

**Town of Mancos
Board of Trustees Meeting
December 13, 2017
7:00 p.m.**

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

B. PLEDGE OF ALLEGIANCE & MOMENT OF SILENCE

C. ROLL CALL: Present: Mayor Queenie Barz, Mayor pro tem Fred Brooks, Trustee Lorraine Becker, Trustee Craig Benally, Trustee Ed Hallam, Trustee Michele Black, Trustee Cindy Simpson

Staff Present: Town Administrator/Town Clerk/Treasurer Heather Alvarez, Public Works Director Robin Schmittel, Marshal Jason Spruell, Town Attorney David Liberman

D. APPROVAL OF AGENDA: Mayor pro tem Fred Brooks made the motion to approve the agenda. Trustee Lorraine Becker seconded the motion to approve the agenda. Motion passed.

E. PUBLIC HEARING: EMERGENCY ORDINANCE 739 SERIES 2017: 2018 MILL LEVY & BUDGET ADOPTION

Public hearing opened 7:05 p.m.

No one signed up to speak

Public hearing closed at 7:05 p.m.

Trustee Lorraine Becker made the motion to approve Ordinance 739 Series 2017 An Emergency Ordinance Setting The Mill Levy And Adopting The Annual Budget For The Town Of Mancos For The Fiscal Year Commencing January 1, 2018 And Ending December 31, 2018. Mayor pro tem Fred Brooks seconded the motion. The utility rate study is not included in the 2018 budget at this time. Motion passed unanimously by roll call vote.

F. APPROVAL OF THE MINUTES OF November 8, 2017: Trustee Cindy Simpson made the motion to amend the minutes of November 8, 2017 by changing bond fire to bonfire. Trustee Craig Benally seconded the motion to approve the amended minutes. Motion passed.

G. AUDIENCE BUSINESS

None

H. ANNOUNCEMENTS

- The fence quotes for the property on Road 39 will be brought to the Board at the next meeting. The Mancos Trails Group is continuing to work with the County and BLM on trails in the area. A recent survey showed that there is more BLM land available at this location than previously thought.

- Nomination petitions will be available on January 2, 2018 for the April municipal election.
- Colorado Communities Symposium is 1/31/18 – 2/2/18. Mayor Queenie Barz is attending.
- Mancos Days Committee is offering a prize of \$500 to the person who submits the best theme for 2018. The deadline is December 20, 2017 for submissions.
- Beginning January, the Board of Trustee workshops will be held at 6:00 p.m. on the second Tuesday of each month.

I. SWEARING IN OF DEPUTY MARSHAL MARK ADKINS

J. TREASURER’S REPORT: NOVEMBER BILLS & CLAIMS: Trustee Cindy Simpson made the motion to approve the November bills & claims as presented by staff. Trustee Ed Hallam seconded the motion. Motion passed.

K. COMMITTEE REPORTS

1. Planning & Zoning Commission – meeting next week
2. Tree Board – no meeting until February
3. Transportation Planning Region (TPR)/Southwest Regional Transportation Planning Commission (RPC) – bridge to nowhere, 550/160 Corridor under discussion, Commissioner Ertel would like to see improvements along the 491 corridor
4. Southwest Colorado Council of Governments (SWCCOG) – 2018 budget was passed, 2018 officers were elected
5. Region 9 Economic Development District – next meeting in January
6. Montezuma Community Economic Development Association – the membership drive was a success with eight new members, Montezuma County is not renewing their membership in 2018
7. Mancos Schools Accountability Committee – meeting on December 14, 2017

L. UNFINISHED BUSINESS

None

M. NEW BUSINESS

1. Green Kiwi 5 Change of Trade Name
Trustee Michele Black made the motion to approve the change of trade name for Green Kiwi 5, LLC from The Beacon to LivWell. Mayor pro tem Fred Brooks seconded the motion. Motion passed unanimously by roll call vote.
2. Riverwood RV Park Development Agreement Extension
After discussion, the Board unanimously agreed that all obligations of the original agreement should be fulfilled. If there are changes being requested by the Developer, a new public hearing should be noticed to allow public comment on the proposed changes

since a public hearing was held for the original agreement. Town Administrator Heather Alvarez will research additional details regarding fencing, bond extension, concrete pads and anything else in the original agreement and bring the information to a future Board meeting.

3. Board and Planning Commission Compensation

Currently, the Board of Trustees and Planning Commission receive compensation for their service. The Planning Commission compensation of \$50.00 per month was adopted in 2015; prior to that they served without compensation. Alternates continue to serve without compensation. Prior to 2012, the Trustees were only paid for the meetings they attended. If they missed one meeting per month, their compensation was reduced by half. After discussion, Board consensus was to make no changes to the future Board compensation. They would like to see Planning Commission alternates paid if they attend meetings prepared to participate. Staff will research potential options with regard to reducing payment for missed meetings or potential removal from the Planning Commission after missing a predetermined number of meetings. This information will be brought to a future meeting. Staff will also conduct research as to reasons for Planning Commission member absences.

4. Resolution 17 Series 2017: Mail Ballot Election

Requested changes to the draft IGA include: Item 2 - should be contacts are, not contact is, since both entities have plural contacts, item 12 - Co should be CO, item 15 is blank and should be deleted, thus requiring re-numbering from this part of the document on, current IGA does not really spell out how the proration occurs in paragraphs 14 and 21, indemnification language updates by Town Attorney. Trustee Cindy Simpson made the motion to approve Resolution 17 Series 2017 A Resolution of the Town Of Mancos Authorizing A Mail Ballot Election On April 3, 2017 And Setting Forth Other Details Relating Thereto with the requested changes. Trustee Michele Black seconded the motion. Motion passed unanimously by roll call vote.

5. Real Estate Transfer Tax

This item was discussed at a Planning Commission Meeting. With regard to the discussion about a possible real estate tax, TABOR prohibits Mancos from instituting a new tax on all real estate transfers. A possible work around would be including a real estate transfer fee as a condition of a new subdivision or annexation. The real estate transfer fee would be a condition of the development agreement, must be approved by both the Developer and the Town, recorded with the County and would run with the land. This type of item would be decided on a case by case basis.

6. 2018 Utility Tap Fees Discussion

At the December 27, 2017 Board meeting, the Board will be asked to pass resolutions for water/sewer tap fees and water/sewer rates for 2018. Historically, tap fees are increased at whatever rate is indicated by the Denver/Boulder Consumer Price Index (CPI). In 2017, fees were increased 2.7%. The current CPI for the first half of 2017 increased by 3.1%

which would raise our fees to \$5,557 each for water and sewer taps. In addition, the Town has increased our water rates each year since 2014 based on a water rate study conducted by RPI. The study recommended an increase each year through 2018 with a reassessment being conducted at that time. Sewer rates have not increased since 2013. Board consensus was not to increase utility fees at this time. Staff will research a comprehensive fee study in 2018 to include water and sewer tap fees and water and sewer monthly utility structure and rates.

N. ITEMS FOR December 27, 2017 Agenda

- *2018 Resolutions/Ordinances*
- *Road 39 Fencing Quotes*
- *New Retail Marijuana License*
- *Riverwood RV Park Development Agreement Extension*

O. ADJOURNMENT

Meeting adjourned at 8:27 p.m.



Mayor Queenie Barz



Town Administrator/Town Clerk/Treasurer Heather Alvarez