

Town of Mancos
Board of Trustees Meeting
July 22, 2015
7:00 p.m.

A. CALL TO ORDER: Mayor Rachael Simbeck called the meeting to order at 7:01 p.m.

B. ROLL CALL: Present: Mayor Rachael Simbeck, Mayor pro tem Todd Kearns, Trustee Will Stone, Trustee Queenie Barz, Trustee Matthew Baskin
Absent: Trustee Michele Black

Staff Present: Town Administrator Andrea Phillips, Town Clerk/Treasurer Heather Alvarez, Town Attorney David Liberman, Parks & Recreation Coordinator Leslie Hopkins, Public Works Director Robin Schmittel

C. APPROVAL OF AGENDA: Trustee Queenie Barz made the motion to amend the agenda by adding item #H4 Marijuana License Types for discussion. Mayor pro tem Todd Kearns seconded the motion to approve the amended agenda. Motion passed.

D. APPROVAL OF MINUTES OF July 8, 2015: Mayor pro tem Todd Kearns made the motion to approve the minutes of July 8, 2015. Trustee Queenie Barz seconded the motion. Motion passed.

E. AUDIENCE BUSINESS

None

F. ANNOUNCEMENTS

- Kyle Schreckenbach has been hired as the Water/Wastewater Plant Operator under the direction of Public Works Director Robin Schmittel.
- Monthly Board of Trustees Workshop on August 5 at 7:00 pm (Town Hall)
- An RFP is published for the Capital Asset Inventory Plan.
- The animal guidelines group will be meeting on July 28 at 6:00 p.m. at Town Hall.
- The Trails Group will conduct a walk-through of the aqueduct property to be held on July 30 at 8:00 a.m. to begin drafting an action plan.
- The Mancos Days Queen's Quilt is hanging at the Mancos Valley Bank, and tickets are for sale.
- Information kiosk and bike racks are being installed downtown.

G. CELEBRATION OF NATIONAL AND MANCOS DAY OF THE COWBOY

Barbara Richhart was present to talk to the Board about a bill that is being implemented to proclaim a statewide Day Of The Cowboy. Currently, eleven states have passed this law. A Read 'Em Cowboy event will be held in Mancos. She requested the Town purchase a new flag. She thanked the Board for making this a part of the Mancos Days Celebration.

H. UNFINISHED BUSINESS

1. Mancos Days Schedule Update

Mancos Days preparation is in full swing. A schedule of events and list of sponsors was presented to the Board for their information. Since staff works the entire weekend, the Monday after Mancos Days is a vacation day for staff, and Town Hall is closed.

2. Security Camera At Mancos Skate Park

Because there have been several incidents of vandalism at the Mancos Skate Park, Marshal John Cox has been researching security cameras. He provided a quote to the Board from Security Camera Warehouse in the amount of \$1,119.60 for a camera and related equipment. Staff is recommending against purchasing cameras at this time. The Mancos Marshal's Office will increase patrols and begin working with local youth to attempt to solve the problem. Mayor Rachael Simbeck suggested potentially installing a motion light at the Skate Park. Staff will research this potential solution. Noise continues to be an issue. To solve this issue will cost approximately \$6,000 - \$8,000. Parks & Recreation Coordinator Leslie Hopkins discussed having the youth paint the concrete to cut down on the graffiti issue.

3. Acceptance of Boyle Park Plat & Road Dedication Agreement

The Board of Trustees directed the Town Administrator to hire a surveyor to review the boundaries of Boyle Park and to work with a title company to conduct research on the history of the park's deeds. Ernie Maness attended the May 27 regular Board meeting to present a preliminary plat of the park and to share information. He noted that the Park Street section of road was never dedicated. Ernie Maness was present tonight to advise the Board that the final plat of Boyle Park will be drafted and recorded at the Montezuma County Clerk's Office. He inquired as to if the name will continue to remain Park St. Mr. Maness will discuss road width and road alignment with Town Administrator Andrea Phillips. Mayor pro tem Todd Kearns made the motion to accept the plat for Boyle Park as presented and authorize the Town Clerk and the Mayor to sign to accept the final Road Dedication Plat. Trustee Will Stone seconded the motion. Motion passed unanimously by roll call vote. The name of the street will remain Park St.

4. Marijuana License Types

Staff is requesting direction from the Board as to which license types they would like to include in the ordinance, and whether the Board would like to limit the number of establishments within Town limits.

- Tom Kramer, 198 E. Frontage – he inquired as to what use is allowed in the Highway Business District. He doesn't feel his proposed businesses falls under the current guidelines. He would like to open an infusion kitchen with a co-located cultivation facility. He is requesting the Board consider this option as a permitted use. He is also requesting removal of the language which requires access off the highway to allow access off an alley instead.
- Alice Outwater, 198 E. Frontage - She is requesting the hours of operation in Section 6-7-70 be removed for her proposed business. She is also requesting the Town not increase the fees in excess of what the State is already charging the applicant and sending to the Town.

Mayor Todd Kearns does feel a large cultivation center is a concern with regard to the water issue. Trustee Will Stone would like these to remain smaller operations, similar to cottage industries, under 5,000 square feet. He does not feel we should limit the number of issued licenses. Trustee Queenie Barz feels that current zoning constrictions automatically limit the size and number of businesses. She is also concerned about the by-products of these businesses adversely affecting the wastewater system. The prospective business owners advised they are not growing hydroponically, they will be growing in soil. Trustee Matthew Baskin is concerned that the high water usage of these businesses is not considered a standard indoor/domestic use of water. He would also like the Board to consider limiting the number of allowable licenses due to limited current and future retail/commercial space within Town limits. The Board is in favor of allowing only co-located medical and retail license types. After discussion, the Board directed Staff to research the following: a) water usage for marijuana cultivation facilities; b) requiring pre-treatment of water language potentially be added to the code; c) research and clarify flammable materials used in the extraction process; d) additional clarification on Retail Marijuana Testing Facilities and Retail Marijuana Product Manufacturing being co-located with a Retail Marijuana Store.

I. NEW BUSINESS

5. Appointment To Planning Commission

Jennifer Guy submitted a letter of interest to serve on the Commission. She has served on the Commission previously. At its regular meeting on July 15, the Planning and Zoning Commission recommended approval of her appointment to the Commission. Trustee Queenie Barz made the motion to appoint Jennifer Guy to the Planning Commission for a three year term ending in April, 2018. Trustee Matthew Baskin seconded the motion. Motion passed.

6. Second Quarter Financial Review and Work Plan Update

Second quarter financials and work plan updates for 2015 were presented to the Board for review and comment. The Board thanked Staff for their efforts.

7. Ordinance 700 Series 2015: Liquor License Distance Requirements

After discussion at a previous Board meeting, the Board of Trustees directed the Town Administrator to move forward with drafting an ordinance reducing the distance requirements for liquor licenses after getting feedback from the Mancos School Board. Superintendent Brian Hansen presented this idea to the School Board. With the exception of liquor stores, the Mancos School Board voiced that they were in favor of reducing the distance requirement for liquor license types, excepting liquor stores. The Mancos Marshal's Office is also okay with reducing the distances for licenses, except for liquor stores. Trustee Will Stone made the motion to adopt Ordinance 700 Series 2015 to Reduce The Distance From School Facilities for Certain Types of Liquor Licenses. Trustee Matthew Baskin seconded the motion. Motion passed unanimously by roll call vote.

J. ITEMS FOR August 12, 2015 AGENDA

- *Marijuana Code Changes*
- *Bubba's Real Texas BBQ Liquor License Renewal*

K. ADJOURNMENT

Meeting adjourned at 9:09 p.m.



Mayor Rachael Simbeck



Town Clerk/Treasurer Heather Alvarez