

TOWN OF MANCOS
BOARD of TRUSTEES WORKSHOP
March 27, 2024 6:00 P.M.

Workshop – 2024 Work Plan Discussion
Town Hall Board Room

Monthly Board Workshops are for Board discussion purposes only. Decisions cannot be made during these sessions. These workshops are open to the public, however public comment will not be accepted.

BOARD of TRUSTEES MEETING

March 13, 2024 7:00 p.m.

AGENDA

- A. Call to Order
- B. Pledge of Allegiance and Moment of Silence
- C. Roll Call
- D. Approval of the Agenda
- E. Approval of the Minutes of March 13, 2024
- F. Audience Business
- G. Announcements
- H. Committee Reports
 - Montezuma County Commissioner Update
 - Student Liaison Update
 - Region 9 Update
 - Mancos Planning Commission Update
 - Montezuma County Planning Commission Update
- I. Discussion and Action Items
 - 1. Public Hearing: Ordinance 778 Series 2024: Empire Electric Franchise Agreement Second Reading & Adoption Consideration
 - 2. Resolution 6 Series 2024: Three Mile Plan Adoption
- J. *Items for April 10, 2024 Meeting*
 - *March Bills & Claims*
 - *Arbor Day Proclamation*
 - *2024 Financial Update*
 - *Public Hearing: Hand In Hand Liquor License Approval*
 - *Resolution 8 Series 2024: Cortez Dispatch IGA*
- K. Adjournment

TOWN OF MANCOS
BOARD of TRUSTEES MEETING MINUTES
March 13, 2024
7:00 p.m.

A. CALL TO ORDER – Mayor Queenie Barz called the meeting to order at 7:00 p.m.

B. PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE

C. ROLL CALL – Present: Mayor Queenie Barz, Mayor Pro Tem Cindy Simpson, Trustee Nick Manning, Trustee Janice Bryan, Trustee Richard Tokar, Trustee Brent McWhirter, Trustee Ed Hallam, Student Liaison Torie McKinley.

Absent: None

Staff Present: Town Administrator Heather Alvarez, Town Clerk/Treasurer Jamie Higgins, Community and Economic Development Director Jason Armstrong, Public Works Director Terry Jennings, Town Marshal Justen Goodall, Town Attorney David Liberman, Student Liaison Haylie Higgins and Student Liaison Randi Lewis

Absent: None

D. APPROVAL OF THE AGENDA: Trustee Richard Tokar made the motion to approve the March 13, 2024 agenda. Trustee Brent McWhirter seconds the motion. Motion passed.

E. APPROVAL OF THE MINUTES: Trustee Janice Bryan made the motion to approve the minutes of February 14, 2024. Trustee Brent McWhirter and Trustee Nick Manning seconds the motion. Motion passed.

F. Treasurer Report: February Bills & Claims: Mayor Pro Tem Cindy Simpson made the motion to approve the February Bills & Claims. Trustee Nick Manning seconds the motion. Motion passed.

G. AUDIENCE BUSINESS:

- Katie McClure, 6554 Road 41, introduced seven students with the Mancos Elementary School who presented to the Board of Trustees organic weed management in Boyle Park.

H. ANNOUNCEMENTS:

- Jamie – Updated the Board regarding the Student Liaison’s attending the Mancos School Board.
- Jason –

I. COMMITTEE REPORTS

- Montezuma County Commissioner Update – Gerald Koppenhafer updated the Board regarding what is happening in County.
- Student Liaison Update – Torie McKinley updated the Board regarding the schools activities
- Region 9 – Janice Bryan updated the Board regarding the 2023 Corporate Annual Report

J. DISCUSSION AND ACTION ITEMS

1. Trustee Nick Manning made a motion to set the perimeters as the Town of Mancos town limits for petition circulation for the Tavern license application and Takeout Delivery Application from Hand in Hand Shop LLC and set a Public Hearing for April 10, 2024 for licensing decision. Trustees Ed Hallam and Brent McWhirter seconds the motion. Motion passed with a unanimous vote.
2. 2023 Sales Tax Revenue Update – No Action
3. Resolution 6 Series 2024: 2024 Dispatch Agreement Renewal – The Board of Trustees discussed the new agreement renewal and asked Town Administrator Heather Alvarez to request a Board to Board workshop with the County Commissioners and Cortez Board. Mayor Pro Tem Cindy Simpson made a motion to table Resolution 6 Series 2024 to another date. Trustee Brent McWhirter seconds the motion. Motion passed with a unanimous vote.
4. Trustee Brent McWhirter made a motion to approve Resolution 7 Series 2024A Resolution of the Town Board of Trustees of the Town of Mancos opposing State Bill 24-1152 regarding accessory dwelling unit preemptions. Mayor Pro Tem Cindy Simpson seconds the motion. Motion passed with a unanimous vote.
5. Trustee Ed Hallam made a motion to authorize the Community & Economic Development Director to submit the REDI grant application, and authorize the Town Administrator to execute the contract upon grant award. Trustee Janice Bryan seconds the motion. Motion passed with a unanimous vote.
6. Unhoused Discussion – The Board of Trustees set a date for April 18, 2024 at 6pm at the Mancos Community Center to have the unhoused public meeting. Board members picked for this panel are: Mayor Pro Tem Cindy Simpson, Trustee Brent McWhirter, Trustee Nick Manning and Trustee Richard Tokar.
7. Public Hearing: Ordinance 778 Series 2024: Empire Electric Franchise – Public Hearing Opened at 8:46pm. Town Attorney read Ordinance 778 Series 2024. Public Hearing closed 8:50pm. Trustee Brent McWhirter made a motion to approve the first reading of Ordinance 778 Series 2024. Mayor Pro Tem Cindy Simpson seconds the motion. Motion passed with a unanimous vote.
8. Trustee Janice Bryan made a motion to approve the IGA between the Town of Mancos and Cortez Animal Shelter. Trustee Richard Tokar seconds the motion. Motion passed with a unanimous vote.

K. Items for March 27, 2024 Meeting

- *Public Hearing: Ordinance 778 Series 2024: Empire Electric Franchise Agreement Second Reading and Adoption*

L. Executive Session – Trustee Brent McWhirter makes a motion to go into executive session for a conference with the Town Attorney for purposes of receiving legal advice on specific legal questions under C.R.S Section 24-6-402(4)(b) regarding Wastewater Treatment Plant Litigation. Mayor Pro Tem Cindy Simpson seconds the Motion. Motion passed. 9:12pm enter executive session. Present: Mayor Queenie Barz, Mayor Pro Tem Cindy Simpson, Trustee Nick Manning, Trustee Janice Bryan, Trustee Richard Tokar, Trustee Brent McWhirter, Trustee Ed Hallam, Town Administrator Heather Alvarez, Town Attorney David Lieberman, and Town Clerk Jamie Higgins. 9:55pm conclude executive session. No Action.

M. ADJOURNMENT – Trustee Ed Hallam made the motion to adjourn the meeting at 9:57pm.

Mayor Queenie Barz

Town Clerk/Treasurer Jamie Higgins

STAFF REPORT

To: Honorable Mayor and Trustees
From: Heather Alvarez, Town Administrator
Date: March 27, 2024
Re: SECOND READING & ADOPTION: Ordinance 778 Series 2024: Empire Electric Franchise Renewal

Recommendation

After Public Hearing, Adopt Ordinance 778 Series 2024 An Ordinance Of The Town Of Mancos, Colorado, Granting To Empire Electric Association, Its Lessees, Successors, And Assigns A Non-Exclusive Franchise For A Period Of Ten (10) Years, With A Ten (10) Year Renewal, To Erect, Maintain And Operate An Electrical System And Any And All Necessary Transmission Line Or Lines, Services And Other Appurtenances Thereunto Appertaining In, Upon, Under, Over, Across And Along The Streets, Alleys, Bridges, And Public Places Of The Town Of Mancos, And For The Transmission, Distribution And Other Uses And Purposes In Said Town Of Mancos And For The Purpose Of Transmitting And Conveying Such Electricity Into, Through Or Beyond The Immediate Limits Of Said Town To Other Cities, Towns And Customers, And Prescribing The Terms And Conditions Under Which The Said Company Is To Operate, And Repealing Ordinance No. 557, Series 2004, Of Said Town Of Mancos

Background/Discussion

Our current franchise agreement with Empire Electric expires in August 2024. We are required by law to renew this franchise in a very specific manner every 10 years. This item was introduced and first reading was held at the March 13, 2024 Board Meeting. This is the second reading and adoption consideration for this ordinance. Per State Statute:

- 31-32-101. Franchise granted by ordinance.
No franchise or license giving or granting to any person the right or privilege to erect, construct, operate, or maintain a street railway, electric light plant or system, gasworks, gas plant or system, geothermal system, solar system, or telegraph or telephone system within any city or town or to use the streets or alleys of a city or town for such purposes shall be granted or given by any city or town in this state in any other manner or form than by an ordinance passed and published in the manner set forth in this part 1.
- 31-32-102. Notice of application - publication.
Any person desiring to secure a franchise or license for any of the purposes named in section 31-32-101 shall cause a notice of its intention to apply to the governing body of the city or town for the passage of an ordinance granting such franchise or license. Notice shall be published, in a newspaper of general circulation published in such city or town, once a week for three successive weeks immediately prior to the next regular meeting of the governing body at which it is intended to apply for the passage of the ordinance granting or giving such

franchise or license. Such notice shall specify the regular meeting of the governing body at which it is intended to apply for such franchise or license, the name of the applicant therefor, a general description of the rights and privileges to be applied for, and the time for and terms upon which such franchise or license is desired. If there is no newspaper of general circulation published within the city or town, such notice may be published by posting copies thereof in six public places for the same length of time.

- 31-32-103. Ordinance read twice - publication before passage.
Every such ordinance shall be read at least twice in full, once at the time of its introduction and again before the question of its passage is voted upon. No governing body of any city or town shall permit any such ordinance to be introduced or read for the first time at any meeting other than the regular meeting specified in such notice nor unless proof of compliance by the applicant with section 31-32-102 is first presented to such governing body in the form of a publisher's affidavit of publication or a certificate of the clerk of the posting of such notice. When such ordinance has been introduced and read for the first time, the governing body, if it desires to further consider the granting of the rights or privileges sought for thereby, shall order the same to be published daily in a paper of general circulation published in such city or town for a period of not less than two weeks prior to the time such ordinance is again read and put upon its passage. If there is no paper of general circulation published daily in such city or town, such publication shall be made in a paper of general circulation published weekly in such city or town. If there is no such paper published daily or weekly, such publication shall be made by posting copies of such proposed ordinance in at least six public places in such municipality for the same period of time. No such ordinance shall be adopted or passed by the governing body of any city or town unless the same has been previously introduced and read and publication first made as provided for in this section. Such previous introduction and reading of such ordinance and the fact of its publication in a newspaper or by posting shall appear in the certificate and the attestation of the clerk on such ordinance after its adoption.

We currently receive a 5% franchise fee, which will not be changing with the new agreement.

Fiscal Impact

Approximately \$68,000 revenue per year

Attachments

Ordinance 778 Series 2024

Proof of Publication First Reading

Proof of Publication Second Reading & Adoption

**ORDINANCE NO. 778
SERIES 2024**

AN ORDINANCE OF THE TOWN OF MANCOS, COLORADO, GRANTING TO EMPIRE ELECTRIC ASSOCIATION, ITS LESSEES, SUCCESSORS, AND ASSIGNS A NON-EXCLUSIVE FRANCHISE FOR A PERIOD OF TEN (10) YEARS, WITH A TEN (10) YEAR RENEWAL, TO ERECT, MAINTAIN AND OPERATE AN ELECTRICAL SYSTEM AND ANY AND ALL NECESSARY TRANSMISSION LINE OR LINES, SERVICES AND OTHER APPURTENANCES THEREUNTO APPERTAINING IN, UPON, UNDER, OVER, ACROSS AND ALONG THE STREETS, ALLEYS, BRIDGES, AND PUBLIC PLACES OF THE TOWN OF MANCOS, AND FOR THE TRANSMISSION, DISTRIBUTION AND OTHER USES AND PURPOSES IN SAID TOWN OF MANCOS AND FOR THE PURPOSE OF TRANSMITTING AND CONVEYING SUCH ELECTRICITY INTO, THROUGH OR BEYOND THE IMMEDIATE LIMITS OF SAID TOWN TO OTHER CITIES, TOWNS AND CUSTOMERS, AND PRESCRIBING THE TERMS AND CONDITIONS UNDER WHICH THE SAID COMPANY IS TO OPERATE, AND REPEALING ORDINANCE NO. 557, SERIES 2004, OF SAID TOWN OF MANCOS, AND SETTING A PUBLIC HEARING.

BE IT ORDAINED BY THE TOWN BOARD OF THE TOWN OF MANCOS,
MONTEZUMA COUNTY, COLORADO:

ARTICLE I

Whenever the word “TOWN” is hereinafter employed it shall designate the Town of Mancos, Montezuma County, Colorado, and any future annexations or additions thereto, the grantor and whenever the word “COMPANY” is used it shall designate not only Empire Electric Association, Incorporated, the grantee, but also its successors and assigns.

ARTICLE II

That the Company is hereby granted a non-exclusive franchise for a period of ten (10) years to erect, construct, maintain and operate, an electrical transmission and distribution system and any and all necessary lines, services and other appurtenances and equipment thereunto appertaining in, upon, under, over, across and along the streets, alleys, bridges and public places owned or controlled by the Town of Mancos for the transmission, distribution and sale of electricity for lighting, heating, industrial and all other uses and purposes in said Town of Mancos, Colorado, and for the purpose of transmitting, and conveying such electricity into or through the limits of said Town. This Franchise shall be renewed for a second ten-year term unless the Town gives the Company written notice, prior to ninety (90) days before the expiration of the Franchise, that it desires to negotiate terms and conditions of this Franchise or to cancel this Franchise.

ARTICLE III

All construction and repair of facilities within the Town is subject to inspection by the Town and a determination by the Town that said construction and repair has been performed in accordance with all applicable ordinances, rules, and regulations of the Town. It shall be a condition of the Town’s approval that, for any facilities installed, renovated, or replaced after the effective date of this franchise, the Company shall provide the Town with as-built drawings of each such facility in such formats as reasonably requested by the Town. The Company shall

furnish such information in both hard copy and in digital format, compatible with Town's information system, referencing state plane coordinates.

The Company will endeavor to place all newly constructed or reconstructed electrical distribution lines underground whenever feasible. The Company and the Town agree that in some cases, terrain, surrounding improvements, other utilities in the vicinity, or other electrical distribution design requirements renders an underground line infeasible. The Company will place newly constructed electrical distribution lines underground to serve new residential and/or industrial subdivisions in accordance with the Company's rules and regulations and the Town's subdivision regulations.

The Company must obtain an excavation permit prior to any excavation, except for emergency work, for work on private property, or for minor work which does not disturb actual street surfaces or other public improvements or other utilities. Should it become necessary for the Company, in exercising its rights and performing its duties hereunder, to interfere with any street or other public or private improvement, the Company shall repair at its own expense, and in a workmanlike manner subject to the approval by the Town, such improvement.

The Town shall have the right to allow the installation of public telecommunication facilities in Empire Electric's rights of way on Town property, so long as there is no interference with Empire Electric's functions.

The Town shall designate the location and the size of any easement on property owned or controlled by the Town, together with any further restrictions or requirements deemed appropriate, as long as the designation complies with the latest edition of the National Electrical Safety Code and common practices of the utility industry.

ARTICLE IV

The Company shall use due care not to interfere with or damage any water facilities, sanitary sewer facilities, storm water facilities, or other structures now in place or which may hereafter be placed in streets in the Town, and the Company shall, at its own expense, repair in a workmanlike manner, and subject to the approval of the Town, any such water facilities, sanitary sewer facilities, facilities, storm water facilities, or other structures which are damaged through the action of the Company, provided, however, that the Town may make such repairs and charge the reasonable cost thereof to the Company if the Company fails to repair the damages within a reasonable time after receipt of written notice from the Town. This grant of authority shall apply to all streets presently platted or otherwise of record, all easements presently owned by or dedicated to the Town or the public within the Town limits, and to all future streets and easements later acquired by or dedicated to the Town and located within the Town limits. The Company shall be responsible to remedy any defects and repair work performed by the Company for a period of two years after completion. The Town shall have the right to inspect and supervise any work on Town property and improvements. The Town shall use due care not to interfere with or damage any facilities of the Company now in place or which may hereafter be placed in streets and other properties owned or controlled by the Town. If the Town causes damage to the Company's facilities, the Company shall make repairs and charge a reasonable cost thereof to the Town. This grant of authority shall apply to all streets presently platted or otherwise of record, all easements presently owned by or dedicated to the Town or the public within the Town limits, all other property owned by the Town, and to all future streets, easements and property later acquired by or dedicated to the Town and located within the Town limits.

ARTICLE V

The Town shall from time to time request from the Company new street lights within the Mancos Town limits. Company shall install lights according to the Company's overhead street lighting tariffs in effect at that time. The Company shall install all new lights with a luminary (the light head) that is designed to minimize light pollution. The style and light pattern of any new luminaries shall be approved by the Town and the Company prior to installation of the luminary by the Company.

For the term of this Ordinance, rate increases under the Overhead Street Lighting Tariff are hereby capped at a value not to exceed increases in the Consumer Price Index for All Urban Consumers (CPI-U) for the West – Size Class B/C for All Items published by the Bureau of Labor Statistics.

ARTICLE VI

Company agrees for and in behalf of itself, its lessees, successors and assigns, that for and during the term and period of this grant, it will maintain in the Town an adequate, modern, standard and sufficient electrical system and equipment and to maintain and operate the same in a modern and adequate fashion.

Company also agrees to use its best efforts to obtain the lowest possible wholesale cost on electricity to be distributed, provided however, that due consideration will be given by the Company to the adequate supply and a reserve to ensure continued operation of the system herein authorized.

Company will from time to time during the term of this Ordinance make such enlargements and extensions of its electrical system as the business of the Company and the growth of said Town justify, in accordance with its Rules and Regulations relating to customer connections, transmission and distribution line extensions currently in effect and on file from time to time with the Colorado Public Utilities Commission or other competent authority having jurisdiction in the premises; provided, however, that no obligation shall extend to, or be binding upon the Company, to construct or extend its power lines or furnish electricity or electrical service within said Town if Company is, for any reason, unable to obtain an adequate supply of electricity from its wholesale power supplier to warrant the construction or extension of its electrical system, for the furnishing of such electricity or electrical service; provided, further, that when the amount of electricity supplied to Company is insufficient to meet the firm requirements of connected or new customers, Company shall have the right to prescribe reasonable rules and regulations for allocating the available supply of electricity.

The Company agrees to purchase surplus power from private individuals who are producing electric power for home consumption so long as the sole purchase of surplus power is in accordance with C.R.S. 40.9.5, 301, et sec.

ARTICLE VII

This Ordinance is granted subject to all conditions, limitations and immunities now provided for and applicable to the operations of a public utility by the laws of the State of Colorado. The rates to be charged for electrical service within said Town and the rules and regulations with

reference to character, quality and standards of service to be furnished by Company shall be under the jurisdiction and control of such regulatory body as may, from time to time during this grant, be vested by law with authority and jurisdiction of the rates, regulations and quality and standards of service to be supplied by Company.

ARTICLE VIII

Notwithstanding any provision in this Ordinance to the contrary, it is understood by the Company that all the provisions of the laws of the State of Colorado and the ordinances of the Town of Mancos, incorporated herein and made a part hereof by reference, as fully, and to the same extent as though such provisions were fully presented herein.

ARTICLE IX

Company shall, at all times, maintain adequate voltage and adequate supply of electricity not less than that prescribed in its Rules and Regulations relating thereto in effect and on file from time to time with the Colorado Public Utilities Commission or other competent authority having jurisdiction in the premises.

ARTICLE X

The Company shall hold the Town harmless from any and all claims and actions, litigation or damage, arising out of the passage of this Ordinance or of the construction, erection, installation, maintenance or operation of its properties operated by authority of this Ordinance within the boundaries of the Town or the negligence of its employees in the operation thereof, including the Court costs and reasonable attorney fees in making defense against such claims. A copy of the process served upon the Town shall be served by the Town upon the Company. The Company shall have the right to defend in the name of the Town and to employ counsel for such purpose; such right shall not, however, preclude the Town Attorney from participating in any such litigation on behalf of the Town.

ARTICLE XI

If the Company shall be in default in their performance of any of the terms and conditions of this Ordinance and shall continue in default for more than thirty (30) days after receiving notice from the Town Board of said Town of such default, the said Town Board may, by Ordinance duly passed and adopted, terminate all rights granted under this Ordinance to the Company. The said notice of default shall specify the provision of provisions in the performance of which it is claimed the Company is in default. Said notice shall be in writing and served in the manner provided by laws of Colorado for the service of original notices in civil actions.

ARTICLE XII

The Town has the right to condemn any public utility works or ways, and the rights of the Company in connection therewith, as provided by the Colorado Constitution and Statutes of the State of Colorado, and such right is hereby expressly reserved and may be exercised by the Town in accordance with the Colorado Constitution and Statutes of the State of Colorado, with the Company entitled to just compensation as set forth in C.R.S. § 40-9.5-204 (2003 and as subsequently amended).

The Town Board may authorize the acquisition of the Company's electric facilities, as contemplated in this Article, by ordinance to the extent permitted by the Colorado Constitution and the Statutes of the State of Colorado, and the Town retains the right to acquire property outside the Town limits by condemnation as allowed by the Colorado Constitution. In the event the Town proceeds with an acquisition of the Company's facilities, the Company shall continue to provide service until the effective date of the transfer of such facilities. The Company and the Town agree to work together to coordinate the timing of any such acquisition to prevent disruption in service to customers within the Town.

If at any time during the term of this franchise, the Company proposes to sell or dispose of any of its real property located in whole or in part within the Town, it shall grant to the Town the right of first refusal to purchase the same. The Town shall have 30 days after written notice of sale is received from the Company in which to notify in writing the Company that it will exercise its right. The written notice of sale from the Company shall include the purchase price as determined pursuant to this Article for the property the Company wishes to sell. If the Town wishes to exercise its right it must close on the purchase within forty-five days from the date of its written exercise of the right. Failure of the Town to close waives the Town's right of first refusal for any future attempt by the Company to sell that particular parcel. This right of first refusal shall not apply or be given effect to any sale or disposition involving such property if it is part of a sale or disposition involving other utility property of the Company located outside the Town limits.

ARTICLE XIII

That in consideration for said franchise and in compensation for the use and occupancy of the streets, alleys and public grounds, the said Company, its lessees, successors and assigns shall pay a franchise fee of five percent (5%) of gross receipts from the sale of electricity within the limits of said Town.

On or before the twentieth (20th) day of each month, the Company shall make a report of the gross sales within the limits of said Town and remit five percent (5%) of such sales. An annual adjustment will be made to reflect gross receipts within the Town by deducting the portion of the Company's bad debt write-off attributable to sales within the Town from the next ensuing monthly payment of franchisee's fee to said Town. This adjustment normally occurs in July.

The five percent (5%) franchise fee shall be surcharged on billings for electric service to consumers within said Town.

It is further agreed that the Company will budget for economic development incentives for business and industrial customers on a case by case basis.

ARTICLE XIV

Ordinance No. 557, Series 2004, of the Town of Mancos, Colorado, is hereby repealed as of the effective date of this Ordinance.

ARTICLE XV

Nothing in this Ordinance shall be so construed as to prevent the Company from assigning all of its right, title or interest, granted or authorized under or by virtue of the terms of this Ordinance, provided, however, that the Town is notified at least sixty (60) days in advance of the

assigning, and that such assignment shall not become effective until approved by the Town Board except that such approval shall not be unreasonably withheld.

ARTICLE XVI

The Company shall not, as to rates, charges, service, facilities, rules, regulations or in any other respect make or grant any preference or advantage to any corporation or person or subject any corporation or person to any prejudice or disadvantage, provided that nothing in this Ordinance shall be taken to prohibit the establishment from time to time of a graduated scale of charges and classified rate schedules to which any customer coming within an established classification would be entitled.

ARTICLE XVII

If any section, subsection, sentence, clause, phrase, punctuation or portion of this Ordinance is for any reason deemed invalid or unconstitutional by any Court of competent jurisdiction, such section, subsection, sentence, clause, phrase, punctuation or portion shall be a distinct, independent provision and such holding shall not affect the validity of the remaining portions hereof.

ARTICLE XVIII

If at any time it shall be necessary to relocate any transmission, distribution or service lines or other structures of the Company to permit the Town to lay, make or change streets, grades, pavements, Town owned storm and sanitary sewers, water mains or other Town owned works or improvements, the cost of all such changes shall be shared equally between the Town and the Company.

ARTICLE XIX

This Ordinance, when and if approved by the Town Board of the Town, shall be considered for first hearing on the 13th day of March 2024, at the hour of 7:00 p.m., at the Town Hall in the Town of Mancos, and the same shall thereafter be considered for second and final reading and public hearing on Wednesday, the 27th day of March, 2024.

PASSED, ADOPTED AND APPROVED ON FIRST READING THIS 13th DAY OF MARCH 2024.

TOWN OF MANCOS

ELLEN "QUEENIE" BARZ, MAYOR

ATTEST:

JAMIE HIGGINS, TOWN CLERK

PASSED, ADOPTED AND APPROVED ON SECOND AND FINAL READING THIS
27th DAY OF MARCH, 2024, WITH AN EFFECTIVE DATE OF APRIL 3, 2024.

TOWN OF MANCOS

ELLEN "QUEENIE" BARZ, MAYOR

ATTEST:

JAMIE HIGGINS, TOWN CLERK

APPROVED AS TO FORM:

David Liberman, Town Attorney

**Public Notice
NOTICE of PUBLIC
HEARING**

**Before the
Town of Mancos
Board of Trustees**

Notice is hereby given that on March 13, 2024 at 7:00 p.m., or as soon as possible thereafter, in Mancos Town Hall, 117 N. Main, Mancos, Colorado, or at such other place and time as the hearing may adjourn to, a Public Hearing will be held for:

Ordinance 778 Series 2024:
Empire Electric Franchise
Renewal First Reading
Empire Electric is seeking an electric utility franchise for term of 10 years with required franchise fee payment of 5% to Town of Mancos as set forth in the franchise agreement on Town of Mancos website

Additional information is available from Mancos Town Hall and available to the public for inspection. For questions or comments, please contact Town Hall, 117 N. Main, Mancos, CO. All interested parties are encouraged to attend or mail in comments to The Town of Mancos, P.O. Box 487, Mancos, CO 81328. The Town will be accepting comments up to the date and time of the public hearing.

Published in The Journal
February 28, March 6 and
March 13, 2024 by order of
Jamie Higgins, Town
Clerk/Treasurer

**Public Notice
NOTICE of PUBLIC
HEARING**

**Before the
Town of Mancos
Board of Trustees**

Notice is hereby given that on March 27, 2024 at 7:00 p.m., or as soon as possible thereafter, in Mancos Town Hall, 117 N. Main, Mancos, Colorado, or at such other place and time as the hearing may adjourn to, a Public Hearing will be held for:

Ordinance 778 Series 2024:
Empire Electric Franchise
Renewal Second Reading &
Adoption Consideration
Empire Electric is seeking an electric utility franchise for term of 10 years with required franchise fee payment of 5% to Town of Mancos as set forth in the franchise agreement on Town of Mancos website

Additional information is available from Mancos Town Hall and available to the public for inspection. For questions or comments, please contact Town Hall, 117 N. Main, Mancos, CO. All interested parties are encouraged to attend or mail in comments to The Town of Mancos, P.O. Box 487, Mancos, CO 81328. The Town will be accepting comments up to the date and time of the public hearing.

Published in The Journal
February 28, March 6 and
March 13, 2024 by order of
Jamie Higgins, Town
Clerk/Treasurer

STAFF REPORT

To: Honorable Mayor & Board of Trustees
From: Heather Alvarez, Town Administrator
Date: March 27, 2023
Re: Three Mile Plan

Recommendation

Approve Resolution 6 Series 2024 Adoption of the Three Mile Plan

Background/Discussion

Colorado Revised Statute requires that each municipality have a three-mile plan in place prior to any annexation. We are also required to review and adopt the three-mile plan at least annually.

In 2021, the Planning Commission and the Board of Trustees spent several months reviewing and updating the Town's Three Mile Plan.

At this time, there are no recommended changes. At their March 20, 2024 meeting, the Planning Commission recommended approval of Resolution 6 Series 2024 to the Board of Trustees with no changes to the existing Three Mile Plan.

Resource Impact

N/A

Attachments

Resolution 6 Series 2024
Three Mile Plan

RESOLUTION 6 SERIES 2024

**A RESOLUTION ADOPTING A THREE-MILE PLAN FOR THE TOWN OF MANCOS,
COLORADO**

WHEREAS, in 2007 the Planning and Zoning Commission adopted the first Three-Mile Plan for the Town of Mancos by resolution; and

WHEREAS, pursuant to C.R.S. Section 31-12-105(1)(e), prior to the completion of any annexation within a three-mile area outside of the municipal boundaries of a municipality (“Three-Mile Area”), a municipality is required to have in place a plan (“Three-Mile Plan”) which generally describes the proposed location, character and extent of certain public facilities located within the Three-Mile Area; and

WHEREAS, the Mancos Planning and Zoning Commission has determined that the Three-Mile Plan being adopted with this resolution, adequately complies with the requirements of state law for the Three-Mile Plan for the Town of Mancos; and

WHEREAS, to ensure that future annexations by the Town of Mancos are completed in compliance with the provisions of state law, the Mancos Planning and Zoning Commission, by this Resolution, desires to formalize its Three-Mile Plan for the Town of Mancos.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN BOARD OF THE TOWN OF MANCOS, THAT:

The Three-Mile Plan text being adopted with this resolution, shall constitute the Three-Mile Plan for the Town of Mancos required pursuant to C.R.S. Section 31-12-105(1)(e): and;

The Three-Mile Plan shall be reviewed and revised as may be necessary, at least annually. Additional plans may be added from time to time, as they are developed and adopted.

THE THREE-MILE PLAN IS HEREBY ADOPTED THIS 27th DAY OF MARCH 2024.

Mayor Ellen “Queenie” Barz

Jamie Higgins
Town Clerk/Treasurer

**Town of Mancos, Colorado
Three-Mile Plan
2007**

**Original Adoption Date
March 21, 2007**

**Revision Dates
January 28, 2015
November 10, 2021**

PURPOSE

Colorado Revised Statute 31-12-105 requires that each municipality have a policy plan for annexation in place prior to the annexation of additional lands (“Plan”). The Plan must address the potential for annexation of areas within three miles of the existing municipal boundaries. An Update of the Plan and re-adoption by resolution of the Board of Trustees is required annually.

CRS 31-12-105(1)(e)(I) requires that:

Prior to completion of any annexation within the three-mile area, the municipality shall have in place a plan for that area that generally describes the proposed location, character, and extent of streets, subways, bridges, waterways, waterfronts, parkways, playgrounds, squares, parks, aviation fields, other public ways, grounds, open spaces, public utilities, and terminals for water, light, sanitation, transportation, and power to be provided by the municipality and the proposed land uses for the area. Such plan shall be updated at least once annually. Such three-mile limit may be exceeded if such limit would have the effect of dividing a parcel of property held in identical ownership if at least fifty percent of the property is within the three-mile limit. In such event, the entire property held in identical ownership may be annexed in any one year without regard to such mileage limitation. Such three-mile limit may also be exceeded for the annexation of an enterprise zone.

It is important to emphasize that this Plan is required by state statute and does not indicate any intention to actively pursue annexations by the Town of Mancos. The Plan is, however, aimed at integrating the Town’s annexation policies and goals; providing direction for the Town, Landowners and Montezuma County concerning annexation of the areas within the Plan boundary. It must also be noted that this Plan is intended to complement other Town plans that have been previously adopted.

The Plan does not assume, propose, or guarantee that any property within three miles will be annexed by the Town. The process for annexation is extensive and is regulated by the requirements of C.R.S. Title 31, Article 12. This Plan does not propose specific improvements or land uses for extraterritorial areas; if annexation is considered in the future, a more detailed analysis including an Annexation Impact Report would be required.

METHODOLOGY AND CRITERIA

This Plan was prepared by Town of Mancos by evaluating the areas within a three mile distance from the existing Town boundary to determine which areas are suitable for annexation and what developers should take into consideration when developing those lands.

The areas designated as suitable for annexation are those areas directly adjacent to the existing Town boundary. Given the history of the Town and the relatively few annexations through its first 100 years, it is assumed that this Three Mile Plan will provide for growth well past the next ten years.

Areas included in this Plan that are suitable for annexations are lands which:

1. Are determined to be necessary and suitable for future urban uses
2. Can be easily served by urban services and utilities

3. Are needed to provide open space for the Town; and/or
4. Are needed for the expansion of the urban area

The basic criteria used to determine which lands are desirable for future annexations could include, but are not limited to the following:

1. Areas which broaden the housing type to maintain the eclectic character of Mancos and expand the permanent population
2. Areas which include enough buildable land to accommodate all desired uses without creating a limited market
3. Areas close to Mancos that are urban or commercial in nature and can be served by Town utilities with little or no adverse physical or economic impacts to the community
4. Areas which help strengthen the economy of the Town
5. Areas which establish the town boundary in a logical manner by utilizing property boundaries and natural landscape features
6. Excluding areas which cannot be properly serviced because of steep slopes, poor road systems or drainage problems.
7. Annexation requests that demonstrate favorable benefits to the residents and taxpayers of the Town and contribute to the Town's goal for quality growth and enhanced community character will be favorably considered for inclusion into the Town. In addition, the Town desires to control the development of adjacent private lands in order to preserve and promote the best interest of the Town and its citizens. Forms have been developed for the Town of Mancos annexation process following the state statutes. An annexation petition must meet all of the requirements of the Municipal Annexation Act and its amendments as well as applicable specific Town of Mancos Municipal Code criteria. In addition, a conceptual planning map(s) shall be provided that illustrates all streets and other right-of-way connections in the subject property to the existing Town streets and right-of-way; location of the current and proposed Town boundary; location of utilities to which the property will connect; and proposed land use and zoning concepts, if developed. It shall be the general policy of the Town with respect to annexations and the consideration of annexation petitions that:
 - a. Annexation is a discretionary act. With the exception of an initiated petition for the annexation of an enclave, the Board of Trustees shall exercise its sole discretion in the annexation of territory to the Town.
 - b. The land to be annexed and the uses proposed for the land shall conform to the goals, policies and strategies of the Comprehensive Plan, as amended from time to time.
 - c. The land to be annexed shall not create an unreasonable burden on the physical, social, economic or environmental resources of the Town.

- d. Certain public facilities and amenities are necessary and must be constructed and/or upgraded to Town standards as part of any territory annexed to the Town to ensure the area is served by adequate public facilities. These facilities include, but are not limited to streets, bridges, public parks, recreation areas, school sites, fire and police station sites, water and sewer line and related infrastructure, and storm drainage facilities.
- e. The annexation of lands to the Town shall not create any additional cost or burden on the residents of the Town existing prior to the annexation to provide such public facilities to any newly annexed area.
- f. The petitioner for annexation shall be responsible for paying the Town's full cost for processing the annexation petition, from initial discussion with Town staff before submittal of the petition, through the approval and recording of the final annexation documents.
- g. Annexed areas will not divide tracts of land to prevent further annexation of adjoining parcels. (For example, leaving a "gap" or a "strip" of land between property to be annexed and the adjoining property.)
- h. Surface water rights adequate to support development shall be deeded to the Town of Mancos at time of annexation. If water rights are not tied to the land, the Town will consider cash in-lieu of water rights at appropriate rates. The Town will annex properties in accordance with annexation policies and criteria set forth in the adopted Land Use Code and this Plan, and will use a process to evaluate benefits and costs of proposed annexations to ensure that the annexations will offer an overall benefit to the community.

Annexation should be consistent with the adopted Comprehensive Plan.

Benefits and costs of annexation should be considered on a case by case basis. In processing and reviewing annexation requests, Town staff will prepare a list of benefits and liabilities to the Town for the proposed annexation and outline the financial costs and benefits to the taxpayers of the Town.

The Town should continue to develop and update the following projections in order to properly analyze the potential impact of any annexation request and update as necessary:

- Sewer and sewer line capacity;
- Public raw water capacity;
- Public water treatment capacity;
- Public water line capacity;

- Storm water capacity; and
- Minimum water pressure.

The Town shall require that each request for annexation include projections for service needs for the above items and substantiate projections for expected population increase to Mancos as a result of the annexation request.

The annexation of County enclaves should take into consideration fiscal, social, and land use factors.

In all cases, annexation will be an important consideration before Town services are provided by the Town.

GOALS AND OBJECTIVES

Mancos, the “Gateway to Mesa Verde”®, is situated along one of the nation’s seven All-American Highways and is surrounded by cultural heritage sites and mountain vistas. As such, citizens must weigh carefully the options for change so as not to lose those qualities that make this a special place.

In general, it is the policy of the Town of Mancos to annex properties only at the request of the landowner, and only when services to existing residents are not adversely impacted by the proposed annexation. Such proposals are reviewed on a case-by-case basis according to the Mancos Town Code and State Statute and in accordance with this Plan. The Colorado Municipal League’s “Annexation In Colorado Handbook” is also recommended as a regulatory and processing guide.

In order to fulfill the obligations of a Three Mile Plan, the Town of Mancos has therefore compiled the following information, which will hereafter be considered the Three-Mile Plan for the Town of Mancos. Please note that the three-mile distance is required by statute and is not an indication of Mancos’ jurisdiction, but simply an area of influence.

ORGANIZATION OF THE PLAN

Land Area

The Plan outlines the Town limits as of the date this Plan is adopted, a One Mile area that falls under the Intergovernmental Agreement (IGA) between Montezuma County and the Town of Mancos, and the Three-Mile area as required by statute, as shown on the map in Exhibit A. Adjustments to the three-mile distance have been made to avoid inclusion of partial parcels; where the majority of a parcel lies within the three-mile area, it is included in its entirety and where the majority of a parcel lies outside the three-mile area, it is not included. It should be noted that in the case of identical ownership of properties that are within and extend beyond the three mile area, the extended areas may be annexed so long as fifty percent of the area lies within three mile boundary.

Inclusion in the Plan does not imply that any of these lands will be annexed in the future, nor does it mean that lands not currently shown in the Plan area will not be eligible for annexation in the future. Annexation is typically a voluntary action initiated and/or agreed to by the landowner.

Intergovernmental Cooperation

Mancos is surrounded by lands under the jurisdiction of Montezuma County. There are IGAs in existence outlining the spirit of cooperation between the County and the Town of Mancos. It is the intent of the Town of Mancos to maintain an independent and separate identity and retain a rural, small-town character.

Given the challenges presented by growth pressures in the area, it is important that all jurisdictions work collaboratively on land use decisions affected each other. To ensure that growth in and around Mancos is compatible with the Town of Mancos' vision, open communication with Montezuma County is paramount. The coordination of growth is of great general public benefit.

Definitions

Annexation

"Annexation" occurs when eligible land outside town boundaries becomes part of town, usually at the request of the landowner in the case of a single parcel, or by at least 50% of landowners in an area requesting annexation of multiple parcels.

Comprehensive/Master Plan

A "Comprehensive/Master Plan" is a general policy guide used to establish a community identity and vision, land use regulations, zoning plans, design standards, etc. The Mancos Comprehensive Plan, comprised of both text and maps, is a policy statement about community goals and desires over the next 10 to 20 years. It is a living document, is the result of strong community participation and involvement and it should be used regularly as a guide to making decisions. The Comprehensive Plan is also a statement of current community values; a benchmark against which future changes and needs may be weighed with a clear understanding of the ideas and considerations that came before. It should provide policy direction in matters relating to many aspects of government including development review, budgeting, priorities, and community desires. When kept up-to-date through periodic review, the plan will provide a central and integrated expression of community will.

Development

"Development" denotes any development of a property, including subdivision, commercial use, more than one dwelling per parcel, etc. Developer must demonstrate that water, sewer, access, utilities, etc., necessary to serve the development are available.

Enclave

"Enclave" is defined as a geographical area having a land use that is partially or totally surrounded by a different land use, which forms a distinct closed unit.

Subdivision

"Subdivision" means the division of land into more than one (1) parcel. Subdivider must demonstrate that water, sewer, access, utilities, etc., necessary to serve the development are available.

Three-Mile Plan

A Three-Mile Plan is an expansion plan required of Towns per Colorado Statute.

Zoning

"Zoning" denotes the regulation of land use, to separate incompatible uses and to protect the quality of life and property values from degradation as may result from incompatible uses. Typically a zoning plan specifies allowable uses and specific standards such as lot sizes, setbacks, height limits, number of units per acre, etc.

Elements

This Plan, as required by Statute, generally describes the proposed location, character, and extent of streets, subways, bridges, waterways, waterfronts, parkways, playgrounds, squares, parks, aviation fields, other public ways, grounds, open spaces, public utilities, and terminals for water, light, sanitation, transportation and power to be provided by the municipality and the proposed land uses for the area. It is obvious that some of these are not relevant to the Mancos area, such as subways, and therefore will not be addressed directly in the Plan. Relevant elements are addressed below:

Streets

As subdivision or other development of land occurs in the County, or as part of an annexation and subsequent subdivision/development within the Town of Mancos, care shall be taken to create logical road and street extensions for connection with existing roads and streets. Town policy does not allow gated subdivisions or private drives. Therefore, all roads and streets created in the Plan area shall be dedicated to the public with sufficient rights-of-way to meet Town codes upon annexation. Upon annexation, the owners of properties within the annexation request shall be responsible for bringing all improvements up to the requirements of the Town Code in effect at the time of the annexation.

Annexation proposals will be evaluated for consistency with the transportation component of the Town's Comprehensive Plan including the streets, recreational trails, and public rights-of-way. All new areas of annexation will be accessed from Montezuma County road systems, Colorado Department of Transportation US Highway 160, or existing Town streets. Access to future annexed area will be coordinated on a case by case basis with the Town, Montezuma County and Colorado Department of Transportation. All new roadways shall meet the Town's Infrastructure Design Standards. Developers are typically responsible for infrastructure costs.

Subways

Not applicable to the Mancos Three-Mile Plan area.

Bridges

Bridges in the Plan area may be required due to natural drainages, wetlands, arroyos/ravines, river and creek crossings. There may be other reasons as well and site-specific situations shall be handled appropriately when lands in the Plan area are subdivided or otherwise developed.

Waterways/Waterfronts

The Mancos Valley is blessed with beautiful and pristine riparian areas and wetlands. Development within the Plan area shall not result in net loss of wetlands and shall not unduly interfere with riparian areas (it is acknowledged that some bridges and other water crossings for utilities, etc. may be necessary). A minimum 25' setback is suggested from high water lines and/or wetlands to ensure the health of our riparian areas. Larger setbacks for riparian buffers may apply.

Parkways

A parkway is a general designation of a type of limited-access highway in some parts of the U.S. Like all limited-access highways, parkways are designed particularly for through traffic, and many can be classified generally as freeways or toll highways.

Historically, the term "parkway" has often implied that the road was designed specifically with a naturalistic or manicured landscaping of the median and adjacent land areas meant to suggest a pastoral driving experience, isolated from the manifestations of commerce and advertising, even when the road passes through populated areas; for this reason commercial traffic is excluded. Many parkways have signature road signs with special emblems that suggest a thematic driving experience and increase the sense of isolation from civilization in the vicinity of the road.

To ensure maximum pleasure of our view sheds from public roadways, development occurring within the Plan area shall allow signage only as allowed under the Mancos Town Code at the time development occurs, and off-site (billboard) advertising is prohibited within the Plan area, except as can be proven to have legally existed at the time this Three-Mile Plan is adopted, in which case those signs shall sunset in ten years from plan adoption.

Playgrounds/Squares/Parks

Development occurring in the Plan area shall provide for playgrounds and parks as stated in the Mancos Town Code in effect at the time development occurs.

Aviation Fields

It is not anticipated that the old airport property owned by the Town of Mancos will be developed as an airport or aviation field. There are no known public aviation fields in the Plan area, but there are known to be some private airstrips for personal use of the landowners. Development occurring in the Plan area shall take into consideration existing private aviation fields.

Other Public Ways

Development occurring in the Plan area shall include trails to connect properties and/or neighborhoods together and ensure safe, non-motorized travel between subdivisions, commercial development and public areas such as schools, parks, playgrounds, etc.

Grounds/Open Spaces

The Mancos Valley is characterized by low-density, rural-style development of more than three acres, and quite often more than 35 acres. Development occurring in the Plan

area shall provide for the same by including areas to be left open unless annexation is accomplished &/or higher density and commercial uses can be located near similarly developed lands. Open space and park or trails dedication shall be required as part of any annexation request with the emphasis on protection of sensitive ecological areas, critical view areas, and prime habitat areas, where appropriate. Parkland dedication or cash in-lieu may be required for new residential subdivisions and development.

Land Use

Land uses will be evaluated for consistency with the Town's Comprehensive Plan, Future Land Use Map and for compatibility with adjacent land use patterns. Land uses should be consistent with current Town zoning districts allowed and conditional uses.

Public Utilities

The Town of Mancos is the water and sewer provider for subdivisions within its municipal boundaries. Any subdivision of land within the Three-Mile Plan area should have an adequate and renewable source of water that can be dedicated to the Town of Mancos upon annexation. Reliance on cisterns or the Town's water dock is not a renewable source of water. Individual septic systems within the Three mile area are opposed by the Town of Mancos. Lots of less than 3 acres should only be considered where centralized sewer is available or will be required prior to development on the lot. The Town of Mancos is currently considering a watershed protection ordinance to further protect its source water. Smaller scale subdivision of land within the Three-Mile area, meaning lots less than 3 acre units, is opposed by the Town of Mancos as it would likely lead to greater pollution to the Town's water source, it will be less likely to have its own water source, and it will likely rely on non-renewable water sources such as cisterns, water docks, or exempt wells that are tributary to the Mancos River causing depletions to the Mancos River that are outside of the priority system causing injury to the Town's and other senior water rights. It is anticipated that larger lots of raw land are more likely to be suitable for annexation, and that upon annexation to the Town, denser subdivision of it will be needed to justify expansion of Town water and sewer infrastructure to service the annexed property. Water and sewer lines may need to be extended to new areas annexed into the Town. All new water, sanitary sewer and storm water facilities shall meet the Town's Infrastructure Standards. Developers are typically responsible for infrastructure costs associated with expansion of Public Utilities.

Public Utility Terminals for water, light, sanitation, transportation and power to be provided by the municipality

Development occurring in the Plan area shall provide for easements and rights-of-way as appropriate. See Town of Mancos code and contact other affected utility providers for specifications.

All annexed property shall be required to conform to the current adopted versions of the Town of Mancos Land Use Code, Municipal Code, Comprehensive Plan, Building Codes and all other applicable local and state statutes.

Reference To Other Documents

It is important to note that while this Plan highlights annexation considerations for properties within the Plan area, formal annexation proposals submitted to the Town of Mancos must meet all of the annexation requirements in the Mancos Town Code in order to be considered. Other documents, as adopted by the Town of Mancos or Montezuma County, may also apply and care should be taken to understand the elements of each applicable document at the time of development &/or annexation.

Proposed Land Uses For The Area

At the time of annexation, each property shall be zoned. Zoning may match, but is not required to, what densities and uses exist on the property. The zoning shall be consistent with the zoning of adjacent properties and shall reflect what lot sizes and uses are deemed appropriate for future development rather than reflect an inventory of existing situations. In the event that a non-conforming lot size and/or use are created by the annexation and zoning, an annexation agreement shall be created specifying whether the non-conforming uses shall have a “sunset” date.

REVISION/UPDATE SCHEDULE

Statute requires this Three-Mile Plan be updated at least once per year. If there are no proposed changes to the Plan, an automatic renewal shall occur on the anniversary date of the original passage of this Three Mile Plan, which occurred on March 21, 2007. If there are proposed changes to the Plan in any calendar year, those changes shall follow the proper procedures, and a revised Plan shall be created upon approval of the changes, whereupon the new automatic renewal date of the Plan shall be on the anniversary date of the most recent amended version of the Plan.

Acknowledgements:

Portions of the original Plan were borrowed and/or adapted from the following Colorado publications for fiscal and expediency purposes - "the wheel has already been invented," therefore, the Town of Mancos acknowledges and thanks:

Town of Frisco, *2005 Three Mile Plan* (from internet)

Richard Grice, Memo regarding *Colorado Comprehensive Planning, Zoning and Subdivision Enabling Legislation*, dated January 17, 2005 (from internet)

Town of Minturn, *Three Mile Plan for Annexation* (undated, from internet)

City of Loveland, *Resolution Adopting Documents as Three Mile Plan*

Town of Bayfield, *2020 Three Mile Plan* (from internet)

The original plan was compiled and written by:

Cindy Simpson, Mancos Town Trustee and Owner of AllWrite Consultants

Tom Glover, Mancos Town Administrator

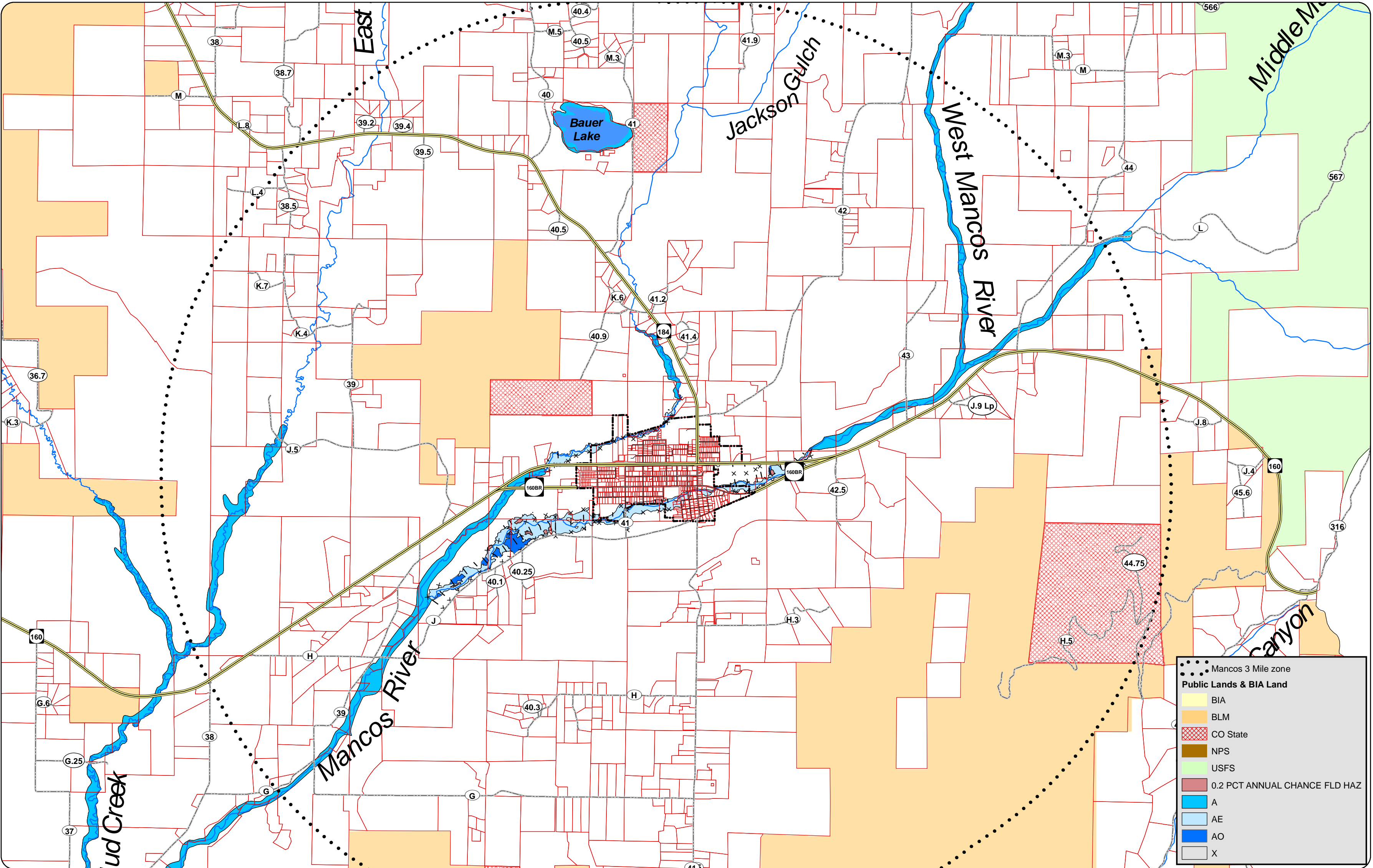
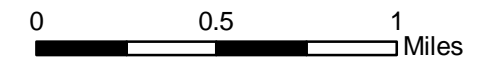
The original plan was reviewed by:

David Liberman, Mancos Town Attorney



Flood Plains

Mancos, Colorado



	Mancos 3 Mile zone
Public Lands & BIA Land	
	BIA
	BLM
	CO State
	NPS
	USFS
	0.2 PCT ANNUAL CHANCE FLD HAZ
	A
	AE
	AO
	X