years in the future. He noted that there was a work session held in 2011 that had many citizens attend which was very productive and that it may take more than one session. Commissioner Lori Chatterley made a motion to postpone the date for the City Commission Work Session until City Manager Berry can present a few possible dates. The motion was seconded by Mayor Pro-tem Linde' Schuster and carried 5-0 with all voting "aye".

I. CITY MANAGER REPORT

City Manager Scott Berry provided a comprehensive update to infrastructure improvements currently funded throughout the City of Raton. Raton has experienced unprecedented success in bringing a significant number of improvements to an implementation stage in recent years, which has effectively leveraged Raton's resources to fund a diverse range of infrastructure initiatives. The memorandum provided a listing of street projects, airport projects, economic development projects, utility projects, public safety projects, public building projects, and a couple miscellaneous projects. The current total amount for all the projects that were listed is \$13,104,000. He noted that some progress has been impacted by inflation and supply chain issues. He also noted that numerous additional funding opportunities are currently being pursued in current funding cycles, and continued success is anticipated with a broad range of funding. There was some discussion on how impressive it is to see the number of projects that are currently underway.

VII. ADJOURNMENT:

The meeting adjourned at 7:54 p.m.

CITY OF RATON


James Neil Segota Jr., Mayor

ATTEST:


Michael Anne Antonucci, City Clerk