

# City Manager's Report



To: Mayor Gurulé and City Council Member

From: Stacey Milenski

Date: March 11, 2025

## PROPERTIES:

- 701 Sycamore: Demo March 10
- 501 N Main (El Capitan) Update: No update
- Liberty School: No update
- Brewer Construction Site: No update
- 1149 Railroad Update: No update
- 400 S Main Update: No update
- 8th Street Property: No update

## NEW BUSINESS:

- Police Chief: Selected Matt Wallace
- CIRSA:
  - Property survey/audit conducted on February 27, 2025
  - Identified 37 recommendations for consideration to decrease loss control
  - 2024 survey/audit-40 recommendations for consideration
  - Playgrounds
    - Play Park Hill playset will need to be replaced in the near future
    - Past its life expectancy-installed in 1995
    - Cracks and sharp edges are appearing
      - Parks staff tried to address this on the last audit recommendation
    - All playgrounds need engineered wood fibers for proper use zones
  - Cuco is taking action on what can be done in-house immediately
  - Written response and outline of abatement plans will earn credit on the Loss Control Standards Audit
- Tennis Courts:
  - Received a notice from the State of Colorado-Land and Water Conservation Fund
  - Inspections occur every 5 years
  - Funded the tennis courts, resurfacing of the courts, fencing, parking, irrigation
  - Funded projects require perpetual care and maintenance
  - Corrective Action is required to resurface the tennis courts and net system
  - Provide a plan for corrective action
    - I contacted the State and asked permission to modify the courts to better suit the needs of the community and was granted that request
    - Written action plan is required for their records
    - Stressed this plan would have to be done in phases due to funding
    - Adding pickleball courts, one tennis court, and possibly a basketball court
    - Site locations can be changed, but it's a long and complex process
    - Scheduled a meeting with the Grants Administrator to discuss in more detail, and also new LWCF grants to help with the process

- Meeting with Connor Beaty from Pro Track & Tennis on a quote for resurfacing on 3/13
- **Railroad**
  - Talked with Eric Hurt and Mike ?
  - Railroad will be working on all the crossings, asked for assistance in closing roads while work is being done
  - A public announcement was put out for possible detours during this process
  - Discussed pedestrian crossways, requested they prioritize 9<sup>th</sup> & Main Street
- **Bond Counsel/Sewer Improvement Plan:**
  - Butler Snow LLP working with CWRPDA to waive the additional bonds test to secure interim financing for the USDA sewer replacement project
- **Sidewalks/ADA ramps at Library:** Nearly complete, then moving to Babcock Park
- **Sidewalk Shaving:** Precision Concrete-on the schedule but no date yet
- **Street Signs:** Going through the order to ensure every street is covered, correct speed limits, etc

#### DEPARTMENT UPDATES:

- **Rocky Ford Fire Department:**
  - Upcoming: IGA with the Rocky Ford Rural Fire Protection District will be up for a two-year renewal on March 23
  - Did training during the Crystal Lake Clean Up Days
  - Assisted in clean up
- **Rocky Ford Police Department:**
  - Weekly Activity Summary remains consistent with calls for service, arrests, police reports, traffic stops, and code enforcement violations
- **Rocky Ford Public Works:**
  - Reached out to Colorado Barricade; no change on quote-designing signs for approval
  - Several water main breaks
  - Sewer line replacement in the alley west of Sonic
  - Colorado Sanitary Sewer Audit conducted by Colorado Department of Health and Environment (CDPHE)-Scheduled 3/11
    - Assess the condition, operation, and maintenance of the public water system
    - Ensures the system complies with state and federal drinking water regulations
    - Identifies potential risks to public health
    - Audited every 3-5 years, last audit was in 2022
  - Removed trees for Property Craft @ 701 Sycamore for demolition
- **Rocky Ford Parks and Recreation:**
  - Continuing with a LEGO drive (Thank you Tom/Jen and Mia for the donations)
  - Adult volleyball started 3/5 & 3/6 with 22 teams between the 2 nights
  - Men's Slow Pitch will start 3/14-4 teams
  - High School Baseball season has started-field prep has started
- **Rocky Ford Public Library:**
  - Has published a monthly activity/event schedule
  - Bloom Coffee is on site on select days, next date is 3/18 from 9 am – 2 pm
- **Rocky Ford Museum:**
  - Tom has taken on a project at the Museum to catalog every artifact through a program called CatalogIt. It's a powerful tool for efficiently managing and showcasing artifacts and collections

## **ROCKY FORD MUSEUM-CURATOR'S REPORT**

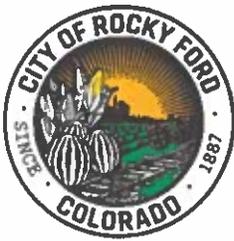
***For February 2025***

In February, we welcomed 47 visitors to the museum. On the 19th, The Tiger Trades Academy brought in 10 enthusiastic students for a tour. They were particularly excited about the dinosaur artifacts, including tracks, a mammoth skull, tusks, and bones. The students also helped set up chairs for the evening program, "A Night at the Museum."

That evening, Ms. Julianna Ellis, Lead Interpreter at Amache National Historical Site, gave a 1.5-hour presentation on the Internment Camp. She discussed the life, community involvement in Granada, and the challenges faced by the internees.

On the 28th, City Council member Nanette Mosby and her husband visited the museum for a quick tour. Nanette, a professional photographer, assisted with setting up our lightbox for photographing artifacts for our database. Her expertise helped us capture high-quality images that will serve us for years to come.

Tom Mullins, another City Council member, has been working diligently to enhance our computer database with professional photos. This will complement our artifacts by scanning accession forms and photos.



# CITY OF ROCKY FORD

## REQUEST TO USE PUBLIC RIGHT-OF-WAY or REQUEST FOR A SPECIAL EVENT ON A PUBLIC STREET

Jenner-Wright art gallery Grand opening art festival  
Applicant/Organization Name of Event  
Zak Gardner [Signature]  
Contact Person - Please Print Signature of Applicant/Sponsor  
915 Maple ave 719-297-2738  
Organization Address Daytime Phone/Cell  
917 Maple ave 3/4/25  
Address of Contact Person Today's Date

Give street name and any intersections to be closed as well as start and end times. All street closures require City Council approval.

Street Name (to be closed) Maple ave - from main to 9th st.  
Date(s) 3/29/25 Time: From 8am to 7pm

### TYPE OF ORGANIZATION

- Non-Profit (Must be registered 501-C (3) status with IRS. Non-profit does not need (Health Certificate)  
 Other: Specify we will be throwing an art gallery opening event

Are you going to sell products? Yes  No  Is your activity a fund raiser? Yes  No

Are you going to solicit donations? Yes  No  Are you going to sell food? Yes  No

Will there be alcoholic beverages available? Yes  No  If yes, contact City Clerk's Office.

- Commercial Sales (You must provide liability insurance)

Do you plan to sell any products? Yes  No  If yes, must obtain sales tax license.

Do you plan to sell unpackaged foods? Yes  No  If yes, must obtain health certificate.

TYPE OF ACTIVITY: Explain activity including number expected to attend, equipment and vehicles used, vendors or contractors expected to service activities, etc. Attach a separate sheet if necessary. Please identify any events that will result in activities or participants leaving the roadway.

we are expecting 300-500 people to attend an art festival.  
we will have 2 food vendors: Boss dogs and Richards Ribs.  
there will be live art demonstrations and activities for  
children and families. we will also have a live DJ  
and the news out to do stories.

**THE FOLLOWING IS TO BE COMPLETED BY APPLICANT AND THEN APPROVED WHEN MEETING WITH THE CITY MANAGER:**

You, the applicant or sponsor of this request, are required to provide the following checked (✓) items at your expense. This "Request" is not valid until all requirements are provided and completed.

- N/A Provide a minimum \$1,000,000 liability insurance naming the City of Rocky Ford as a Certificate holder and additional insured and deliver same to the City of Rocky Ford.
- N/A Surety Bond in the amount of \$ \_\_\_\_\_ delivered to the City of Rocky Ford.
- N/A Sales Tax ID Number \_\_\_\_\_
- Requesting trash dumpsters 2 you must provide trash and litter clean up and placement in dumpster(s)
- Provide portable toilet(s) and have them removed at the end of the event, or have adequate bathroom facilities available.
- Install traffic control devices as required by City of Rocky Ford to close street(s) for your event. Public Works Department can probably put "cones" for you, but you do need to request.
- N/A Alcoholic beverages. Must contact City Clerk's office for more information.

Approved:

\_\_\_\_\_  
City Manager

\_\_\_\_\_  
Date





# ROCKY FORD FIRE/EMS

300 South Main Street, Rocky Ford, CO 81067 Phone 719-254-3322, Fax 719-316-1056

03/04/2025

To: Zak Gardner

Re: Proposed Gallery 915 Maple Avenue main assembly area occupancy load

Hello, we have measured the main assembly area of the Proposed Gallery Project located at 915 Maple Avenue. The building determined as in the main assembly measured approximately 218sqft (9.5'x23'). The calculated occupancy load based on assembly seating without fixed furniture calculates to 10 persons per 2018 version of the International Building Code assembly group A-2, Chapter 10 section 1004.1.2, and NFPA Life Safety Code 101.

Please post occupant load in a conspicuous place where both employees and customers can easily see the occupant load determination. Attached to this letter is an example of what the posting should read. If there are any questions, feel free to give me a call. Thank you and your board for keeping the Rocky Ford Golf Course safe, operational, and looking outstanding. It is greatly appreciated.

Sincerely,

Ray Gonzales – Fire Chief

# MAX OCCUPANCY 10

**Approved by Rocky Ford Fire Department 03/04/2025.**

**NFPA Life Safety Code 101/2018 IBC Chapter 10 Section 1004**





## CITY OF ROCKY FORD ORDINANCE NO. 985

### AN ORDINANCE AMENDING SECTION 7-7-510 OF THE CITY OF ROCKY FORD'S MUNICIPAL CODE TO REMOVE REGERENCES TO FOWL, CHICKENS, GEESE AND TURKEY'S

WHEREAS, the City OF Rocky Ford has determined that the regulation of animals within Rocky Ford City limits, should be updated to reflect the evolving needs and practices of its residents; and

WHEREAS, it is in the best interest of the City of Rocky Ford to remove certain references to specific types of animals from the current ordinance to better align with the City of Rocky Fords zoning regulations and to create more flexibility for residents in keeping animals within the limits of the City of Rocky Ford

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF ROCKY FORD, COLORADO:

**Section 1.** Amendment of Section 7-7-510(b)

**Sec. 7-7-510(b)** Is hereby amended to remove any mention of fowl, chickens, geese or turkeys as follows:

- b) It is unlawful for any person to keep, maintain, possess or harbor any livestock or fowl, such as, but not limited to horses, mules, donkey, burros, cattle, sheep, goats, swine, chickens, geese, ducks or turkeys, within the limits of the City of Rocky Ford, provided however that this section shall be coordinated with the City of Rocky Fords zoning regulations contained in Chapter 16 of the Rocky Ford municipal code, wherein certain animals and numbers thereof may be permitted within certain zoning districts.

It is unlawful for any person to keep, maintain, possess, or harbor any livestock such as, but not limited to, horses, mules, donkeys, burros, cattle, sheep, goats, swine, geese, with the exception of chickens, within City limits, subject to the following conditions:

A maximum of 12 chickens may be kept on a residential lot.

- (a) Chickens shall be kept in an enclosed, secure area, and such enclosure must meet the requirements outlined in section 2 regarding space, ventilation, and sanitation.
- (b) Chickens must be kept in a clean and humane manner, and owners must remove waste regularly to prevent odor or health hazards.

Bees may be kept for personal, non-commercial use on residential lots, subject to the following:

- (a) The beehive must be maintained in a manner that prevents swarming or other nuisance behaviors.

- (b) Beekeepers must ensure that their hives do not pose a danger to surrounding residents or animals.
- (c) It is unlawful for any person to own, keep, maintain, possess, harbor, sell, or in any manner deal or traffic within the City limits in any living exotic, wild, dangerous or unusual animals, whether domesticated or tamed, including but not necessarily limited to the following: Africanized *Apis mellifera* (honey bees); bats of any species; bears of any species; felines, other than ordinary domesticated house cats; gorillas, chimpanzees, orangutans, baboons or any other infra-human primate; any member of the Mustelidae family, except ferrets, including but not limited to fishers, martens, minks, otters, porcupines, raccoons, skunks, weasels and wolverines; poisonous reptiles; wolves, foxes, coyotes or other species of canines other than dogs; any animal or bird which has received state or federal government designation as an endangered species; or any other terrestrial predator or other animal determined to be a public nuisance pursuant to the provisions, procedures, and means of abatement therefor established by the City of Rocky Ford.
- (d) for purposes of this Section, any hybrid or breed mix between wild animals and domestic animals shall be considered a domesticated animal, and as such is allowed. Alleged domestication and keeping of any wild animal not allowed.

This Section shall not apply to the following:

- (a) Zoo or circus authorized by the City of Rocky Ford.
- (b) Any entrant in a rodeo, fair or show authorized by the City of Rocky Ford.
- (c) Temporary maintenance of an animal by a licensed veterinarian during the time necessary for treatment.
- (d) The City animal shelter while holding an animal pending legal disposition of the animal.
- (e) Any animal properly boarded on the Arkansas Valley Fairgrounds.
- (f) Any person lawfully engaged in the operation of a packing house or slaughter house governed by the Colorado Department of Public Health and Environment regulations, who keeps animals or fowl for a temporary period of time not to exceed 72 hours in connection with the operation of such business.
- (g) Any person granted a hardship permit as set forth below so long as the hardship permit remains valid.

**Section 2. Enforcement and Penalties:**

The City of Rocky Ford shall adopt and enforce the necessary regulations to ensure compliance with this ordinance, including the proper care and maintenance of chickens and/or bees.

Chicken Coop Size Requirement(s): The minimum floor area for a chicken coop shall be three (3) square feet per chicken. The coop must provide enough space for chickens to move freely, perch, and nest.

Ventilation: The chicken coop must have proper ventilation to prevent moisture buildup and to ensure good air quality for the chickens.

Sanitation and Waste Disposal: Waste produced by chickens (manure, bedding, etc.) must be regularly removed from the coop and yard area. Composting or disposal in accordance with local waste management guidelines is encouraged to minimize odors and the potential for disease. Waste must be properly disposed of or composted.

Protection from Predators: The coop must be secure and designed to protect the chickens from predators, including but not limited to, dogs, raccoons, and coyotes.

Yard Space Requirements - Minimum Yard Size: A minimum of ten (10) square feet of yard space per chicken is required for free-range activities. The yard area should be fully enclosed by a fence or barrier to prevent chickens from wandering onto neighboring properties or public areas and designed to prevent chickens from escaping and predators from entering.

Noise: No noise from chickens, including clucking or crowing, shall exceed acceptable decibel limits set by the City of Rocky Ford's noise ordinance.

Odor: Owners must ensure that their chicken coops and yards are maintained in such a way as to prevent offensive odors from emanating beyond the property.

**Section 3. Effective Date:**

This Ordinance shall become effective on the \_\_\_\_\_ day of \_\_\_\_\_, 2025, and shall remain in effect until amended or repealed by the Rocky Ford City Council.

PASSED on first reading the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

ADOPTED by Rocky Ford City Council on the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Duane Gurulé, Mayor  
City of Rocky Ford

ATTEST: \_\_\_\_\_  
Rebecca Korinek, City Clerk

PROPOSED



# CITY OF ROCKY FORD

## ORDINANCE NO. 986

### AN ORDINANCE REPEALING § 7-7-550 OF THE CITY OF ROCKY FORD'S MUNICIPAL CODE RELATING TO THE KEEPING OF BEES

**WHEREAS**, the City of Rocky Ford has determined that the regulation related to the keeping of bees should be revised; and

**WHEREAS**, the City of Rocky Ford finds that the existing restrictions on keeping bees in areas other than agricultural zones are unnecessarily restrictive and do not align with modern practices or environmental goals.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF ROCKY FORD, COLORADO:**

#### Section 1 – Repeal of Section 7-7-550

Section 7-7-550 of the Rocky Ford municipal code, titled “Unlawful to Keep Bees Definitions” is hereby repealed in its entirety.

#### Section 2 - Effective Date

This ordinance shall take effect immediately upon adoption

#### Section 3 – Codification

The Rocky Ford City Clerk is directed to update the Rocky Ford municipal code to reflect the repeal of § 7-7-550.

PASSED on first reading the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

ADOPTED by the Rocky Ford City Council on the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Duane Gurulé, Mayor  
City of Rocky Ford

ATTEST: \_\_\_\_\_  
Rebecca Korinek, City Clerk



# CITY OF ROCKY FORD

## ORDINANCE NO. 987

### AN ORDINANCE REGULATING THE KEEPING OF CHICKENS IN CITY OF ROCKY FORD RESIDENTIAL AREAS

**WHEREAS**, the City of Rocky Ford recognizes the benefits of urban farming and the importance of regulating the keeping of chickens in residential areas to ensure public health, safety, and the well-being of both residents and animals; and

**WHEREAS**, the Rocky Ford City Council has determined that clear and reasonable standards for keeping chickens in residential areas are necessary to balance agricultural practices with the needs and concerns of the broader community.

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of Rocky Ford as follows:

#### Section 1 – Purpose

This ordinance is enacted to establish regulations for the keeping of chickens, ensuring their humane treatment, the maintenance of a healthy and safe environment and the reduction of nuisances in the community.

#### Division 6-§ 7-7-700 – Keeping of Backyard Chickens

#### Section 2 - Regulations for Keeping Chickens

- a) Maximum Number of Chickens:  
No more than twelve (12) chickens and/or other fowl combined are permitted at each single-family dwelling.
- b) Enclosure Requirements:  
Chickens must be kept in an enclosed, secure area at all times. The enclosure must meet the following requirements regarding space, ventilation, and sanitation:
- c) Size:  
The minimum floor area for a chicken coop shall be 36 square feet per chicken. The coop must provide sufficient space for chickens to move freely, perch, and nest.
- d) Ventilation:  
The chicken coop must have proper ventilation to prevent moisture buildup and ensure good air quality for the chickens.
- e) Sanitation and Waste Disposal:  
Waste produced by chickens, including manure and bedding, must be regularly removed from the coop and yard area. Composting or disposal in accordance with local waste management guidelines is encouraged to minimize odors and potential health hazards. Waste must be properly disposed of or composted in an environmentally responsible manner.
- f) Protection from Predators:  
The chicken coop must be secure and designed to protect the chickens from predators, including but not limited to dogs, raccoons, coyotes, and other wildlife.
- g) Yard Space Requirements:  
A minimum of one hundred-twenty (120) square feet of yard space per chicken is required for free-range activities. The yard area must be fully enclosed by a fence or barrier to prevent chickens from wandering onto neighboring properties or

public areas. The fence must be designed to prevent chickens from escaping and to deter predators from entering the yard.

h) Noise:

No noise from chickens, including clucking or crowing, shall exceed acceptable decibel limits as outlined in the City's noise ordinance.

i) Odor Control:

Owners must ensure that their chicken coops and yards are maintained in such a way as to prevent offensive odors from emanating beyond the property. Regular cleaning and proper waste disposal are required to prevent health hazards and nuisances related to odor.

**Section 3. Effective Date**

This ordinance shall take effect immediately upon adoption.

PASSED on first reading the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

ADOPTED by the Rocky Ford City Council on the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Duane Gurulé, Mayor  
City of Rocky Ford

ATTEST: \_\_\_\_\_  
Rebecca Korinek, City Clerk



# CITY OF ROCKY FORD

## ORDINANCE NO. 988

### AN ORDINANCE TO ALLOW BACKYARD BEEKEEPING WITHIN THE CITY LIMITS OF THE CITY OF ROCKY FORD

**WHEREAS**, the City of Rocky Ford recognizes the environmental and agricultural benefits of honeybees, including their vital role in pollination; and

**WHEREAS**, the Rocky Ford City Council seeks to balance the benefits of beekeeping with public safety and welfare concerns in residential areas; and

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKY FORD, STATE OF COLORADO, AS FOLLOWS:**

Beekeeping shall be allowed within the City of Rocky Ford subject to the following regulations and requirements. The keeping of non-native or aggressive bee species (e.g., Africanized honeybees) is prohibited. A maximum of two hives shall be allowed.

#### **Hive Location**

Hives must be placed in the rear yard of the property. Hives must be located at least 5 feet from neighboring homes or buildings, measured from the edge of the hive. Hives must not be placed within 5 feet of any public right-of-way, sidewalk, or street.

It is suggested that hives be surrounded by a barrier (e.g., fence or dense vegetation) that directs the bees' flight path upward and away from neighboring properties, streets, and pathways.

#### **Colony Health**

Hive owners must maintain healthy bee colonies and be responsible for ensuring that the bees do not pose a risk to the community, including by managing aggressive behavior and preventing the spread of diseases. Hive owners shall inspect their hives regularly to ensure that they are in good health and are properly maintained.

#### **Precautions for Swarming**

Beekeepers must take reasonable precautions to prevent bees from swarming. If a beekeeper's hive swarms, they must promptly address the swarm and remove it or contact a professional bee removal service.

#### **Liability**

The beekeeper shall be liable for any injuries or property damage caused by their bees. The City recommends beekeepers carry liability insurance for their beekeeping activities.

PASSED on first reading the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

ADOPTED by the Rocky Ford City Council on the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Duane Gurulé, Mayor  
City of Rocky Ford

ATTEST: \_\_\_\_\_  
Rebecca Korinek, City Clerk