

**Town of Mancos
Board of Trustees Meeting
August 14, 2019
7:00 p.m.**

A. CALL TO ORDER: Mayor Queenie Barz called the meeting to order at 7:05 p.m.

B. PLEDGE OF ALLEGIENCE & MOMENT OF SILENCE

C. ROLL CALL: Present: Mayor Queenie Barz, Mayor pro tem Fred Brooks, Trustee Betsy Harrison, Trustee Brent McWhirter, Trustee Cindy Simpson, Trustee Craig Benally, Trustee Ed Hallam

Staff Present: Town Administrator/Clerk/Treasurer Heather Alvarez, Public Works Director Terry Jennings, Marshal Justen Goodall, Town Attorney David Liberman

D. APPROVAL OF AGENDA: Mayor pro tem Fred Brooks made the motion to amend the agenda by adding item #3 under New Business Northside Park Changes & Budget. Trustee Brent McWhirter seconded the motion to approve the amended agenda. Motion passed.

E. APPROVAL OF THE MINUTES OF July 24, 2019: Trustee Cindy Simpson made the motion to approve the minutes of July 24, 2019 as presented by staff. Trustee Betsy Harrison seconded the motion to approve the minutes. Motion passed.

F. AUDIENCE BUSINESS
None

G. ANNOUNCEMENTS

- Staff is working on a project to compile a list of all ADUs within town limits and bring them into compliance. All short term rental property owners will be required to purchase a business license.
- A final joint workshop of the Planning Commission and Board of Trustees is being held on August 21 at 6:00 p.m. at Town Hall.
- A joint meeting of the Board of Trustees and Montezuma County Commissioners is being held on Saturday, September 7 at 8:30 a.m. at Town Hall.
- A telecom roundtable is being hosted at Fort Lewis College by USDA/RD on August 27 at 2:00 p.m.
- The Town Administrator will be meeting with Region 9, Montezuma County Administrator Shak Powers and Cortez City Manager John Dougherty to discuss collaboration on economic development ideas around business expansion and recruitment. Additional information will be presented to the Board as it becomes available.

- CML is holding their Fall District meeting at Cortez City hall on September 25 from 4 – 8 p.m.
- The new refrigerator has been purchased and installed at the Community Center. Rental fees in the amount of \$650 have been collected since we changed the rental fees for the facility at the beginning of July 2019.
- Dave Sitton, Aspen Wall Wood, wanted to extend his appreciation to the Board and town for the support he’s received over the last year. They have 25 employees at the Mancos location. He extended an offer to tour the facilities if the Board is interested.
- An account has been opened at Dolores State Bank accepting contributions for Sgt. Koppenhafer’s family. The Mancos Marshal’s Office will offer our condolences and services to the family.

H. TREASURER’S REPORT: JULY BILLS & CLAIMS: Trustee Cindy Simpson made the motion to approve the July bills & claims as presented by staff. Mayor pro tem Fred Brooks seconded the motion. Motion passed.

I. COMMITTEE REPORTS

1. Region 9 Southwest Colorado Economic Development – 2020 census marketing fund, commercial solar power funding, Food Collective job training, MCEDA closure, enterprise zone presentation, future dues increase
2. CDOT TPR – no report

J. UNFINISHED BUSINESS

1. Ordinance 750 Series 2019 Establishing Chapter 11 Governing Encroachments
This item is being continued from the May 24, June 12 and July 10, 2019 Board meetings. Staff was asked to clarify the permanent and temporary easement definitions and bring this information to the next meeting.
2. Water Dock Information & Card System Quotations
This item was discussed in April 2019 as follow up to the limitations placed on the Town water dock in the summer of 2018. This led to a discussion of potential options for the future of the Mancos water dock. One of those options was to issue cards to “subscribers” in the 81328 zip code only. The Town Attorney and staff have researched this issue as we are concerned about potentially setting a precedent with regard to the water dock. Currently, we have complete authority as to how to handle the water dock, without any real or perceived restrictions. If the Town needs to curtail the water dock, we are free to do so. Currently, the Town never authorizes out of town users, developers or investors to name us as their primary source of water, we would very much like to continue that practice. We have never “promised” to deliver water via the water dock, and we do not want people to expect to have a water source there by reason of their purchasing a membership. We did research and obtain a few quotations for card

systems at the water dock. AquaFlow International services Dolores & Dove Creek. Their quote is \$21,810 for installation. WashCard Systems is used in Durango. Their quote is \$16,395 for installation. Both of these systems will require ongoing maintenance costs. The Board decided against any changes at this time.

K. NEW BUSINESS

1. New Millenium Wholesale LLC Change of Ownership

Trustee Brent McWhirter made the motion approve the change of ownership from New Millenium Wholesale LLC to Mesa Verde Ventures LLC conditional upon State approval of Retail Marijuana Cultivation Facility & Products Manufacturing licenses. Trustee Ed Hallam seconded the motion. Motion passed unanimously by roll call vote.

2. August 28, 2019 Board Meeting Changed to Workshop

Trustee Betsy Harrison made the motion to change the August 28, 2019 Board meeting to a workshop to tour the water and wastewater facilities. Trustee Brent McWhirter seconded the motion. Motion passed unanimously by roll call vote. We will meet at 7:00 p.m. at the Mancos Wastewater Plant.

3. Northside Park Changes & Budget

The original plan included installing playground equipment, a concrete border and soft fall material in the playground. The plan also included installing a new water tap and meter, irrigation and sod around the playground. Due to the hard, rocky landscape of this lot, prices for concrete and irrigation have significantly increased. Excluding the playground equipment, the remainder of the project is estimated to cost approximately \$38,400. Annual maintenance costs are estimated at approximately \$9,000. We have obtained a quotation from Synthetic Turf Consulting, which is the company that installed the new football field and practice field turf at Mancos Schools. If we choose this option, our total remaining expenses for the park are \$48,875 if Town staff does the grading and prep work. If we want STC to do the grading and prep work, it is an additional \$14,375 or \$63,250 total. Staff is recommending STC install the synthetic turf for several reasons, all of which include reduced ongoing maintenance costs. STC advised that the turf will last with little or no maintenance for 15 – 20 years. By choosing this option, we will have made up the difference in installation costs within 3 years. After 3 years, we will conservatively save approximately \$8,000 per year at this location. Trustee Cindy Simpson made the motion to authorize the Public Works Director to enter into contract with Synthetic Turf Consulting (STC) for the Northside Park and Playground to include grading and site work at a cost not to exceed \$63,250 using \$30,250 from General Fund reserves and \$25,000 from Conservation Trust Fund reserves. Trustee Brent McWhirter seconded the motion. Motion passed unanimously by roll call vote.

L. *Items for August 28, 2019 Agenda*


- *Water/Wastewater Plant Tours (workshop only)*

M. *Items for September 11, 2019 Agenda*

- *Mancos Opera House Grant Application Signature & Letter of Support*
- *August Bills & Claims*
- *Approval of Minutes from August 14, 2019 Board meeting*
- *2020 Budget (workshop)*

N. **ADJOURNMENT**

Meeting adjourned at 7:58 p.m.



Mayor Queenie Barz



Town Administrator/Clerk/Treasurer Heather Alvarez