



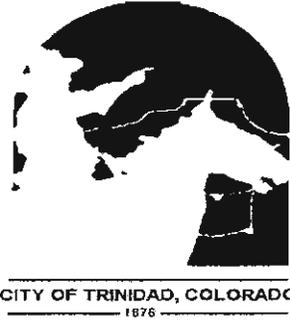
CITY OF TRINIDAD TRINIDAD, COLORADO

The City Council will hold its regular Work Session on
Tuesday, March 26, 2013 following a Special Meeting at 1:30 p.m.
City Hall Council Chambers, Third Floor, City Hall

AGENDA

1. Petitions and Communications, Oral or Written
2. Discussion regarding legal advice for City boards and commissions – Glen Davis, Planning, Zoning and Variance Commission Chairperson
3. Presentation from City of Trinidad Tourism Board – Pat Patrick, Chairperson
4. Discussion regarding City Building Code Enforcement – Les Downs, City Attorney
5. Discussion of other agenda items

Individuals with disabilities needing auxiliary aid(s) may request assistance by contacting Audra Garrett, City Clerk, 135 N. Animas Street, Phone (719) 846-9843, or FAX (719) 846-4140. At least a 48 hour advance notice prior to the scheduled meeting would be appreciated so that arrangements can be made to locate the requested auxiliary aid(s).



COUNCIL COMMUNICATION

CITY COUNCIL MEETING: March 26, 2013
PREPARED BY: Karen Wolf, Assistant Planner
DEPT. HEAD SIGNATURE:
OF ATTACHMENTS: 0

SUBJECT: Legal Advice Procedures for City Boards & Commissions

PRESENTER: Glenn Davis

RECOMMENDED CITY COUNCIL ACTION: N/A

SUMMARY STATEMENT: This discussion will clarify procedures for obtaining legal advice for City boards & commissions.

EXPENDITURE REQUIRED: N/A

SOURCE OF FUNDS: N/A

POLICY ISSUE: N/A

ALTERNATIVE: N/A

BACKGROUND INFORMATION: None

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COUNCIL COMMUNICATION

CITY COUNCIL MEETING: March 26, 2013
PREPARED BY: Pat Patrick
DEPT. HEAD SIGNATURE:
ATTACHMENTS: Sample packet of print advertising and brochures

SUBJECT: City of Trinidad Tourism Board Annual Report

PRESENTER: Pat Patrick, Chair

RECOMMENDED CITY COUNCIL ACTION: None

SUMMARY STATEMENT: The Tourism Board chair will present a review of 2012 Activities and Revenue. A revised budget for 2013 and 2013 Marketing Plan will also be presented.

EXPENDITURE REQUIRED: No

SOURCE OF FUNDS: N/A

POLICY ISSUE:

ALTERNATIVE:

BACKGROUND INFORMATION: Each year the Tourism Board provides City Council a summary of previous year activities and the next year marketing plan.

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CITY OF TRINIDAD, COLORADO
1876

COUNCIL COMMUNICATION

CITY COUNCIL MEETING: March 26, 2013
PREPARED BY: Chris Kelley
DEPT. HEAD SIGNATURE:
ATTACHMENTS: 3

SUBJECT: Discussion regarding property maintenance and code enforcement related to vacant buildings

PRESENTER: Les Downs, City Attorney and Chris Kelley, Chief Building Inspector

RECOMMENDED CITY COUNCIL ACTION: This is for discussion at this time. Staff will meet with Municipal Judge and discuss a proposal.

SUMMARY STATEMENT:

The condition of vacant buildings, especially downtown has become a concern. At the City Council Retreat, residents, business owners and Council members have expressed concern over our many vacant and deteriorating buildings. At the City Council Retreat, City Council requested Staff look at how effective our current building codes and ordinances are and provide information for any potential change, including how the City could make structural and aesthetic improvements to preserve historic buildings. Staffs opinion is our current building codes and ordinances are adequate. However, enforcement processes may need to be re-visited.

EXPENDITURE REQUIRED: None at this time.

SOURCE OF FUNDS: N/A

POLICY ISSUE: Level of enforcement of building codes and ordinances and processes to affect enforcement.

ALTERNATIVE: Building codes and processes related to vacant buildings could remain as is.

BACKGROUND INFORMATION:

1. International Code Council, International Property Maintenance Code 2009 as adopted by the City of Trinidad.
 - a. Section 106 Violations
 - b. Section 107 – Notices and Orders Section
 - c. Section 108 -- Unsafe Structures and Equipment
2. Municipal Code
 - a. Chapter 5, Article 1, Sections 5-1(c) and 5-2 (c)
 - b. Chapter 1, Sections 1-8 and 1-9
3. Sample Notice and Order

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INTERNATIONAL PROPERTY
MAINTENANCE CODE[®]

CODE AND COMMENTARY

2005



alternative materials or methods, the *code official* shall have the authority to require tests to be made as evidence of compliance at no expense to the jurisdiction.

105.3.1 Test methods. Test methods shall be as specified in this code or by other recognized test standards. In the absence of recognized and accepted test methods, the *code official* shall be permitted to approve appropriate testing procedures performed by an *approved agency*.

105.3.2 Test reports. Reports of tests shall be retained by the *code official* for the period required for retention of public records.

105.4 Used material and equipment. The use of used materials which meet the requirements of this code for new materials is permitted. Materials, equipment and devices shall not be reused unless such elements are in good repair or have been reconditioned and tested when necessary, placed in good and proper working condition and *approved* by the *code official*.

105.5 Approved materials and equipment. Materials, equipment and devices *approved* by the *code official* shall be constructed and installed in accordance with such approval.

105.6 Research reports. Supporting data, where necessary to assist in the approval of materials or assemblies not specifically provided for in this code, shall consist of valid research reports from *approved sources*.

SECTION 106 VIOLATIONS

106.1 Unlawful acts. It shall be unlawful for a person, firm or corporation to be in conflict with or in violation of any of the provisions of this code.

106.2 Notice of violation. The *code official* shall serve a notice of violation or order in accordance with Section 107.

106.3 Prosecution of violation. Any person failing to comply with a notice of violation or order served in accordance with Section 107 shall be deemed guilty of a misdemeanor or civil infraction as determined by the local municipality, and the violation shall be deemed a *strict liability offense*. If the notice of violation is not complied with, the *code official* shall institute the appropriate proceeding at law or in equity to restrain, correct or abate such violation, or to require the removal or termination of the unlawful *occupancy* of the structure in violation of the provisions of this code or of the order or direction made pursuant thereto. Any action taken by the authority having jurisdiction on such *premises* shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.

106.4 Violation penalties. Any person who shall violate a provision of this code, or fail to comply therewith, or with any of the requirements thereof, shall be prosecuted within the limits provided by state or local laws. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

106.5 Abatement of violation. The imposition of the penalties herein prescribed shall not preclude the legal officer of the jurisdiction from instituting appropriate action to restrain, cor-

rect or abate a violation, or to prevent illegal *occupancy* of a building, structure or *premises*, or to stop an illegal act, conduct, business or utilization of the building, structure or *premises*.

SECTION 107 b NOTICES AND ORDERS

107.1 Notice to person responsible. Whenever the *code official* determines that there has been a violation of this code or has grounds to believe that a violation has occurred, notice shall be given in the manner prescribed in Sections 107.2 and 107.3 to the person responsible for the violation as specified in this code. Notices for condemnation procedures shall also comply with Section 108.3.

107.2 Form. Such notice prescribed in Section 107.1 shall be in accordance with all of the following:

1. Be in writing.
2. Include a description of the real estate sufficient for identification.
3. Include a statement of the violation or violations and why the notice is being issued.
4. Include a correction order allowing a reasonable time to make the repairs and improvements required to bring the *dwelling unit* or structure into compliance with the provisions of this code.
5. Inform the property *owner* of the right to appeal.
6. Include a statement of the right to file a lien in accordance with Section 106.3.

107.3 Method of service. Such notice shall be deemed to be properly served if a copy thereof is:

1. Delivered personally;
2. Sent by certified or first-class mail addressed to the last known address; or
3. If the notice is returned showing that the letter was not delivered, a copy thereof shall be posted in a conspicuous place in or about the structure affected by such notice.

107.4 Unauthorized tampering. Signs, tags or seals posted or affixed by the *code official* shall not be mutilated, destroyed or tampered with, or removed without authorization from the *code official*.

107.5 Penalties. Penalties for noncompliance with orders and notices shall be as set forth in Section 106.4.

107.6 Transfer of ownership. It shall be unlawful for the *owner* of any *dwelling unit* or structure who has received a compliance order or upon whom a notice of violation has been served to sell, transfer, mortgage, lease or otherwise dispose of such *dwelling unit* or structure to another until the provisions of the compliance order or notice of violation have been complied with, or until such *owner* shall first furnish the grantee, transferee, mortgagee or lessee a true copy of any compliance order or notice of violation issued by the *code official* and shall furnish to the *code official* a signed and notarized statement from the grantee, transferee, mortgagee or lessee, acknowledging the receipt of such compliance order or notice of violation and

fully accepting the responsibility without condition for making the corrections or repairs required by such compliance order or notice of violation.

SECTION 108 1c
UNSAFE STRUCTURES AND EQUIPMENT

108.1 General. When a structure or equipment is found by the *code official* to be unsafe, or when a structure is found unfit for human occupancy, or is found unlawful, such structure shall be *condemned* pursuant to the provisions of this code.

108.1.1 Unsafe structures. An unsafe structure is one that is found to be dangerous to the life, health, property or safety of the public or the *occupants* of the structure by not providing minimum safeguards to protect or warn *occupants* in the event of fire, or because such structure contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe or of such faulty construction or unstable foundation, that partial or complete collapse is possible.

108.1.2 Unsafe equipment. Unsafe equipment includes any boiler, heating equipment, elevator, moving stairway, electrical wiring or device, flammable liquid containers or other equipment on the *premises* or within the structure which is in such disrepair or condition that such equipment is a hazard to life, health, property or safety of the public or *occupants* of the *premises* or structure.

108.1.3 Structure unfit for human occupancy. A structure is unfit for human occupancy whenever the *code official* finds that such structure is unsafe, unlawful or, because of the degree to which the structure is in disrepair or lacks maintenance, is insanitary, vermin or rat infested, contains filth and contamination, or lacks *ventilation*, illumination, sanitary or heating facilities or other essential equipment required by this code, or because the location of the structure constitutes a hazard to the *occupants* of the structure or to the public.

108.1.4 Unlawful structure. An unlawful structure is one found in whole or in part to be occupied by more persons than permitted under this code, or was erected, altered or occupied contrary to law.

108.1.5 Dangerous structure or premises. For the purpose of this code, any structure or *premises* that has any or all of the conditions or defects described below shall be considered dangerous:

1. Any door, aisle, passageway, stairway, exit or other means of egress that does not conform to the *approved* building or fire code of the jurisdiction as related to the requirements for existing buildings.
2. The walking surface of any aisle, passageway, stairway, exit or other means of egress is so warped, worn loose, torn or otherwise unsafe as to not provide safe and adequate means of egress.
3. Any portion of a building, structure or appurtenance that has been damaged by fire, earthquake, wind, flood, *deterioration*, *neglect*, abandonment, vandalism or by any other cause to such an extent that it is

likely to partially or completely collapse, or to become *detached* or dislodged.

4. Any portion of a building, or any member, appurtenance or ornamentation on the exterior thereof that is not of sufficient strength or stability, or is not so *anchored*, attached or fastened in place so as to be capable of resisting natural or artificial loads of one and one-half the original designed value.
5. The building or structure, or part of the building or structure, because of dilapidation, *deterioration*, decay, faulty construction, the removal or movement of some portion of the ground necessary for the support, or for any other reason, is likely to partially or completely collapse, or some portion of the foundation or underpinning of the building or structure is likely to fail or give way.
6. The building or structure, or any portion thereof, is clearly unsafe for its use and *occupancy*.
7. The building or structure is *neglected*, damaged, dilapidated, unsecured or abandoned so as to become an attractive nuisance to children who might play in the building or structure to their danger, becomes a harbor for vagrants, criminals or immoral persons, or enables persons to resort to the building or structure for committing a nuisance or an unlawful act.
8. Any building or structure has been constructed, exists or is maintained in violation of any specific requirement or prohibition applicable to such building or structure provided by the *approved* building or fire code of the jurisdiction, or of any law or ordinance to such an extent as to present either a substantial risk of fire, building collapse or any other threat to life and safety.
9. A building or structure, used or intended to be used for dwelling purposes, because of inadequate maintenance, dilapidation, decay, damage, faulty construction or arrangement, inadequate light, *ventilation*, mechanical or plumbing system, or otherwise, is determined by the *code official* to be insanitary, unfit for human habitation or in such a condition that is likely to cause sickness or disease.
10. Any building or structure, because of a lack of sufficient or proper fire-resistance-rated construction, fire protection systems, electrical system, fuel connections, mechanical system, plumbing system or other cause, is determined by the *code official* to be a threat to life or health.
11. Any portion of a building remains on a site after the demolition or destruction of the building or structure or whenever any building or structure is abandoned so as to constitute such building or portion thereof as an attractive nuisance or hazard to the public.

108.2 Closing of vacant structures. If the structure is vacant and unfit for human habitation and *occupancy*, and is not in danger of structural collapse, the *code official* is authorized to

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post a placard of condemnation on the *premises* and order the structure closed up so as not to be an attractive nuisance. Upon failure of the *owner* to close up the *premises* within the time specified in the order, the *code official* shall cause the *premises* to be closed and secured through any available public agency or by contract or arrangement by private persons and the cost thereof shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate and may be collected by any other legal resource.

108.2.1 Authority to disconnect service utilities. The *code official* shall have the authority to authorize disconnection of utility service to the building, structure or system regulated by this code and the referenced codes and standards set forth in Section 102.7 in case of emergency where necessary to eliminate an immediate hazard to life or property or when such utility connection has been made without approval. The *code official* shall notify the serving utility and, whenever possible, the *owner* and *occupant* of the building, structure or service system of the decision to disconnect prior to taking such action. If not notified prior to disconnection the *owner* or *occupant* of the building structure or service system shall be notified in writing as soon as practical thereafter.

108.3 Notice. Whenever the *code official* has condemned a structure or equipment under the provisions of this section, notice shall be posted in a conspicuous place in or about the structure affected by such notice and served on the *owner* or the person or persons responsible for the structure or equipment in accordance with Section 107.3. If the notice pertains to equipment, it shall also be placed on the condemned equipment. The notice shall be in the form prescribed in Section 107.2.

108.4 Placarding. Upon failure of the *owner* or person responsible to comply with the notice provisions within the time given, the *code official* shall post on the *premises* or on defective equipment a placard bearing the word "Condemned" and a statement of the penalties provided for occupying the *premises*, operating the equipment or removing the placard.

108.4.1 Placard removal. The *code official* shall remove the condemnation placard whenever the defect or defects upon which the condemnation and placarding action were based have been eliminated. Any person who defaces or removes a condemnation placard without the approval of the *code official* shall be subject to the penalties provided by this code.

108.5 Prohibited occupancy. Any occupied structure condemned and placarded by the *code official* shall be vacated as ordered by the *code official*. Any person who shall occupy a placarded *premises* or shall operate placarded equipment, and any *owner* or any person responsible for the *premises* who shall let anyone occupy a placarded *premises* or operate placarded equipment shall be liable for the penalties provided by this code.

108.6 Abatement methods. The *owner*, *operator* or *occupant* of a building, *premises* or equipment deemed unsafe by the *code official* shall abate or cause to be abated or corrected such unsafe conditions either by repair, rehabilitation, demolition or other approved corrective action.

108.7 Record. The *code official* shall cause a report to be filed on an unsafe condition. The report shall state the *occupancy* of the structure and the nature of the unsafe condition.

SECTION 109 EMERGENCY MEASURES

109.1 Imminent danger. When, in the opinion of the *code official*, there is *imminent danger* of failure or collapse of a building or structure which endangers life, or when any structure or part of a structure has fallen and life is endangered by the occupation of the structure, or when there is actual or potential danger to the building *occupants* or those in the proximity of any structure because of explosives, explosive fumes or vapors or the presence of toxic fumes, gases or materials, or operation of defective or dangerous equipment, the *code official* is hereby authorized and empowered to order and require the *occupants* to vacate the *premises* forthwith. The *code official* shall cause to be posted at each entrance to such structure a notice reading as follows: "This Structure Is Unsafe and Its Occupancy Has Been Prohibited by the Code Official." It shall be unlawful for any person to enter such structure except for the purpose of securing the structure, making the required repairs, removing the hazardous condition or of demolishing the same.

109.2 Temporary safeguards. Notwithstanding other provisions of this code, whenever, in the opinion of the *code official*, there is *imminent danger* due to an unsafe condition, the *code official* shall order the necessary work to be done, including the boarding up of openings, to render such structure temporarily safe whether or not the legal procedure herein described has been instituted; and shall cause such other action to be taken as the *code official* deems necessary to meet such emergency.

109.3 Closing streets. When necessary for public safety, the *code official* shall temporarily close structures and close, or order the authority having jurisdiction to close, sidewalks, streets, *public ways* and places adjacent to unsafe structures, and prohibit the same from being utilized.

109.4 Emergency repairs. For the purposes of this section, the *code official* shall employ the necessary labor and materials to perform the required work as expeditiously as possible.

109.5 Costs of emergency repairs. Costs incurred in the performance of emergency work shall be paid by the jurisdiction. The legal counsel of the jurisdiction shall institute appropriate action against the *owner* of the *premises* where the unsafe structure is or was located for the recovery of such costs.

109.6 Hearing. Any person ordered to take emergency measures shall comply with such order forthwith. Any affected person shall thereafter, upon petition directed to the appeals board, be afforded a hearing as described in this code.

SECTION 110 DEMOLITION

110.1 General. The *code official* shall order the *owner* of any *premises* upon which is located any structure, which in the *code official* judgment after review is so deteriorated or dilapidated or has become so out of repair as to be dangerous, unsafe, insanitary or otherwise unfit for human habitation or occu-

CHAPTER 5. BUILDINGS.

ARTICLE 1. INTERNATIONAL BUILDING CODES.¹

Sections:

- 5-1 International Building Code.
- 5-2 International Residential Code.²
- 5-3 International Plumbing Code.
- 5-4 International Mechanical Code.
- 5-5 International Fuel Gas Code.
- 5-6 International Energy Conservation Code.
- 5-7 International Existing Building Code.
- 5-8 International Property Maintenance Code.
- 5-9 International Private Sewage Disposal Code.

ARTICLE 2. BOARD OF APPEALS.

- 5-10 Board of Appeals.
- 5-11 Appeals process.
- 5-12 Conduct of hearing.

ARTICLE 3. GENERAL PROVISIONS.

- 5-13 Furnishing grade of street by City Engineer.
- 5-14 Minimum elevation of awnings and shades.

CHAPTER 5. BUILDINGS.

ARTICLE 1. INTERNATIONAL CODES.

Section 5-1. International Building Code.

(1) The *International Building Code*, 2009 Edition, including Appendix Chapter J (“Grading”), as published by the International Code Council, 500 New Jersey Avenue, NW, 6th Floor, Washington, DC 20001 (headquarters), is hereby adopted by reference as the Building Code of the City of Trinidad, Colorado, as if fully set forth in this ordinance, together with the additions, insertions, and changes prescribed in this Section. At least one (1) copy of said *International Building Code*, 2009 Edition, shall remain on file in the Office of the City Clerk and open to public inspection.

(2) The following sections of the *International Building Code*, 2009 Edition (“IBC”), are hereby revised:

(a) Amend **IBC § 101.1, Title**, as follows: insert “the City of Trinidad, Colorado” where indicated.

(b) Amend **IBC § 109.2, Schedule of permit fees**, as follows: insert the following Schedule of Permit Fees:

Schedule of Permit Fees	
Total Valuation:	Fee:
\$1.00 to \$500.00	\$24.00
\$501.00 to \$2,000.00	\$24.00 for the first \$500.00; plus \$3.00 for each additional \$100.00 or fraction thereof, to and including \$2,000.00
\$2,001.00 to \$40,000.00	\$69.00 for the first \$2,000.00; plus \$11.00 for each additional \$1,000.00 or fraction thereof, to and including \$40,000.00
\$40,001.00 to \$100,000.00	\$487.00 for the first \$40,000.00; plus \$9.00 for each additional \$1,000.00 or fraction thereof, to and including \$100,000.00
\$100,001.00 to \$500,000.00	\$1,027.00 for the first \$100,000.00; plus \$7.00 for each additional \$1,000.00 or fraction thereof, to and including \$500,000.00
\$500,001.00 to \$1,000,000.00	\$3,827.00 for the first \$500,000.00; plus

Rev. 8/00 & 10/02

1 Chapter 5 repealed and re-enacted in its entirety, Ord. No. 1913, 6-17-11

2 Chapter 5, Section 5-2 amended, Ord. No. 1917, 7-15-11

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	\$5.00 for each additional \$1,000.00 or fraction thereof, to and including \$1,000,000.00
\$1,000,001.00 to \$5,000,000.00	\$6,327.00 for the first \$1,000,000.00; plus \$3.00 for each additional \$1,000.00 or fraction thereof, to and including \$5,000,000.00
\$5,000,001.00 and up	\$18,327 for the first \$5,000,000.00; plus \$1.00 for each additional \$1,000.00 or fraction thereof

Other Inspections and Fees:

1. Plan review fee.....Fifty percent (50%) of the permit fee
2. Inspections outside of normal business hours.....\$50.00 per hour*
(Minimum charge – two hours)
3. Reinspection fees assessed under provisions of IBC § 108.4.....\$50.00 per hour*
4. Inspections for which no fee is specifically indicated.....\$50.00 per hour*
5. Additional plan review required by changes, additions, or revisions to plans.....
.....\$50.00 per hour*
6. For use of outside consultants for plan checking and inspections, or both.....
.....Actual Cost**
7. For issuance of each temporary Certificate of Occupancy.....\$750.00***

* Or the total hourly cost to the City, whichever is greatest. The cost shall include supervision, overhead, equipment, hourly wages, and fringe benefits of the employees involved.

** Actual costs include administrative and overhead costs.

*** \$500.00 shall be refunded if a Certificate of Occupancy is issued prior to the expiration of the Temporary Certificate of Occupancy.

(c) Amend **IBC § 114.4, Violation penalties**, to read: Any person who violates a provision of this code or fails to comply with any of the requirements thereof, or who erects, constructs, alters, or repairs a building or structure in violation of the *approved construction documents* or directive of the *building official*, or of a permit or certificate issued under the provisions of this code, shall be subject to penalties as prescribed in §§ 1-8 and 1-9 of the Code of the City of Trinidad, Colorado.

(d) Amend **IBC § 115.3, Unlawful continuance**, to read: Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be liable for a fine of not less than One Hundred Dollars (\$100.00) nor more than One Thousand Dollars (\$1,000.00).

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(e) Amend IBC § 1612.3, Establishment of flood hazard areas, as follows: insert name of jurisdiction as “the City of Trinidad, Colorado,” and insert “April 3, 1984,” as the date of issuance.

(f) Amend IBC § 3412.2, Applicability, as follows: insert date of “January 1, 1950.”

Section 5-2. International Residential Code.

(1) The *International Residential Code*, 2009 Edition, including Appendix Chapters E, L, F, and M, as published by the International Code Council, 500 New Jersey Avenue, NW, 6th Floor, Washington, DC 20001 (headquarters), is hereby adopted by reference as the Residential Code of the City of Trinidad, Colorado, as if fully set forth in this ordinance, together with the additions, insertions, deletions, and changes prescribed in this Section. At least one (1) copy of said *International Residential Code*, 2009 Edition, shall remain on file in the Office of the City Clerk and open to public inspection.

(2) The following sections of the *International Residential Code*, 2009 Edition (“IRC”), are hereby revised:

(a) Amend IRC § R101.1, Title, as follows: insert “the City of Trinidad, Colorado” where indicated.

(b) Amend IRC § R108.2, Schedule of permit fees, as follows: insert the following Schedule of Permit Fees:

Schedule of Permit Fees	
Total Valuation:	Fee:
\$1.00 to \$500.00	\$24.00
\$501.00 to \$2,000.00	\$24.00 for the first \$500.00; plus \$3.00 for each additional \$100.00 or fraction thereof, to and including \$2,000.00
\$2,001.00 to \$40,000.00	\$69.00 for the first \$2,000.00; plus \$11.00 for each additional \$1,000.00 or fraction thereof, to and including \$40,000.00
\$40,001.00 to \$100,000.00	\$487.00 for the first \$40,000.00; plus \$9.00 for each additional \$1,000.00 or fraction thereof, to and including \$100,000.00
\$100,001.00 to \$500,000.00	\$1,027.00 for the first \$100,000.00; plus \$7.00 for each additional \$1,000.00 or fraction thereof, to and including

Rev. 8/00 & 10/02

1 Chapter 5 repealed and re-enacted in its entirety, Ord. No. 1913, 6-17-11

2 Chapter 5, Section 5-2 amended, Ord. No. 1917, 7-15-11

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	\$500,000.00
\$500,001.00 to \$1,000,000.00	\$3,827.00 for the first \$500,000.00; plus \$5.00 for each additional \$1,000.00 or fraction thereof, to and including \$1,000,000.00
\$1,000,001.00 to \$5,000,000.00	\$6,327.00 for the first \$1,000,000.00; plus \$3.00 for each additional \$1,000.00 or fraction thereof, to and including \$5,000,000.00
\$5,000,001.00 and up	\$18,327 for the first \$5,000,000.00; plus \$1.00 for each additional \$1,000.00 or fraction thereof

Other Inspections and Fees:

1. Plan review fee.....Fifty percent (50%) of the permit fee
2. Inspections outside of normal business hours.....\$50.00 per hour*
(Minimum charge – two hours)
3. Reinspection fees assessed under provisions of IRC § R108.4.....\$50.00 per hour*
4. Inspections for which no fee is specifically indicated.....\$50.00 per hour*
5. Additional plan review required by changes, additions, or revisions to plans.....
.....\$50.00 per hour*
6. For use of outside consultants for plan checking and inspections, or both.....
.....Actual Cost**
7. For issuance of each temporary Certificate of Occupancy.....\$750.00***

* Or the total hourly cost to the City, whichever is greatest. The cost shall include supervision, overhead, equipment, hourly wages, and fringe benefits of the employees involved.

** Actual costs includes administrative and overhead costs.

*** \$500.00 shall be refunded if a Certificate of Occupancy is issued prior to the expiration of the Temporary Certificate of Occupancy.

(c) Amend **IRC § R113.4, Violation penalties**, to read: Any person who violates a provision of this code or fails to comply with any of the requirements thereof, or who erects, constructs, alters, or repairs a building or structure in violation of the *approved construction documents* or directive of the *building official*, or of a permit or certificate issued under the provisions of this code, shall be subject to penalties as prescribed in §§ 1-8 and 1-9 of the Code of the City of Trinidad, Colorado.

(d) Amend **IRC § R114.2, Unlawful continuance**, to read: Any person who shall continue any work in or about the structure after having been served with a stop work order, except
Chapter 5, Page 5

Rev. 8/00 & 10/02

- 1 Chapter 5 repealed and re-enacted in its entirety, Ord. No. 1913, 6-17-11
- 2 Chapter 5, Section 5-2 amended, Ord. No. 1917, 7-15-11

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such work as that person is directed to perform to remove a violation or unsafe condition, shall be liable for a fine of not less than One Hundred Dollars (\$100.00) nor more than One Thousand Dollars (\$1,000.00).

(e) Amend **IRC Table R301.2(1), Climatic and geographic design criteria**, as follows: Insert the following table:

**TABLE R301.2(1)
CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA**

Roof Snow Load	Wind Speed (mph)	Seismic Design Category	SUBJECT TO DAMAGE FROM				Winter Design Temp	Ice Shield Underlayment Required	Flood Hazards	Air Freezing Index	Mean Annual Temp
			Weathering	Frost Line Depth	Termite	Decay					
30 psf	90 mph Exposure "B"	"B"	Severe	32"	Slight to Moderate	None to Slight	1° F	No	Varies	597	51.7° F

(f) Delete IRC Table R302.1 and replace with:

**TABLE R302.1
EXTERIOR WALLS**

EXTERIOR WALL ELEMENT		MINIMUM FIRE RESISTANCE RATING	MINIMUM FIRE SEPARATION DISTANCE
Walls	(Fire-resistance rated)	1 hour with exposure from both sides	0 feet
	(Not fire-resistance rated)	0 hours	5 feet ¹
Projections	(Fire-resistance rated)	1 hour on the underside	2 feet
	(Not fire-resistance rated)	0 hours	5 feet ²
Openings	Not allowed	Not applicable	< 3 feet
	25% maximum of wall area	0 hours	>= 3 feet and < 5 feet
		0 hours	>= 5 feet
Penetrations	All	Comply with IRC § R302.4	< 3 feet
		None required	>= 3 feet

1. Fire separation distance of three (3) feet can be used if the exterior wall cladding and trim are of noncombustible material. (Refer to IRC § R202 for a definition of "noncombustible material.")

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2. Fire separation distance of three (3) feet can be used if the soffit cladding and fascia board are of noncombustible material. (Refer to IRC § R202 for a definition of “noncombustible material.”)

(g) Amend the exception to **IRC § R302.2, Townhouses**, as follows:

Exception: a common 2-hour [The remainder is unchanged.]

(h) Amend **IRC § R302.2.4, Structural independence**, by deleting exception No. 5 and replacing it as follows:

5. *Townhouses* separated by a common 2-hour fire-resistance-rated wall as provided in Section R302.2.

(i) Amend **IRC § R313.1, Townhouse automatic fire sprinkler systems**, to read: Effective January 1, 2014, an automatic residential fire sprinkler system shall be installed in *townhouses*.

(j) Amend **IRC § R313.2, One- and two-family dwellings automatic fire systems**, to read: Effective January 1, 2014, an automatic residential fire sprinkler system shall be installed in one- and two-family dwellings.

(k) Amend **IRC § R315.1, Carbon monoxide alarms**, to read: For new construction, an approved carbon monoxide alarm shall be installed within fifteen feet (15') of the entrance to each bedroom in dwelling units within which fuel-fired appliances are installed and in dwelling units that have attached garages.

(l) Add an exception to **IRC § 315.2, Where required in existing buildings**, as follows:

Exception: Work involving the exterior surfaces of dwelling units, such as the replacement of roofing or siding, or the addition of a porch or deck, is exempt from the requirements of this Section. (Amended Ord. No. 1917, 7-15-11)

(m) Delete **IRC Chapter 11**, entitled “**ENERGY EFFICIENCY**,” in its entirety. Please refer to the International Energy Conservation Code, adopted in Section 5-6 of this Article, for energy conservation requirements.

(n) Amend **IRC § P2603.6.1, Sewer depth**, as follows: insert “thirty-two (32)” in two locations.

Section 5-3. International Plumbing Code.

(1) The *International Plumbing Code*, 2009 Edition, including Appendix Chapters C, D, and E, as published by the International Code Council, 500 New Jersey Avenue, NW, 6th Floor, Washington, DC 20001 (headquarters), is hereby adopted by reference as the Plumbing Code of the Chapter 5, Page 7

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1 Chapter 5 repealed and re-enacted in its entirety, Ord. No. 1913, 6-17-11

2 Chapter 5, Section 5-2 amended, Ord. No. 1917, 7-15-11

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City of Trinidad, Colorado, as if fully set forth in this ordinance, together with the additions, insertions, deletions, and changes prescribed in this Section. At least one (1) copy of said *International Plumbing Code*, 2009 Edition, shall remain on file in the Office of the City Clerk and open to public inspection.

(2) The following sections of the *International Plumbing Code*, 2009 Edition (“IPC”), are hereby revised:

(a) Amend **IPC § 101.1, Title**, as follows: insert “the City of Trinidad, Colorado” where indicated.

(b) Amend **IPC § 106.1, Permits – when required**, to read: Any owner, authorized agent, or contractor who desires to construct, enlarge, alter, repair, move, demolish, or change the *occupancy* of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert, or replace any plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the code official and obtain the required permit for the work; provided, however, that such a permit shall only be required from the City of Trinidad, Colorado, if the City, rather than the State of Colorado, is performing plumbing inspections.

(c) Amend **IPC § 106.6.2, Fee schedule**, to read: The fees for all plumbing work requiring a permit from the City of Trinidad shall be as indicated in the following schedule:

Fee Schedule	
Valuation of Work:	Permit Fee:
Not more than \$2,000.00	\$30.00
More than \$2,000.00	\$10.00 per each \$1,000.00 valuation or fraction thereof.

(d) Amend **IPC § 106.6.3, Fee refunds**, as follows: insert “fifty percent (50%)” as the specified percentage in both locations.

(e) Amend **IPC § 108.4, Violation penalties**, to read: Any person who shall violate a provision of this code or shall fail to comply with any of the requirements thereof, or who shall erect, install, alter, or repair plumbing work in violation of the *approved* construction documents or directive of the code official, or of a permit or certificate issued under the provisions of this code, shall be subject to penalties as prescribed in §§ 1-8 and 1-9 of the Code of the City of Trinidad, Colorado.

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(f) Amend **IPC § 108.5, Stop work orders**, to read: Upon notice from the code official, work on any plumbing system that is being done contrary to the provisions of this code or in a dangerous or unsafe manner shall immediately cease. Such notice shall be in writing and shall be given to the owner of the property, or to the owner's agent, or to the person doing the work. The notice shall state the conditions under which work is authorized to resume. Where an emergency exists, the code official shall not be required to give a written notice prior to stopping the work. Any person who shall continue any work in or about the structure after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be liable for a fine of not less than One Hundred Dollars (\$100.00) nor more than One Thousand Dollars (\$1,000.00).

(g) Amend **IPC § 109.1, Application for appeal**, to read: Any person shall have the right to appeal an order, decision, or determination of the code official to the board of appeals. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or an equally good or better form of construction is proposed. The application shall be filed no later than fifteen (15) days following the issuance of the order, decision, or determination.

(h) Delete **IPC §§ 109.2 through 109.6**, regarding membership and procedures of the board of appeals.

(i) Amend **IPC § 305.6.1, Sewer depth**, as follows: insert "thirty-two (32)" in two locations.

(j) Amend **IPC § 904.1, Roof extension**, as follows: insert "six (6)" where indicated.

Section 5-4. International Mechanical Code.

(1) The *International Mechanical Code*, 2009 Edition, including Appendix Chapter A ("Combustion Air Openings and Chimney Connector Pass-Throughs"), as published by the International Code Council, 500 New Jersey Avenue, NW, 6th Floor, Washington, DC 20001 (headquarters), is hereby adopted by reference as the Mechanical Code of the City of Trinidad, Colorado, as if fully set forth in this ordinance, together with the additions, insertions, and changes prescribed in this Section. At least one (1) copy of said *International Mechanical Code*, 2009 Edition, shall remain on file in the Office of the City Clerk and open to public inspection.

(2) The following sections of the *International Mechanical Code*, 2009 Edition ("IMC"), are hereby revised:

(a) Amend **IMC § 101.1, Title**, as follows: insert "the City of Trinidad, Colorado" where indicated.

(b) Amend **IMC § 106.5.2, Fee schedule**, as follows: insert the following fee schedule:

Fee Schedule	
Valuation of Work:	Permit Fee:
Not more than \$2,000.00	\$30.00
More than \$2,000.00	\$10.00 per each \$1,000.00 valuation or fraction thereof.

(c) Amend **IMC § 106.5.3, Fee refunds**, as follows: insert “fifty percent (50%)” as the specified percentage in both locations.

(d) Amend **IMC § 108.4, Violation penalties**, to read: Persons who shall violate a provision of this code or shall fail to comply with any of the requirements thereof, or who shall erect, install, alter, or repair mechanical work in violation of the approved construction documents or directive of the code official, or of a permit or certificate issued under the provisions of this code, shall be subject to penalties as prescribed in §§ 1-8 and 1-9 of the Code of the City of Trinidad, Colorado.

(e) Amend **IMC § 108.5, Stop work orders**, to read: Upon notice from the code official that mechanical work is being done contrary to the provisions of this code or in a dangerous or unsafe manner, such work shall immediately cease. Such notice shall be in writing and shall be given to the owner of the property, or to the owner’s agent, or to the person doing the work. The notice shall state the conditions under which work is authorized to resume. Where an emergency exists, the code official shall not be required to give a written notice prior to stopping the work. Any person who shall continue any work on the system after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be liable for a fine of not less than One Hundred Dollars (\$100.00) nor more than One Thousand Dollars (\$1,000.00).

(f) Amend **IMC § 109.1, Application for appeal**, to read: Any person shall have the right to appeal an order, decision, or determination of the code official to the board of appeals. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or an equally good or better form of construction is proposed. The application shall be filed no later than fifteen (15) days following the issuance of the order, decision, or determination.

(g) Delete **IMC §§ 109.2 through 109.6**, regarding membership and procedures of the board of appeals.

Section 5-5. International Fuel Gas Code.

(1) The *International Fuel Gas Code*, 2009 Edition, including Appendix Chapters A, B, C, and D, as published by the International Code Council, 500 New Jersey Avenue, NW, 6th Floor, Washington, DC 20001 (headquarters), is hereby adopted by reference as the Fuel Gas Code of the City of Trinidad, Colorado, as if fully set forth in this ordinance, together with the additions, insertions, and changes prescribed in this Section. At least one (1) copy of said *International Fuel Gas Code*, 2009 Edition, shall remain on file in the Office of the City Clerk and open to public inspection.

(2) The following sections of the *International Fuel Gas Code*, 2009 Edition (“IFGC”), are hereby revised:

(a) Amend **IFGC § 101.1, Title**, as follows: insert “the City of Trinidad, Colorado” where indicated.

(b) Amend **IFGC § 106.1, Where required**, to read: An owner, authorized agent, or contractor who desires to erect, install, enlarge, alter, repair, remove, convert, or replace an installation regulated by this code, or to cause such work to be done, shall first make application to the code official and obtain the required permit for the work; provided, however, that such a permit shall only be required from the City of Trinidad, Colorado, if the City, rather than the State of Colorado, is performing fuel gas inspections.

Exception: Where *appliance* and *equipment* replacements and repairs are required to be performed in an emergency situation, the permit application shall be submitted within the City’s next working business day.

(c) Amend **IFGC § 106.6.2 Fee schedule**, to read: The fees for all fuel gas work requiring a permit from the City of Trinidad shall be as indicated in the following schedule:

Fee Schedule	
Valuation of Work:	Permit Fee:
Not more than \$2,000.00	\$30.00
More than \$2,000.00	\$10.00 per each \$1,000.00 valuation or fraction thereof.

(d) Amend **IFGC § 106.6.3, Fee refunds**, as follows: insert “fifty percent (50%)” as the specified percentage in both locations.

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(e) Amend **IFGC § 108.4, Violation penalties**, to read: Persons who shall violate a provision of this code, fail to comply with any of the requirements thereof, or erect, install, alter, or repair work in violation of the *approved construction documents* or directive of the code official, or of a permit or certificate issued under the provisions of this code, shall be subject to penalties as prescribed in §§ 1-8 and 1-9 of the Code of the City of Trinidad, Colorado.

(f) Amend **IFGC § 108.5, Stop work orders**, to read: Upon notice from the code official that work is being done contrary to the provisions of this code or in a dangerous or unsafe manner, such work shall immediately cease. Such notice shall be in writing and shall be given to the owner of the property, the owner's agent, or the person doing the work. The notice shall state the conditions under which work is authorized to resume. Where an emergency exists, the code official shall not be required to give a written notice prior to stopping the work. Any person who shall continue any work on the system after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be liable for a fine of not less than One Hundred Dollars (\$100.00) nor more than One Thousand Dollars (\$1,000.00).

(g) Amend **IFGC § 109.1, Application for appeal**, to read: Any person shall have the right to appeal an order, decision, or determination of the code official to the board of appeals. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or an equally good or better form of construction is proposed. The application shall be filed no later than fifteen (15) days following the issuance of the order, decision, or determination.

(h) Delete **IFGC §§ 109.2 through 109.6**, regarding membership and procedures of the board of appeals.

Section 5-6. International Energy Conservation Code.

(1) The *International Energy Conservation Code*, 2009 Edition, as published by the International Code Council, 500 New Jersey Avenue, NW, 6th Floor, Washington, DC 20001 (headquarters), is hereby adopted by reference as the Energy Conservation Code of the City of Trinidad, Colorado, as if fully set forth in this ordinance, together with the additions, insertions, and changes prescribed in this Section. At least one (1) copy of said *International Energy Conservation Code*, 2009 Edition, shall remain on file in the Office of the City Clerk and open to public inspection.

(2) The following sections of the *International Energy Conservation Code*, 2009 Edition ("IECC"), are hereby revised:

(a) Amend **IECC § 101.1, Title**, as follows: insert "the City of Trinidad, Colorado" where indicated.

(b) Amend **IECC § 108.4, Failure to comply**, to read: Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be liable for a fine of not less than One Hundred Dollars (\$100.00) nor more than One Thousand Dollars (\$1,000.00).

Section 5-7. International Existing Building Code.

(1) The *International Existing Building Code*, 2009 Edition, as published by the International Code Council, 500 New Jersey Avenue, NW, 6th Floor, Washington, DC 20001 (headquarters), is hereby adopted by reference as the Existing Building Code of the City of Trinidad, Colorado, as if fully set forth in this ordinance, together with the additions, insertions, and changes prescribed in this Section. At least one (1) copy of said *International Existing Building Code*, 2009 Edition, shall remain on file in the Office of the City Clerk and open to public inspection.

(2) The following sections of the *International Existing Building Code*, 2009 Edition (“IEBC”), are hereby revised:

(a) Amend **IEBC § 101.1, Title**, as follows: insert “the City of Trinidad, Colorado” where indicated.

(b) Amend **IEBC § 1301.2, Applicability**, as follows: insert “January 1, 2010” as the specified date.

(c) Amend **IEBC § 113.4, Violation penalties**, to read: Any person who violates a provision of this code or who fails to comply with any of the requirements thereof, or who *repairs*, alters, or changes the occupancy of building or structure in violation of the approved construction documents or directive of the code official, or of a permit or certificate issued under the provisions of this code, shall be subject to penalties as prescribed in §§ 1-8 and 1-9 of the Code of the City of Trinidad, Colorado.

(d) Amend **IEBC § 114.3, Unlawful continuance**, to read: Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be liable for a fine of not less than One Hundred Dollars (\$100.00) nor more than One Thousand Dollars (\$1,000.00).

Section 5-8. International Property Maintenance Code.

(1) The *International Property Maintenance Code*, 2009 Edition, including Appendix Chapter A (“Boarding Standard”), as published by the International Code Council, 500 New Jersey Avenue, NW, 6th Floor, Washington, DC 20001 (headquarters), is hereby adopted by reference as the Property Maintenance Code of the City of Trinidad, Colorado, as if fully set forth in this ordinance, together with the additions, insertions, deletions, and changes prescribed in this Section. At least

one (1) copy of said *International Property Maintenance Code*, 2009 Edition, shall remain on file in the Office of the City Clerk and open to public inspection.

(2) The following sections of the *International Property Maintenance Code*, 2009 Edition (“IPMC”), are hereby revised:

(a) Amend IPMC § 101.1, Title, as follows: insert “the City of Trinidad, Colorado” where indicated.

(b) Amend IPMC § 103.5, Fees, as follows: insert the following fee schedule:

Fee Schedule	
Total Valuation:	Fee:
\$1.00 to \$500.00	\$24.00
\$501.00 to \$2,000.00	\$24.00 for the first \$500.00; plus \$3.00 for each additional \$100.00 or fraction thereof, to and including \$2,000.00
\$2,001.00 to \$40,000.00	\$69.00 for the first \$2,000.00; plus \$11.00 for each additional \$1,000.00 or fraction thereof, to and including \$40,000.00
\$40,001.00 to \$100,000.00	\$487.00 for the first \$40,000.00; plus \$9.00 for each additional \$1,000.00 or fraction thereof, to and including \$100,000.00
\$100,001.00 to \$500,000.00	\$1,027.00 for the first \$100,000.00; plus \$7.00 for each additional \$1,000.00 or fraction thereof, to and including \$500,000.00
\$500,001.00 to \$1,000,000.00	\$3,827.00 for the first \$500,000.00; plus \$5.00 for each additional \$1,000.00 or fraction thereof, to and including \$1,000,000.00
\$1,000,001.00 to \$5,000,000.00	\$6,327.00 for the first \$1,000,000.00; plus \$3.00 for each additional \$1,000.00 or fraction thereof, to and including \$5,000,000.00
\$5,000,001.00 and up	\$18,327 for the first \$5,000,000.00; plus \$1.00 for each additional \$1,000.00 or fraction thereof
Other Inspections and Fees:	

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1 Chapter 5 repealed and re-enacted in its entirety, Ord. No. 1913, 6-17-11

2 Chapter 5, Section 5-2 amended, Ord. No. 1917, 7-15-11

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- | | |
|--|---------------------------------------|
| 1. Plan review fee..... | Fifty percent (50%) of the permit fee |
| 2. Inspections outside of normal business hours..... | \$50.00 per hour* |
| (Minimum charge – two hours) | |
| 3. Inspections for which no fee is specifically indicated..... | \$50.00 per hour* |
| 4. Additional plan review required by changes, additions, or revisions to plans..... | \$50.00 per hour* |
| 5. For use of outside consultants for plan checking and inspections, or both..... | Actual Cost** |

* Or the total hourly cost to the City, whichever is greatest. The cost shall include supervision, overhead, equipment, hourly wages, and fringe benefits of the employees involved.

** Actual costs include administrative and overhead costs.

(c) Amend **IPMC § 106.4, Violation penalties**, to read: Any person who shall violate a provision of this code, or fail to comply therewith, or with any of the requirements thereof, shall be subject to penalties as prescribed in §§ 1-8 and 1-9 of the Code of the City of Trinidad, Colorado.

(d) Amend **IPMC § 111.1, Application for appeal**, to read: Any person directly affected by an order, decision, or determination of the code official or a notice or order issued under this code shall have the right to appeal to the board of appeals, provided that a written application for appeal is filed no later than fifteen (15) days following the issuance of the order, decision, or determination. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or the requirements of this code are adequately satisfied by other means.

(e) Delete **IPMC §§ 111.2 through 111.6**, regarding membership and procedures of the board of appeals.

(f) Amend **IPMC § 112.4, Failure to comply**, to read: Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be liable for a fine of not less than One Hundred Dollars (\$100.00) nor more than One Thousand Dollars (\$1,000.00).

(g) Amend **IPMC § 302.4, Weeds**, as follows: insert “six inches (6”).”

(h) Amend **IPMC § 304.14, Insect screens**, as follows: insert “January 1 to December 31.”

(i) Amend **IPMC § 602.3, Heat supply**, as follows: insert “January 1 to December 31.”

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(j) Amend **IPMC § 602.4, Occupiable work spaces**, as follows: insert “January 1 to December 31.”

Section 5-9. International Private Sewage Disposal Code.

(1) The *International Private Sewage Disposal Code*, 2009 Edition, including Appendix Chapter A (“System Layout Illustrations”), as published by the International Code Council, 500 New Jersey Avenue, NW, 6th Floor, Washington, DC 20001 (headquarters), is hereby adopted by reference as the Private Sewage Disposal Code of the City of Trinidad, Colorado, as if fully set forth in this ordinance, together with the additions, insertions, deletions, and changes prescribed in this Section. At least one (1) copy of said *International Private Sewage Disposal Code*, 2009 Edition, shall remain on file in the Office of the City Clerk and open to public inspection.

(2) The following sections of the *International Private Sewage Disposal Code*, 2009 Edition (“IPSDC”), are hereby revised:

(a) Amend **IPSDC § 101.1, Title**, as follows: insert “the City of Trinidad, Colorado” where indicated.

(b) Amend **IPSDC § 106.4.2, Fee schedule**, as follows: insert the following fee schedule:

Fee Schedule	
Valuation of Work:	Permit Fee:
Not more than \$2,000.00	\$30.00
More than \$2,000.00	\$10.00 per each \$1,000.00 valuation or fraction thereof.

(c) Amend **IPSDC § 106.4.3, Fee refunds**, as follows: insert “fifty percent (50%)” as the specified percentage in both locations.

(d) Amend **IPSDC § 108.4, Violation penalties**, to read: Any person who shall violate a provision of this code or fail to comply with any of the requirements thereof, or who shall erect, install, alter, or repair private sewage disposal work in violation of the approved construction documents or directive of the code official, or of a permit or certificate issued under the provisions of this code, shall be subject to penalties as prescribed in §§ 1-8 and 1-9 of the Code of the City of Trinidad, Colorado.

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(e) Amend **IPSDC § 108.5, Stop work orders**, to read: Upon notice from the code official, work on any *private sewage disposal system* that is being done contrary to the provisions of this code or in a dangerous or unsafe manner shall immediately cease. Such notice shall be in writing and shall be given to the owner of the property, to the owner's agent, or to the person doing the work. The notice shall state the conditions under which work is authorized to resume. Where an emergency exists, the code official shall not be required to give a written notice prior to stopping the work. Any person who shall continue any work on the system after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be liable for a fine of not less than One Hundred Dollars (\$100.00) nor more than One Thousand Dollars (\$1,000.00).

(f) Amend **IPSDC § 109.1, Application for appeal**, to read: Any person shall have the right to appeal an order, decision, or determination of the code official to the board of appeals. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or an equally good or better form of construction is proposed. The application shall be filed no later than fifteen (15) days following the issuance of the order, decision, or determination.

(g) Delete **IPSDC § 405**, entitled "SOIL VERIFICATION."

ARTICLE 2. BOARD OF APPEALS.

Section 5-10. Board of Appeals.

(1) Creation, existence, and continuation. In accordance with § 8.5 of the Home Rule Charter for the City of Trinidad, Colorado; Ordinance No. 1711 of the City of Trinidad, Colorado; § 113 of the *International Building Code*; § R112 of the *International Residential Code*; § 108 of the *International Fire Code*; § 109 of the *International Plumbing Code*; § 109 of the *International Mechanical Code*; § 109 of the *International Fuel Gas Code*; § 109 of the *International Energy Conservation Code*; § 112 of the *International Existing Building Code*; § 111 of the *International Property Maintenance Code*; and § 109 of the *International Private Sewage Disposal Code*, the creation, existence, and continuation of a Board of Appeals is hereby recognized. The Board of Appeals shall hear and decide appeals of orders, decisions, or determinations made by the building official and/or code official relative to the application and interpretation of the International Codes adopted by reference in Article 1 of this Chapter.

(2) Membership. The Board of Appeals shall consist of three (3) members who shall be appointed by the City Council. Two (2) members were initially appointed to two (2) year terms, and the remaining member was initially appointed to a one (1) year term. Thereafter, all terms shall be two (2) years.

(3) Removal; vacancies. The Board of Appeals members shall be subject to removal for just cause by a majority vote of the City Council. Just cause shall include, without limitation, inefficiency, neglect of duty, acts detrimental to the City's interests, malfeasance in office, or excessive absences. Absences by members of the Board of Appeals of three (3) consecutive meetings shall be cause for evaluation by the City Council for consideration of the member's removal. The City Clerk shall advertise vacancies in a newspaper of general circulation requesting that interested individuals submit a letter so indicating their interest and qualifications for the position advertised.

(4) Residency requirement. If any member ceases to reside in the City, his or her membership on the Board shall immediately terminate.

(5) Chairperson. The Board of Appeals shall elect a chairperson from among the appointed members who shall preside over all hearings held by the Board. The term of the chairperson shall be one (1) year, with eligibility for re-election.

Section 5-11. Appeals process.

Any person aggrieved by an order, decision, or determination made by the building/code official relative to the application and interpretation of the International Codes adopted by reference in Article 1 of this Chapter may appeal such order, decision, or determination to the Board of Appeals. Such appeal shall be in writing and filed with the building/code official no later than fifteen (15) days following the issuance of the order, decision, or determination. The appeal shall contain, at a minimum, a brief statement setting forth the basis of the appeal. A hearing shall be scheduled before the Board of Appeals no less than ten (10) days nor more than forty-five (45) days from the date the appeal was filed. Written notice of the time and place of the hearing shall be given at least seven (7) days prior to the date of the hearing to the Appellant by the building/code official, by causing a copy of such notice to be delivered to the Appellant personally or by mailing a copy thereof, addressed to the Appellant at his/her address as shown on the appeal.

Section 5-12. Conduct of hearing.

The following rules shall be observed in the conduct of hearings before the Board of Appeals:

- (1) Each party shall have these rights among others:
 - (a) To call and examine witnesses on any matters relevant to the issues of the hearing;
 - (b) To introduce documentary and physical evidence;
 - (c) To cross-examine opposing witnesses on any matter relevant to the issues of the hearing;

- (d) To impeach any witness regardless of which party first called him/her to testify;
- (e) To rebut the evidence against him/her; and
- (f) To represent himself/herself or to be represented by anyone of his/her choice who is lawfully permitted to do so.

(2) No Board member who was not present at the hearing shall take part in the decision.

(3) At the conclusion of any hearing, or within not more than thirty (30) days thereafter, the Board of Appeals shall render its decision either orally or in writing. Such decision shall set forth findings of fact and conclusions based thereon. The Appellant shall be issued a copy of the written decision of the Board of Appeals or a written notice of the oral decision of the Board of Appeals as soon as practicable after the decision has been rendered.

ARTICLE 3. GENERAL PROVISIONS.

Section 5-13. Furnishing grade of street by City Engineer.

It shall be unlawful for any person to commence the construction of any building upon the line of any street or public highway within the City where the grade has not been established, unless he/she shall apply to the City Engineer for the grade of such street, and it is the duty of the City Engineer to furnish to such person the grade of such street or public highway.

Section 5-14. Minimum elevation of awnings and shades.

All awnings and shades erected before any house, shop or store in any street or alley shall be elevated at least seven feet (7') at the lowest point thereof above the sidewalk, and all awnings shall be of canvas supported from the adjacent building with iron fastenings.

Section 1-4. Chapters, Articles, Divisions, Sections and Subsections; headings and catch lines.

All headings of Chapters, Articles or Divisions and all catch lines of Sections and Subsections are unofficial and intended only for convenience in arrangement and as mere catchwords to indicate the contents of the Chapters, Articles, Divisions, Sections and Subsections. They shall not be deemed to be part of the contents of the Chapters, Articles, Divisions, Sections or Subsections; nor shall the headings and catch lines alter the otherwise intended meaning of any provision of this Code.

Section 1-5. Reference to Sections.

Wherever in this Code or the ordinances of this City a reference is made to several Sections and the Section numbers given in the reference are connected by the word "to", the reference includes both Sections whose numbers are given and all intervening Sections.

Section 1-6. Prospective effect of Code; repealed ordinances not revived.

This Code shall not affect any act done, any right accrued, any penalty incurred, any suit, prosecution or proceeding pending, or the tenure of office of any person holding office, at the time when it takes effect, nor shall the repeal of any ordinance have the effect of reviving an ordinance theretofore repealed or superseded, or the effect of preventing any punishment or penalty incurred before the repeal took effect, or of interfering with any suit, prosecution or proceeding pending at the time of repeal, for an offense committed under the ordinance repealed.

Section 1-7. Territorial applicability.

This Code shall refer only to the omission or commission of acts within the territorial limits of the City and to that territory outside this City over which the City has jurisdiction or control by virtue of any Constitutional provision or any law.

Section 1-8. General penalty; subsequent violation; suspension or revocation of license.

(1) Whenever, in this Code or in any ordinance of the City, or rule, regulation or order promulgated by any law officer or agency of the City under authority duly vested in him/her or it, any act or failure to do a required act is prohibited or is made or declared to be unlawful or an offense or a misdemeanor, and no specific penalty is provided therefore, the violation of any such provision of this Code or any ordinance or any rule, regulation or order as aforesaid shall be punished by a fine not exceeding Three Hundred Dollars (\$300.00) or by imprisonment in the City Jail or other place of legal incarceration for not more than ninety (90) days, or by both such fine and imprisonment in the discretion of the court.

(2) If the penalty for a particular offense is limited by State statute, then such limitation shall be applicable notwithstanding the provisions of this section.

(3) The suspension or revocation of any license, certificate or other privilege conferred by the City

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shall not be regarded as a penalty for the purposes of this Code but shall be in addition thereto.

Section 1-9. Continuing offense.

Unless otherwise specifically provided, each day any violation of this Code occurs or continues to exist shall constitute a separate and distinct offense.

Section 1-10. Same offense punishable by different Sections of Code; City Attorney's option.

In all cases where the same offense is made punishable or is created by different Sections of this Code, the City Attorney may elect under which to proceed, but not more than one (1) action shall be taken against the same person for the same offense.

Section 1-11. Judgments and sentences to run consecutively.

All judgments and sentences imposed and ordered by the Municipal Court of the City shall run consecutively unless otherwise specifically provided by the Judge of such Court. (Code 1958, Sec. 1-10.)

Section 1-12. Severability of parts of Code.

The Sections, paragraphs, sentences, clauses, and phrases of this Code are severable, and if any phrase, clause, sentence, paragraph or Section of this Code shall be declared unconstitutional by the valid judgment or decree of a court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and Sections of this Code.

Section 1-13. Location of Code.

This Code shall be kept on file in the office of the City Clerk, preserved in loose leaf form, or in such other form as the City Clerk may consider most expedient. It shall be the express duty of the City Clerk, or someone authorized by him/her to insert in their designated places all amendments or ordinances which indicate the intention of the City Council to make the same a part of this Code when the same has been printed or reprinted in page form, and to extract from the Code all provisions which may from time to time be repealed by the City Council. A copy of the Code shall be available for all persons desiring to examine it.

Section 1-14. Certified copy of Code admissible into evidence.

Any copy of the Trinidad City Code or any copy of any addition, amendment or supplement thereto adopted, published and certified according to law shall be received in evidence in any court for the purpose of proving the ordinances therein contained with like force and effect and for the same purpose as the original ordinances would be received.



CITY OF TRINIDAD, COLORADO

CITY OF TRINIDAD COPY

Chris S. Kelley, CBO
 Building Inspection Department
 125 N. ANIMAS STREET
 TRINIDAD, CO 81082

TELEPHONE: (719) 846-9843 ext 128
 FAX No. (719) 846-0952
 Chris.Kelley@Trinidad.co.gov

NOTICE AND ORDER FOR UNSAFE STRUCTURES AND EQUIPEMENT

DATE: January 23, 2013

TO: Steve M. Larson
 595 Mountain View Road
 Crest, CA 92021-4311

LOCATION: 126 E. 2nd Street, Trinidad, CO 81082

LEGAL DESCRIPTION: OTS BLK-68-N ½ LT-1-

CONDITIONS: In following with the International Property Maintenance Code of 2009 adopted by the City of Trinidad referencing Chapter 5, Section 5-8 of the City of Trinidad, Colorado Code of Ordinance and pursuant to the following section(s) and subsection(s), the hereinafter-described conditions have been found to exist at the above-described property (see below). The conditions and defects have been found to exist to the extent that the life, health, property or safety of the public or the occupants of the structures are endangered and the structures are deemed to be dangerous buildings.

SECTION 108 UNSAFE STRUCTURES AND EQUIPMENT

108.1 GENERAL.

When a structure or equipment is found by the code official to be unsafe, or when a structure is found unfit for human occupancy, or is found unlawful, such structure shall be condemned pursuant to the provisions of this code.

Subsection 108.1.5 Dangerous structure or premises.

For the purpose of this code, any structure or premises that has any or all of the conditions or defects described below shall be considered dangerous:

3. Any portion of a building, structure or appurtenance that has been damaged by fire, earthquake, wind, flood, *deterioration, neglect,*

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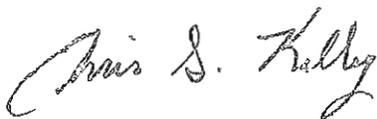
abandonment, vandalism or by any other cause to such an extent that it is likely to partially or completely collapse, or to become *detached* or dislodged.

4. Any portion of a building, or any member, appurtenance or ornamentation on the exterior thereof that is not of sufficient strength or stability, or is not so *anchored*, attached or fastened in place so as to be capable of resisting natural or artificial loads of one and one-half the original designed value.
7. The building or structure is *neglected*, damaged, dilapidated, unsecured or abandoned so as to become an attractive nuisance to children who might play in the building or structure to their danger, becomes a harbor for vagrants, criminals or immoral persons, or enables persons to resort to the building or structure for committing a nuisance or an unlawful act.
8. Any building or structure has been constructed, exists or is maintained in violation of any specific requirement or prohibition applicable to such building or structure provided by the *approved* building or fire code of the jurisdiction, or of any law or ordinance to such an extent as to present either a substantial risk of fire, building collapse or any other threat to life and safety.

NOTICE AND ORDER

Due to the above described dangerous conditions and defects, the City of Trinidad Building Inspector has determined that the structure previously described is a dangerous building and shall be demolished or repaired in accordance with the 2009 International Building Code.

1. The structure shall remain vacated.
2. A building permit for the repair or demolition shall be secured by 30 days from delivery of certified letter, and the work physically commenced by same said date. The repair work shall be completed within such a time, as the building official shall determine is reasonable under all of the circumstances. The work shall be completed within 30 days of permit issuance.
3. If the necessary repairs or demolition is not commenced or completed by the dates as outlined above, the City of Trinidad may proceed to have the work completed and charge the costs thereof against the real estate upon which the structure is located and a lien shall be filed upon such real estate (Section 106.3)
4. Should you elect to demolish the premises, demolition shall not be considered complete until all debris has been removed and fill material has been placed and compacted to the elevation of the surrounding ground.
5. You are hereby advised that you, or any other person having any record title or legal interest in the property may appeal from this Notice and Order to the Board of Appeals at the City of Trinidad, provided the appeal is made in writing and filed with the Building Official or within 20 days from the date of service of this notice and order. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted there under have been incorrectly interpreted, the provisions of this code do not fully apply, or the requirements of this code are adequately satisfied by other means. Failure to appeal will constitute a waiver of all right to an administrative hearing and determination of the matter. (Section 111.1)



Chris Kelley, CBO
Chief Building Inspector
City of Trinidad

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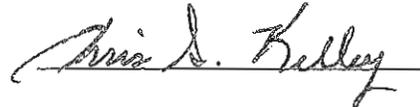
NOTICE AND ORDER
January 23, 2013
PAGE 4

COPY

CERTIFIED MAIL

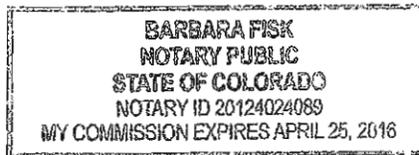
PROOF OF SERVICE

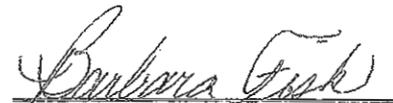
I, Chris S. Kelley, declare & certify under penalty of perjury that I served a true and correct copy of the forgoing Notice and Order on Steve M. Larson, 595 Mountain View Road, Crest, CA 92021-4311 by Certified Mail on January 23, 2013.



Chris S. Kelley, CBO

SUBSCRIBED AND SWORN to before me this 23rd day of January, 2013, in the County of Las Animas, State of Colorado by Chris S. Kelley.




NOTARY PUBLIC

cc: Les Downs, City Attorney
Louis Fineburg, Planning Director
Tony Haddow, Code Enforcement Officer, Trinidad Police Dept.

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COPY

13/11/2013 09:21



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COPY

13/11/2013 09:08

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[Recent Sales in Area](#) [Recent Sales in Subdivision](#) [Previous Parcel](#) [Next Parcel](#) [Return to Main Search Page](#) [Assessor Home](#)

Owner and Parcel Information

<u>Owner Name</u>	LARSON STEVEN M (SWD)	<u>Today's Date</u>	January 23, 2013
<u>Mailing Address</u>	595 MOUNTAIN VIEW RD CREST, CA 92021-4311	<u>Parcel Number</u>	10952200
<u>Location Address</u>	126 E 2ND ST	<u>Account Number</u>	R0010952200
<u>Account Type</u>	Residential	<u>Millage Rate</u>	48.023
<u>Property Type</u>	Residential	<u>Tax District</u>	(11P) Trinidad
<u>Subdivision</u>	OTS	<u>Business Name</u>	
<u>LEA Code</u>	228500	<u>Acres</u>	0.11
<u>Zoning</u>		<u>Lot</u>	
<u>Legal Description</u>	O T S BLK -68- N 1/2 LT -1-		

2012 Tax Year Value Information

Tax Information

<u>Land Value</u>	<u>Building Value</u>	<u>Misc Value</u>	<u>Total Value</u>	<u>Total Taxes</u>
\$ 14,820	\$ 167,230		\$ 182,050	\$ 695.95

Values are certified and will be certified for the next tax year next December

Improvement Information [Hide Amenities/Area Types](#)

<u>Building ID</u>	<u>Built As</u>	<u>Year Built</u>	<u>Exterior</u>	<u>HVAC</u>	<u>Foundation</u>	<u>Roof Type</u>	<u>Roof Cover</u>
1	2.5 Story Fin	1885	Frame Siding	Forced Air		Irregular	Composition Shingle
<u>Building Images</u>	<u>Square Feet</u>	<u>Stories</u>	<u>Occupancy</u>	<u>Total # of Rooms</u>	<u>Bed Rooms</u>	<u>Baths</u>	
	2744	2.5	Single Family Residential	16	6	2	

Amenities

Building Areas

Type	Description	Units	Description	Units
Appliance	Allowance	1	ATTIC (BC2)	300
Basement	Bsmnt Conc 8 ft	500	BASEMT UNF (BD2)	500
Fixture	Sink Standard	1	FIRST FLR (BA2)	1222
Fixture	Water Heater	1	ABV 1ST FL (BB2)	1222
Fixture	Bath 4	2	PORCH ENCL (NC2)	315
Porch	Encl Solid Wall	315		
Rough In	Laundry Facility	1		

Sales Information

Date	Book	Page	Reception	Sale Price	Instrument	Qualification	Grantor Name	Grantee Name
2006-08-01	1060	1092	1060001092	\$ 135,000	SW	Invalid Unconfirmed	ACCREDITED HOME LENDERS INC	LARSON STEVEN M
2006-03-09	1056	951	1056000951		PT	Invalid Unconfirmed	TORRES DIANA LYNN & ETAL	ACCREDITED HOME LENDERS INC
2005-04-29	1048	460	1048000460	\$ 165,000	WD	Invalid Unconfirmed	SMITH M KAREN	LONTINE KENNETH
2005-04-29	1048	858	1048000858	\$ 200,000	WJ	Valid Confirmed	LONTINE KENNETH	TORRES DIANA L & JOHN D MALCZEWSKI
1986-06-02	1035	630	1035000630		QC	Invalid Unconfirmed	BOWEN ROGER GENE	BOWEN MARTHA KAREN
1985-02-05	836	212	0836000212		QC	Invalid Unconfirmed	BOWEN ROGER G	BOWEN M KAREN AKA M
1984-06-01	832	502	0832000502	\$ 58,000	WD	Valid Confirmed	DOOLEY STEPHENS & E	SMITH M KAREN & ROG

[Recent Sales in Area](#) [Recent Sales in Subdivision](#) [Previous Parcel](#) [Next Parcel](#) [Return to Main Search Page](#) [Assessor Home](#)

The Las Animas County Assessor's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. All assessment information is subject to change before the next certified tax roll. Website Updated: December 4, 2012

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PHOTOGRAPH 1 OF 1 FOR PARCEL 10952200

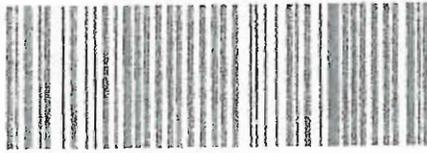
<p>Parcel ID: 10952200 Address: 125 P 3rd</p>		<p>IMPROVEMENT SKETCH</p>																									
																											
<p>LAND SIZE</p> <table border="1"> <thead> <tr> <th>DATE</th> <th>LOT #</th> <th>DIMENSION</th> <th>ADJ. INFO</th> <th>TOTAL SQ. FT.</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>		DATE	LOT #	DIMENSION	ADJ. INFO	TOTAL SQ. FT.																					<p>LAND SKETCH</p> <p>2ND</p> <p>3RD</p> <p>MAPLE</p>
DATE	LOT #	DIMENSION	ADJ. INFO	TOTAL SQ. FT.																							
<p>RESIDENTIAL-AP</p>																											

Close Window

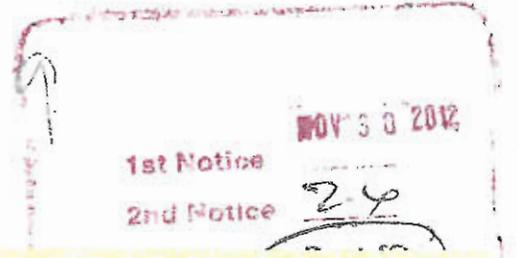
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OF THE RETURN ADDRESS, FOLD AT DOTTED LINE
CERTIFIED MAIL™

CITY OF TRINIDAD
135 N. ANIMAS STREET
P.O. BOX 880
TRINIDAD, COLORADO 81082



7011 2000 0001 7835 0791



Mr. Steve Larson
595 Mountain View Road
El Cajon, CA 92021

NIXIE 918 DE 1 00 02/14/13
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD
EC: 81082083080 1968-00495-27-44

Handwritten notes:
Mr. Steve Larson
595 Mountain View Road
El Cajon, CA 92021



SENDER: COMPLETE THIS SECTION

- 1. Article Addressed to:
 - Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
 - Print your name and address on the reverse so that we can return the card to you.
 - Attach this card to the back of the mailpiece, or on the front if space permits.

Mr. Steve Larson
595 Mountain View Road
El Cajon, CA 92021

COMPLETE THIS SECTION ON DELIVERY

- A. Signature X
- B. Received by (Printed Name) Agent Addressee
- C. Date of Delivery
- D. Is delivery address different from item 1? Yes No
If YES, enter delivery address below:

3. Service Type

- Certified Mail
- Registered
- Insured Mail
- Express Mail
- Return Receipt for Merchandise
- G.O.D.

- 4. Restricted Delivery? (Extra Fee) Yes No

2. Article Number (Transfer from service label)
7011 2000 0001 7835 0791

PS Form 3811, February 2004

Domestic Return Receipt

102599-02-M-1540

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**CITY OF TRINIDAD
TRINIDAD, COLORADO**

Tuesday, March 26, 2013 at 1:30p.m.
City Hall Council Chambers, Third Floor, City Hall

INFORMATIONAL ITEMS

1. City of Trinidad Arts and Cultural Advisory Commission Report

CITY OF TRINIDAD, COLORADO
TRINIDAD ARTS & CULTURAL ADVISORY COMMISSION
REPORT TO CITY COUNCIL
March, 2013

- The Trinidad Arts & Cultural Advisory Commission currently has a full board and newly elected officers. Marilyn Leuszler, Chairperson. Carol Potter, Vice-chairperson, Deborah Bernhardt, Treasure. Kim Marquez, Secretary.
- Our City Ordinance (Ord. 1750, eff., 4/16/04) does not call for a Treasurer and the TA&CAC would request that if this is the most current ordinance that this position be added.
- A process for artist submissions, art selections, art placements and grant applications has been completed.
- The grant awarded to Mendocino Coast Films for the first Colorado screening of the film, Women on the Land, in collaboration with TSJC was highly successful. The film has gone on to be an official selection of the 2013 Colorado Environmental Film Festival in Boulder and was winner of the Spirit of Activism, one of only five awards presented. It was also an official selection of the 2013 Mendocino Film Festival in California.
- An inventory of current Public Art held by the City of Trinidad has been completed. Each item has been photographed, dated and identified where possible, the location and condition noted and a list has been made of items requiring repair. Most are photographs needing new, archival matting and frame repairs. The TA&CAC has approved a grant of \$300 to begin the process of repair. Deborah Bernhardt led this project and will provide her findings to be copied and held at City Hall for future reference. As our Public Art Program grows, each new item will be catalogued and added to the inventory.
- The first sculpture has been approved by TA&CAC for placement. A metal sculpture by Trinidad artist Michael Musselwhite will be installed once a suitable location has been determined. Louis Fineberg is assisting us in selecting a location.
- An additional sculpture by Pueblo artist John Wilbar has been identified and TA&CAC will move forward with the approval process once funds are made available for its purchase.
- A third sculpture is currently in the design process. The commission is working in collaboration with Trinidad artist Don Brewer. The Colorado White Marble sculpture will be Native American in design and will be placed in front of the five flags to the right of the train near City Hall.

- A large scale educational mural project has been approved in collaboration with the Juvenile Diversion Program, 3rd Judicial District and a grant of \$250 awarded for materials and supplies. The mural will be installed on concrete retaining walls near the bandstand at Kit Carson Park and will depict healing Native American images. Director, Tony Diego, has been working with Parks and Recreation to offer guidance in regard to installation and maintenance of the mural.
- The TA&CAC is highly supportive of the application for full Creative District status and is helping the core planning committee whenever possible to collect articles, assist in gathering business, organization and individual letters of support and otherwise help to involve the entire community in this important endeavor.

Respectfully submitted,

Marilyn Leuszler, Chair

Come Have A Conversation with Trinidad City Council

When: Tuesday, March 26, 2013
Where: Trinidad State Junior College Pioneer Room
Time: 5:00 p.m. - 6:45 p.m.

Trinidad City Council believes community input is important.

Council Members will be available during this time to listen to what you have to say.

City Council will periodically set aside a time period where citizens and council members can sit together around tables in the Pioneer Room at TSJC to talk about whatever comes up. It can be a good opportunity for 1) general give and take, 2) learning more about what Council is working on, 3) airing grievances past and present and 4) sorting out rumor from fact for all of us.

The date of the second session will be Tuesday, March 26th from 5:00 p.m. until 6:45p.m. There will be no need to stay for the full time frame as we expect that citizens and council members will come and go as their schedules permit.