

**Town of Mancos  
Board of Trustees Meeting  
December 27, 2017  
7:00 p.m.**

**A. CALL TO ORDER:** Mayor Queenie Barz called the meeting to order at 7:02 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 Cindy Simpson  
**Absent:** Trustee Michele Black

Staff Present: Town Administrator/Town Clerk/Treasurer Heather Alvarez, Parks Manager Terry Jennings, 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. APPROVAL OF THE MINUTES OF December 13, 2017:** Trustee Lorraine Becker made the motion to amend the minutes of December 13, 2017. Trustee Craig Benally seconded the motion to approve the minutes. Motion passed.

**F. AUDIENCE BUSINESS**

None

**G. ANNOUNCEMENTS**

- The Town received a grant in the amount of \$25,000 from DOLA for the Land Use Code update project.
- The RFP for the water tank corrosion study has been published. Bids are due January 18, 2018 at 3:30 p.m.
- Nomination petitions will be available on January 2, 2018 for the April municipal election.
- Town Administrator/Clerk/Treasurer Heather Alvarez will not be at the January 10, 2017 Board meeting due to bereavement leave.
- The January workshop is at 6:00 p.m. on January 10, 2018. Utility fees and rates will be discussed.

**H. COMMITTEE REPORTS**

1. Planning & Zoning Commission – economic development was discussed, comp plan review is continuing
2. Tree Board – no meeting until February
3. Transportation Planning Region (TPR)/Southwest Regional Transportation Planning Commission (RPC) – no meeting for two months
4. Southwest Colorado Council of Governments (SWCCOG) – next meeting is in two weeks
5. Region 9 Economic Development District – next meeting in January 18
6. Montezuma Community Economic Development Association – next meeting is in two weeks
7. Mancos Schools Accountability Committee – construction project and school security were discussed, the school board is going to be meeting the first and third Monday of each month, a monthly update from the school board to the Town board with regard to construction will be provided.

## **I. UNFINISHED BUSINESS**

### **1. Riverwood RV Park Development Agreement Extension**

Mr. Dugan McDonald was present to be available to answer any questions from the Board. He reiterated his request to allow gravel RV pads instead of concrete pads. Trustee Cindy Simpson feels that they should abide by the requirements of the original agreement. Trustee Ed Hallam feels that they should abide by the requirements of the original agreement. He is also concerned about the proposed landscape plan. Mayor pro tem Fred Brooks has no problem with gravel pads or the proposed screening/fencing. Trustee Lorraine Becker feels gravel pads are safer for new RV drivers. Trustee Craig Benally questioned why the decision was made to remove the concrete pads. He is fine with the fencing/screening proposal. Dugan McDonald stated that after testing the 10' wide concrete pads, the decision was made to install 20' wide gravel pads as the 10' width was just not wide enough. He stated he will be installing a three rail pipe fence along the south and west sides of the property. Trustee Ed Hallam would like to see the landscape plan. Town Attorney David Liberman advised that the Board at the time chose not to require a special permit process which would require the plans be approved by the Board. The current landscape plan was approved by the Town Administrator in 2016. Mayor pro tem Fred Brooks made the motion to authorize the Town Administrator to execute the Riverwood RV Park Development Agreement Revision and/or Extension through June 30, 2018 with the following conditions: 1) allow 20' wide gravel RV pads, fence and screen the south and west sides of the property, screen the north and east sides of the property, extend the letter of credit to June 30, 2018. Trustee Lorraine Becker seconded the motion. Trustee Ed Hallam feels that RV pads should remain concrete. Town Attorney David Liberman advised that the spaces need to be 22' wide. Dugan McDonald advised that the spaces are 38' wide with a 20' wide gravel pad. Staff clarified that a temporary certificate of occupancy cannot be issued under our municipal code. Motion passed with the following votes: Mayor

pro tem Fred Brooks – aye, Trustee Craig Benally – aye, Trustee Ed Hallam – no, Trustee Lorraine Becker – aye, Trustee Cindy Simpson – no.

## J. NEW BUSINESS

### 1. Public Hearing: Blend LLC Retail Marijuana License

Public Hearing opened at 7:52 p.m.

- Gary Starnes, Bayfield, CO – spoke in favor of approving the license as he feels it creates competition. He feels the owners will excel at the business.
- Patty Harpham, Mancos, CO – spoke against approving the license as we already have two marijuana stores in town. She questioned how many jobs will be created and expressed concern about traffic congestion.

Public Hearing closed at 7:56 p.m.

Nadav Aschner, Logan Nahmias and Golden Starnes were present to represent Blend LLC's application. Trustee Lorraine Becker expressed concern about the possible air quality and smell concerns. She is also concerned because it is still illegal on a federal level. Trustee Craig Benally feels competition is good for business. Trustee Cindy Simpson clarified that it meets all zoning and code requirements. Mayor pro tem Fred Brooks agrees with Trustee Craig Benally. Nadav Aschner responded to Trustee Becker's concerns stating that nothing has changed at the federal level, and there have been no federal prosecutions to date. Logan Nahmias advised that with regard to odor mitigation, they will be installing nine carbon filters when the cultivation is put into place. The retail store will have air filters and clarifiers as well to mitigate any odors. Golden Starnes advised that they will start with two employees, but hope to add one or two more positions. Seasonal positions will also be available when necessary. Mayor pro tem Fred Brooks made the motion to approve the retail marijuana application for Blend LLC at 198 E. Frontage Road, Mancos, CO. Trustee Ed Hallam seconded the motion. Motion passed by roll call vote, with Trustee Lorraine Becker voting against.

### 2. Resolution 18 Series 2017; 2017 Budget Amendment

Trustee Cindy Simpson made the motion to approve Resolution 18 Series 2017 A Resolution for Supplemental Budget & Appropriating Additional Sums of Money To Defray Expenses In Excess Of Amounts Budgeted For the Year 2017 For The Town Of Mancos Colorado (Pursuant to Section 29-1-109, C.R.S). Trustee Ed Hallam seconded the motion. Motion passed unanimously by roll call vote.

### 3. Boyle Park Porta-John Rental

This was discussed at a previous workshop. If the Town chooses to place an ADA accessible porta-john in Boyle Park for several months during the winter, the monthly fee is \$170 for a once weekly cleaning. Staff will ensure that this is sufficient and make arrangements for additional cleanings as necessary. The Board directed Staff to move forward with this project.

4. Resolution 1 Series 2018: Board of Trustee Meeting Schedule  
Trustee Lorraine Becker made the motion to approve Resolution 1 Series 2018 A Resolution Designating A Public Place For The Posting Of Notices Of Public Meetings In The Town of Mancos And Approving A Schedule of Regular Board of Trustees Meetings For 2018. Mayor pro tem Fred Brooks seconded the motion. Motion passed unanimously by roll call vote.
5. Resolution 2 Series 2018: Water/Sewer Tap Fees  
Trustee Ed Hallam made the motion to approve Resolution 2 Series 2018 A Resolution Of The Town of Mancos, Colorado Adopting New Residential Water & Sewer Tap Fees. Trustee Craig Benally seconded the motion. Motion passed unanimously by roll call vote.
6. Resolution 3 Series 2018: Water/Sewer Rate Increase  
Trustee Ed Hallam made the motion to approve Resolution 3 Series 2018 A Resolution Pursuant to Sec. 13-1-40 Of The Mancos Municipal Code With Regard To Water and Sewer Rates For The Town Of Mancos. Trustee Craig Benally seconded the motion. Motion passed unanimously by roll call vote.
7. Resolution 4 Series 2018: Dedicated Land/Fee In Lieu  
Mayor pro tem Fred Brooks made the motion to approve Resolution 4 Series 2018 Setting the Per-Acre Fee in Lieu of Dedicated Land. Trustee Lorraine Becker seconded the motion. Motion passed unanimously by roll call vote.

**K. ITEMS FOR January 10, 2018 Agenda**

- *December Bills/Claims*
- *Road 39 Fencing Quotes*

**L. ADJOURNMENT**

Meeting adjourned at 8:31 p.m.



Mayor Queenie Barz



Town Administrator/Town Clerk/Treasurer Heather Alvarez