

**TOWN OF MANCOS**  
**BOARD of TRUSTEES WORKSHOP**  
**May 10, 2023 6:00 P.M.**

**Workshop – Joint Workshop with Mancos Chamber**  
**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.

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**BOARD of TRUSTEES MEETING**  
**May 10, 2023 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 April 26, 2023
- F. Swear in Deputy Marshal Jesse Minor
- G. Audience Business
- H. Announcements
- I. Treasurer's Report: May Bills & Claims
- J. Committee Reports
  - Montezuma County Commissioner Update
  - Montezuma County Planning Commission
  - Region 9
  - CDOT TPR
  - Mancos Planning Commission
- K. Discussion and Action Items
  - 1. Resolution 9 Series 2023: Appointment of Substitute Municipal Judge
  - 2. Columbine Inc. Liquor License Renewal
  - 3. Public Hearing: 456 N. Willow Utility Tap Forfeiture
  - 4. Comprehensive Plan Review Chapters 3 & 7
- L. *Items for May 24, 2023 Agenda*
  - *Workshop: Agency Contribution Discussion*
  - *2023 2<sup>nd</sup> Round Agency Contributions*
  - *Adopt Updated Five Year Capital Plan*
- M. Adjournment

**TOWN OF MANCOS**  
**BOARD of TRUSTEES MEETING MINUTES**  
**April 26, 2023**  
**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 AND MOMENT OF SILENCE**
- C. ROLL CALL:** Present: Mayor Queenie Barz, Mayor pro tem Cindy Simpson, Trustee Brent McWhirter, and Trustee Ed Hallam.
- Absent:** Trustee Janice Bryan, Trustee Nick Manning, and Trustee Richard Tokar.
- Staff Present: Public Works Director Terry Jennings, Mancos Marshal Justen Goodall, Attorney David Liberman, and Town Clerk/Treasurer Jamie Higgins.
- D. APPROVAL OF THE AGENDA:** Trustee Brent McWhirter made the motion to amend the April 26, 2023 agenda to remove Discussion and Action Item number 2 and move to the May 10, 2023 Agenda. Mayor Pro Tem Cindy Simpson seconds the motion. Motion passed.
- E. APPROVAL OF THE MINUTES:** Trustee Brent McWhirter made a motion to approve the minutes, as presented, from April 12, 2023. Trustee Ed Hallam seconds the motion. Motion Passed.
- F. Mancos Water Run Off Presentation – Marshal Justen Goodall**
- G. AUDIENCE BUSINESS:**
- Je Flanagan, 145 Bauer Ave #8 Mancos, spoke to the Board of Trustees regarding her complaints of the new bar, El Rio Cantina.
- H. ANNOUNCEMENTS:**
- There is a vacancy for an alternate on Planning and Zoning
  - There is a vacancy on the Tree Board
  - Heather will be out of the office from March 30-April 9. She will not have access to phone or email.
- I. COMMITTEE REPORTS**
- Montezuma County Commissioner Update – No Update
  - Montezuma County Planning Commission Update – Fence Adjustment
  - Region 9 – No Update
  - CDOT TPR – No Update
  - Mancos Planning Commission – P&Z is reviewing the Comprehensive Plan. They had some questions on what was sent back to them.

## **J. DISCUSSION AND ACTION ITEMS:**

1. Public Hearing: Mancos Commons Lot Consolidation  
Opened 7:25pm  
Robin Strother briefly explained the lot consolidation and informed the Board that they plan to break ground late May Early June.  
Closed 7:26pm  
Trustee Brent McWhirter made a motion to approve Ordinance 774 Series 2023 An Ordinance Approving Lot Consolidation Request from Mancos Commons with respect to 1<sup>st</sup> Amended Plat of Lots 9 and 10, and the West 19 feet of Lot 8, Block 1, DH Lemmons Townsite Creating Lot 10A in the D.H. Lemmons Townsite, Town of Mancos, Montezuma County, Colorado. Mayor Pro Tem Cindy Simpson seconds the motion. Motion passed with a unanimous vote.
2. Columbine Bar Liquor License Renewal – moved to May 10, 2023 Agenda.
3. 2023 First Round Agency Contribution Follow Up Reports - Hospice of Montezuma, Mt. Lookout Grange, Mancos Common Press, Mancos Valley Resources and School Community Youth Collaborative all updated the Board on how the contributions helped their organizations. Axis Health Systems was absent due to illness.
4. 2023 Second Round Agency Contribution Requests – Chicken Creek Nordic Area, Community Connections, Imagination Library, Mancos Creative District, Mancos Food Share, Mancos Senior Center and Pay It Forward all addressed the Board asking for an agency contribution. With 3 Trustees absent, the Board decided to hold off until after the May retreat to make a decision.
5. Mayor Pro Tem Cindy Simpson made a motion to authorize the Town Administrator to enter work with SGM under the existing on-call engineering agreement to draft a water sufficiency study at a cost not to exceed \$17,818. Trustee Ed Hallam seconds the motion. Motion passed with a unanimous vote.
6. Trustee Brent McWhirter made a motion to adopt Resolution 8 Series 2023 A Resolution Adopting a Revised Source Water Protection Plan for the Town of Mancos. Mayor Pro Tem Cindy Simpson seconds the motion. Motion passed with a unanimous vote.

## **K. Items for May 10, 2023 Agenda**

- *Mancos Chamber Joint Workshop*
- *Public Hearing: 456 N. Willow Utility Tap Forfeiture*
- *Comprehensive Plan Review Update Chapter 3 and 7*
- *Resolution 8 Series 2023: 2023 Budget Amendment*
- *Columbine Bar Liquor License Renewal*

## **L. ADJOURNMENT**

Trustee Ed Hallam made the motion to adjourn the meeting at 8:33pm.

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Mayor Queenie Barz

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Town Clerk/Treasurer Jamie Higgins

DRAFT

# OATH OF OFFICE

**STATE OF COLORADO**

**COUNTY: Montezuma**

**TOWN: Mancos**

I, Jesse Minor, do solemnly swear that I will support the Constitution of the United States of America and the State of Colorado and the ordinances of the Town of Mancos, and that I will faithfully perform the duties of the office of Deputy Marshal upon which I have been appointed.

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Subscribed and sworn to before me this

10th day of May, 2023

Officer administering oath: \_\_\_\_\_

Ellen "Queenie" Barz

Title: Mayor

Address: P.O. Box 487  
Mancos, Colorado 81328

I, Jamie Higgins, Clerk/Treasurer for the Town of Mancos, Colorado, do hereby certify the following to be a true and correct statement of bills and claims paid during the month of April 2023.				
Date	Vendor	Description	Amount	
4/12/2023	A T & T Mobility	Cell Phones	\$ 562.16	
4/12/2023	ABC Fire & Safety	Fire Extinguisher Inspections and serve call	\$ 711.00	
4/12/2023	AFLAC	Employee Benefits	\$ 482.22	
4/12/2023	Amazon Capital Services	TH Supplies	\$ 142.40	
4/12/2023	Amazon Capital Services	MO Supplies	\$ 102.49	
4/26/2023	Atmos Energy	Natural Gas	\$ 1,075.48	
4/12/2023	Barz, Queenie	Mayor March 2023	\$ 300.00	
4/12/2023	Brind'Amour, Peter	P&Z Services March 2023	\$ 50.00	
4/12/2023	Bryan, Janice	Mileage & Per Diem	\$ 570.68	
4/12/2023	Bryan, Janice	Trustee Services March 2023	\$ 200.00	
4/3/2023	Budget Business Forms & More	Flags	\$ 133.80	
4/12/2023	CEBT	Employee Benefits	\$ 21,944.38	
4/26/2023	CenturyLink	Phones	\$ 165.41	
4/12/2023	CIRSA	WC6019298-1	\$ 1,000.00	
4/12/2023	CNH Industrial Accounts	Debt Service Lease	\$ 2,242.12	
4/12/2023	Coker, Ann	P&Z Services March 2023	\$ 50.00	
4/12/2023	Constructive Form LLC	Common Press Grant	\$ 8,175.00	
4/26/2023	Corporate Payment Systems	Vehicle titles & filled paperwork, Training, Travel	\$ 2,583.13	
4/26/2023	Cox Conoco	Fuel	\$ 2,695.97	
4/26/2023	Cox Conoco	Fuel	\$ 198.07	
4/26/2023	Cox Conoco	Fuel	\$ 118.30	
4/12/2023	Crystal Creek Ditch Company	2023 Dues	\$ 420.00	
4/26/2023	DCP Industries	Chemical Supplies	\$ 569.99	
4/12/2023	Drug & Alcohol Testing Associates	Drug Testing	\$ 40.00	
4/26/2023	Empire Electric	Electric	\$ 8,070.30	
4/12/2023	FastTrack Communications, Inc.	Internet	\$ 112.50	
4/12/2023	Four Corners Welding & Gas	PW Supplies	\$ 242.60	
4/12/2023	Galls, An Aramark Co.	MO Uniforms	\$ 370.07	
4/12/2023	Hallam, Ed	Trustee Services March 2023	\$ 200.00	
4/12/2023	ImageNet Consulting LLC	Copier Lease	\$ 334.79	
4/26/2023	Intermountain Farmers Association	HOSE FARM & RANCH 5/8IN X 100FT	\$ 49.99	
4/26/2023	Kissinger & Fellman, P.C.	Broadband	\$ 244.00	
4/12/2023	Le Pew Porta Johns	Port-a-John	\$ 258.00	
4/12/2023	Liberman, David	Legal Services	\$ 5,267.79	
4/21/2023	Mancos Conservation District	Mancos Conservation District DOLA Grant	\$ 84,076.17	
4/12/2023	Mancos Water Conserv. District	O&M Costs	\$ 20,612.89	
4/12/2023	Manning, Nicholas	Trustee Services March 2023	\$ 200.00	
4/26/2023	Maroney Consulting Services, LLC	Responsible Alcohol Beverage Training	\$ 510.00	
4/12/2023	Martin, Joshua	Building Inspections & Consulting March-April 2023	\$ 3,200.00	
4/12/2023	McWhirter, Brent	Trustee Services March 2023	\$ 200.00	
4/24/2023	Morehart Murphy Regional Auto Center	MMO Vehicle	\$ 43,959.68	
4/12/2023	NetForce PC, Inc.	IT Support	\$ 2,089.54	
4/12/2023	Rieck, Kyle	WWTP Supplies Reimbursement	\$ 53.31	
4/12/2023	Safebuilt, LLC Lockbox #88135	P&Z Consulting Fees	\$ 303.75	
4/12/2023	San Juan Basin Health/Lab Bill	Water Tests	\$ 446.00	
4/12/2023	Seibert, Catherine	P&Z Services March 2023	\$ 50.00	
4/12/2023	SGM	Engineer on Call	\$ 371.25	
4/12/2023	Simpson, Cindy	Trustee Services March 2023	\$ 200.00	
4/12/2023	Slavens	PW Supplies	\$ 676.13	
4/12/2023	Slavens	WTP Maint	\$ 36.89	
4/12/2023	Stout, Carol	P&Z Services March 2023	\$ 50.00	
4/12/2023	Superior Auto Supply	Equipment	\$ 82.00	
4/12/2023	Superior Auto Supply	Streets equipment	\$ 1,219.73	
4/12/2023	Tokar, Richard	Trustee Services March 2023	\$ 200.00	
4/26/2023	Town of Dolores	Parts for Street Sweeper - Half Dolores Half Mancos	\$ 161.99	
4/12/2023	Town of Mancos	Water & Sewer	\$ 544.10	
4/12/2023	Town of Mancos	WWTP Water/Sewer	\$ 3,667.70	
4/12/2023	UNCC	Member ID 49080	\$ 10.32	
4/3/2023	US Postmaster	utility	\$ 279.06	
4/26/2023	Vital Records Control Dept. 5874	Shredding	\$ 50.00	
4/12/2023	Wanger, Michael	Municipal Judge April 2023	\$ 250.00	
4/12/2023	Waste Management of Colorado	Refuse	\$ 116.20	
4/12/2023	Waste Management of Colorado	Refuse	\$ 58.13	
4/12/2023	Western Paper Distributors	Paper Supplies	\$ 1,087.62	
4/12/2023	Wex Bank	Account Setup	\$ 26.00	
	<b>TOTAL</b>		<b>\$ 224,471.10</b>	
	<b>Payroll</b>		<b>\$ 71,802.65</b>	

# ***STAFF REPORT***

To: Honorable Mayor and Trustees  
From: Heather Alvarez, Town Administrator  
Date: May 10, 2023  
Re: Resolution 9 Series 2023: Appointment of Substitute Mancos Municipal Court Judge

## **Recommendation**

Approve Resolution 9 Series 2023 A Resolution Appointing The Substitute Mancos Municipal Court Judge

\*If passed by the Board, administer the Oath of Office attached.

## **Background/Discussion**

Mancos Municipal Code 2-4-30 requires that we appoint a substitute municipal court Judge in the event the primary Judge is unable to serve.

The Municipal Court shall be presided over by a Municipal Judge, who shall be appointed for a term of not less than two (2) years and may be reappointed for subsequent terms by the Board of Trustees. Additional judges as may be needed to transact the business of the Court may be appointed by the Board of Trustees for such terms as necessary. The Board of Trustees shall also appoint a substitute judge in case of temporary absence, sickness, disqualification or other inability of the presiding judge to act. It is required as a qualification for the office of Municipal Judge that he or she is currently licensed in the practice of law in the State. All appointments shall be done by resolution and in the manner provided by [Section 2-3-10](#) of this Chapter which requires a majority vote of all the members of the Board of Trustees.

Matthew Margeson is qualified to serve as evidenced by the attached resume. Staff is recommending appointment of Mr. Margeson.

## **Policy Implications**

Appointment of Substitute Mancos Municipal Court Judge

## **Resource Impact**

N/A

## **Attachments**

Matthew Margeson Resume  
Resolution 9 Series 2023

# MATTHEW MARGESON

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A dedicated public servant with many years of litigation experience in the areas of family law, criminal defense, and criminal prosecution. Built and managed a small practice from the ground up, worked as the elected district attorney for the 22<sup>nd</sup> Judicial District while still carrying a full courtroom docket, and newly appointed Dolores County Court Judge.

## EXPERIENCE

FEB. 2023 - PRESENT

### **DOLORES COUNTY COURT JUDGE, 22<sup>ND</sup> JUDICIAL DISTRICT**

Oversee all county court cases in Dolores County from inception to resolution  
Primarily handling criminal matters, and various civil cases, scheduling these cases, hearing evidence, making determinations about how to apply the law to facts in a case, and ultimately issuing written and oral opinions and orders

JAN. 2021 – FEB. 2023

### **ELECTED DISTRICT ATTORNEY, 22<sup>ND</sup> JUDICIAL DISTRICT**

Managed day to day operations for the largest law firm in Montezuma and Dolores counties  
Prosecute complex felony matters in 22<sup>nd</sup> Judicial District, as well as all juvenile and mental health cases  
Manage dissemination of information to the public about the District Attorney's Office, operations, and cases

2017 – 2021

### **ASSISTANT DISTRICT ATTORNEY, 22<sup>ND</sup> JUDICIAL DISTRICT**

Training and overseeing all deputy district attorneys  
Prosecuted half of all felony cases in the district  
Assisted in training new law enforcement officers at the community college's police academy

2014 – 2017

### **DEPUTY DISTRICT ATTORNEY, 22<sup>ND</sup> JUDICIAL DISTRICT**

Prosecute county court, and certain district court criminal cases from inception to resolution  
Promote and protect the rights of victims of crime  
Argue Motions Hearings for constitutional and statutory motions on a weekly basis

2007 – 2014

### **PARTNER, MARGESON & REED LLC**

Provided excellent legal representation to clients in divorce, child custody, dependency and neglect, and criminal law matters  
Responded to discovery requests in family law matters, and crafted discovery requests in various criminal and civil litigation



Managed finances, organized accounting, and oversaw payroll for a small business

2006 – 2014

**ASSISTANT AND CONTRACT MUNICIPAL PROSECUTOR, CITY OF ENGLEWOOD**

Acted as assistant to the municipal prosecutor during second and third years of law school

Managed weekly docket of 50 or more cases, including both in- and out-of-custody defendants while also maintaining a full course-load of classes at DU Law

After graduating retained a position as a contract prosecutor handling all conflicts that required a special prosecutor

2006 – 2014

**RESEARCH ASSISTANT FOR PROF. WADINE GERKHE, UNIVERSITY OF DENVER**

Rewrote all standard Motions for the University of Denver Student Law Office, Criminal Law Clinic and organized and stored Motions forms on an easily accessible network

Performed technological and research support for the Innocence Project to determine whether serious offenders and death row convicts had unexhausted appellate issues

## EDUCATION

2004 – 2007

**JURIS DOCTORATE, UNIVERSITY OF DENVER STURM COLLEGE OF LAW**

3.3 GPA, Last Available Rank: 91 of 247, top 37% of class

Moot Court Board, Vice President, charged with locating judges for all competitions

Scholastic Excellence Award in Legal Profession (Ethics)

Student Law Office student practitioner in Criminal Law Clinic

2000 - 2004

**BACHELOR OF SCIENCE IN ENGINEERING, THE UNIVERSITY OF MICHIGAN**

Bachelor of Engineering, emphasis in Computer Engineering

Delta Kappa Epsilon, Social Chair, founded and ran the Honor Board

## SKILLS

- Complex criminal and family law litigation
- Legal research and writing
- Public speaking and education
- Management of attorneys and attorney development

## ACTIVITIES

Member of the board of Directors for Montezuma County Habitat for Humanity

Part time youth soccer coach prior to the pandemic

President of the Four Corner's Bar Association from 2018-2019 and newly re-elected president for 2023

Excellent home cook

TOWN OF MANCOS  
Resolution 9 Series 2023

A Resolution Appointing Substitute Mancos Municipal Judge

**WHEREAS**, pursuant to Section 2-4-30 of the Mancos Municipal Code, the Board of Trustees of the Town of Mancos wishes to appoint Matthew Margeson as the Substitute Mancos Municipal Judge.

**NOW, THEREFORE, BE IT RESOLVED BY THE TOWN BOARD OF THE TOWN OF MANCOS**, that the Town of Mancos appoints Matthew Margeson as the Substitute Mancos Municipal Judge for a term of two (2) years at a rate of \$250.00 per month when he is called to serve in this capacity.

Passed, adopted and approved this 10<sup>h</sup> day of May, 2023.

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Mayor Ellen "Queenie" Barz

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Town Clerk/Treasurer Jamie Higgins

# OATH OF OFFICE

**STATE OF COLORADO**

**COUNTY: Montezuma**

**TOWN: Mancos**

I, Matthew Margeson, do solemnly swear that I will support the Constitution of the United States of America and the State of Colorado and the ordinances of the Town of Mancos, and that I will faithfully perform the duties of the office of Municipal Judge upon which I have been appointed.

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Subscribed and sworn to before me this

10th day of May, 2023

Officer administering oath: \_\_\_\_\_

Ellen "Queenie" Barz

Title:

Mayor

Address:

P.O. Box 487  
Mancos, Colorado 81328

# ***STAFF REPORT***

To: Town Administrator, Honorable Mayor and Trustees  
From: Jamie Higgins, Town Clerk/Treasurer  
Date: April 26, 2023  
Re: Columbine Inc. Liquor License Renewal

## **Recommendation**

Approve the Columbine Inc. Liquor License Renewal and authorize the Town Clerk/Treasurer to submit the renewal application to the Dept. of Revenue

## **Background/Discussion**

The liquor license for Columbine Bar will renew on June 26, 2023. Brent McWhirter has submitted the renewal application to the Town for your review.

There have been no violations in the past twelve months. The Mancos Marshal's Office has no objections to the renewal.

## **Policy Implications**

None

## **Attachments**

Renewal Application

**Submit to Local Licensing Authority**

**COLUMBINE BAR  
 PO BOX 66  
 Mancos CO 81328**

Fees Due	
Renewal Fee	550.00
Storage Permit \$100 X _____	\$
Sidewalk Service Area \$75.00	\$
Additional Optional Premise Hotel & Restaurant \$100 X _____	\$
Related Facility - Campus Liquor Complex \$160.00 per facility	\$
<b>Amount Due/Paid</b>	<b>\$ 550.00</b>

Make check payable to: Colorado Department of Revenue. The State may convert your check to a one-time electronic banking transaction. Your bank account may be debited as early as the same day received by the State. If converted, your check will not be returned. If your check is rejected due to insufficient or uncollected funds, the Department may collect the payment amount directly from your banking account electronically.

## Colorado Beer and Wine License Renewal Application


Please verify & update all information below

Return to city or county licensing authority by due date

Licensee Name COLUMBINE INC		Doing Business As Name (DBA) COLUMBINE BAR	
Liquor License # 07-84542-0000	License Type Tavern (city)		
Sales Tax License Number 07845420000	Expiration Date 06/26/2023	Due Date 05/12/2023	
Business Address 123 GRAND AVENUE Mancos CO 81328-9268			Phone Number 970-501-7057
Mailing Address PO BOX 66 Mancos CO 81328		Email Info@mancoscolumbineinc.com	
Operating Manager Brent McWhirter	Date of Birth	Home Address	Phone Number
1. Do you have legal possession of the premises at the street address above? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Are the premises owned or rented? <input type="checkbox"/> Owned <input checked="" type="checkbox"/> Rented* *If rented, expiration date of lease <u>3/31/24</u>			
2. Are you renewing a storage permit, additional optional premises, sidewalk service area, or related facility? If yes, please see the table in upper right hand corner and include all fees due. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
3a. Are you renewing a takeout and/or delivery permit? (Note: must hold a qualifying license type and be authorized for takeout and/or delivery license privileges) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
3b. If so, which are you renewing? <input type="checkbox"/> Delivery <input checked="" type="checkbox"/> Takeout <input type="checkbox"/> Both Takeout and Delivery			
4a. Since the date of filing of the last application, has the applicant, including its manager, partners, officer, directors, stockholders, members (LLC), managing members (LLC), or any other person with a 10% or greater financial interest in the applicant, been found in final order of a tax agency to be delinquent in the payment of any state or local taxes, penalties, or interest related to a business? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
4b. Since the date of filing of the last application, has the applicant, including its manager, partners, officer, directors, stockholders, members (LLC), managing members (LLC), or any other person with a 10% or greater financial interest in the applicant failed to pay any fees or surcharges imposed pursuant to section 44-3-503, C.R.S.? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
5. Since the date of filing of the last application, has there been any change in financial interest (new notes, loans, owners, etc.) or organizational structure (addition or deletion of officers, directors, managing members or general partners)? If yes, explain in detail and attach a listing of all liquor businesses in which these new lenders, owners (other than licensed financial institutions), officers, directors, managing members, or general partners are materially interested. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
6. Since the date of filing of the last application, has the applicant or any of its agents, owners, managers, partners or lenders (other than licensed financial institutions) been convicted of a crime? If yes, attach a detailed explanation. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			

7. Since the date of filing of the last application, has the applicant or any of its agents, owners, managers, partners or lenders (other than licensed financial institutions) been denied an alcohol beverage license, had an alcohol beverage license suspended or revoked, or had interest in any entity that had an alcohol beverage license denied, suspended or revoked? If yes, attach a detailed explanation.  Yes  No

8. Does the applicant or any of its agents, owners, managers, partners or lenders (other than licensed financial institutions) have a direct or indirect interest in any other Colorado liquor license, including loans to or from any licensee or interest in a loan to any licensee? If yes, attach a detailed explanation.  Yes  No

<b>Affirmation &amp; Consent</b>		
I declare under penalty of perjury in the second degree that this application and all attachments are true, correct and complete to the best of my knowledge.		
Type or Print Name of Applicant/Authorized Agent of Business	Title	
Brent Meashiter	President	
Signature	Date	
	4-10-23	
<b>Report &amp; Approval of City or County Licensing Authority</b>		
The foregoing application has been examined and the premises, business conducted and character of the applicant are satisfactory, and we do hereby report that such license, if granted, will comply with the provisions of Title 44, Articles 4 and 3, C.R.S., and Liquor Rules.		
<b>Therefore this application is approved.</b>		
Local Licensing Authority For		Date
Signature	Title	Attest

## Tax Check Authorization, Waiver, and Request to Release Information

I, Rachel McWhirter am signing this Tax Check Authorization, Waiver and Request to Release Information (hereinafter "Waiver") on behalf of Columbine, Inc (the "Applicant/Licensee") to permit the Colorado Department of Revenue and any other state or local taxing authority to release information and documentation that may otherwise be confidential, as provided below. If I am signing this Waiver for someone other than myself, including on behalf of a business entity, I certify that I have the authority to execute this Waiver on behalf of the Applicant/Licensee.

The Executive Director of the Colorado Department of Revenue is the State Licensing Authority, and oversees the Colorado Liquor Enforcement Division as his or her agents, clerks, and employees. The information and documentation obtained pursuant to this Waiver may be used in connection with the Applicant/Licensee's liquor license application and ongoing licensure by the state and local licensing authorities. The Colorado Liquor Code, section 44-3-101, et seq. ("Liquor Code"), and the Colorado Liquor Rules, 1 CCR 203-2 ("Liquor Rules"), require compliance with certain tax obligations, and set forth the investigative, disciplinary and licensure actions the state and local licensing authorities may take for violations of the Liquor Code and Liquor Rules, including failure to meet tax reporting and payment obligations.

The Waiver is made pursuant to section 39-21-113(4), C.R.S., and any other law, regulation, resolution or ordinance concerning the confidentiality of tax information, or any document, report or return filed in connection with state or local taxes. This Waiver shall be valid until the expiration or revocation of a license, or until both the state and local licensing authorities take final action to approve or deny any application(s) for the renewal of the license, whichever is later. Applicant/Licensee agrees to execute a new waiver for each subsequent licensing period in connection with the renewal of any license, if requested.

By signing below, Applicant/Licensee requests that the Colorado Department of Revenue and any other state or local taxing authority or agency in the possession of tax documents or information, release information and documentation to the Colorado Liquor Enforcement Division, and its duly authorized employees, to act as the Applicant's/Licensee's duly authorized representative under section 39-21-113(4), C.R.S., solely to allow the state and local licensing authorities, and their duly authorized employees, to investigate compliance with the Liquor Code and Liquor Rules. Applicant/Licensee authorizes the state and local licensing authorities, their duly authorized employees, and their legal representatives, to use the information and documentation obtained using this Waiver in any administrative or judicial action regarding the application or license.

Name (Individual/Business) <u>Columbine, Inc.</u>		Social Security Number/Tax Identification Number [REDACTED]	
Address <u>123 W Grand Ave.</u>			
City <u>Manitou</u>		State <u>CO</u>	Zip <u>81328</u>
Home Phone Number [REDACTED]		Business/Work Phone Number <u>970-501-7057</u>	
Printed name of person signing on behalf of the Applicant/Licensee <u>Rachel McWhirter</u>			
Applicant/Licensee's Signature (Signature authorizing the disclosure of confidential tax information) <u>[Signature]</u>			Date signed <u>4/9/23</u>

### Privacy Act Statement

Providing your Social Security Number is voluntary and no right, benefit or privilege provided by law will be denied as a result of refusal to disclose it. § 7 of Privacy Act, 5 USCS § 552a (note).

**Columbine, Inc.**  
123 Grand Ave. / PO Box 66  
Mancos, CO 81328

**2317**  
82-492/1021

4-10-23  
DATE


PAY TO THE  
ORDER OF

Colorado Dept. of Revenue

\$ 550.00

Five hundred Fifty <sup>00</sup>/<sub>100</sub>

DOLLARS

 Security features  
included  
Details on back



970-882-7600  
www.mydsb.com

FOR

MP

Bank Street Money



# ***STAFF REPORT***

To: Honorable Mayor and Trustees  
From: Heather Alvarez, Town Administrator  
Date: May 10, 2023  
Re: Public Hearing: 456 N. Willow Utility Tap Forfeiture

## **Recommendation**

After the Public Hearing, approve the tap forfeiture at 456 N. Willow St., Mancos CO 81328 due to 24 consecutive months of non-payment of utility fees

## **Background/Discussion**

Mancos Municipal Code 13-1-220(f) states:

“After twenty-four (24) months of nonpayment, the tap may be declared in default by the Town after proper notification to the owner by certified mail, return receipt requested, stating a time and place where the Board of Trustees will hold a hearing to determine whether a default exists. The tap holder shall have an opportunity to be heard at such hearing. After said hearing, the Board of Trustees shall determine whether the tap of the holder shall be forfeited for the payment and satisfaction of the delinquent charges. In the event of default and forfeiture, a new tap fee shall be imposed before further water service will be furnished at the forfeited location.”

The last payment received on this utility account was dated 2/18/2021. Per our municipal code, staff is requesting the Board approve the tap forfeiture for this utility account.

All required public notices have been mailed to the current property owner based on Montezuma County Assessor records. The final certified letter providing notice of the public hearing was mailed on 3/17/2023, and a copy of that letter is attached here for your information.

I did not include account specific history or detail, but I have also included a copy of the current lien on this property which was filed on 7/7/2021 with Montezuma County.

## **Policy Implications**

If tap forfeiture is approved by the Board, there will no longer be water or sewer taps associated with this property. Future development will require the purchase of water and sewer taps at the current rate set by the Board at the time of development.

## **Resource Impact**

N/A

## **Attachments**

Notice of Public Hearing to Property Owner  
Copy of lien attached to property



March 17, 2023

via certified mail return receipt requested

Mildred M. Pickens  
4322 CR 2596  
Royse City, TX 75189

RE: Utility Account #4.40094.0.0 / 456 N. Willow St., Mancos, CO 81328

Dear Property Owner:

This letter is to advise you of a public hearing being held before the Town of Mancos Board of Trustees to declare the above account in default due to non-payment of utility fees for the prior 24 months under Mancos Municipal Code 13-1-220(f) which states "After twenty-four (24) months of nonpayment, the tap may be declared in default by the Town after proper notification to the owner by certified mail, return receipt requested, stating a time and place where the Board of Trustees will hold a hearing to determine whether a default exists. The tap holder shall have an opportunity to be heard at such hearing. After said hearing, the Board of Trustees shall determine whether the tap of the holder shall be forfeited for the payment and satisfaction of the delinquent charges. In the event of default and forfeiture, a new tap fee shall be imposed before further water service will be furnished at the forfeited location."

The last payment received on this account was dated February 18, 2021.

The public hearing will be held on May 10, 2023 at 7:00 p.m. or as soon as possible thereafter at Mancos Town Hall, 117 N. Main St., Mancos, CO 81328.

If the Board declares the account in default, the water and sewer taps will be forfeited for the payment and satisfaction of the delinquent charges. In the event of default and forfeiture, a new tap fee shall be imposed before further water and sewer service will be furnished at the forfeited location.

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117 North Main Street • P.O. Box 487 • Mancos, Colorado 81328

Phone (970) 533-7725 • Fax (970) 533-7727

[www.mancoscolorado.com](http://www.mancoscolorado.com)



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You are strongly encouraged to attend this public hearing.

Sincerely,

A handwritten signature in dark ink that reads "Heather Alvarez". The signature is written in a cursive style with a large, looping initial 'H'.

Heather Alvarez  
Town Administrator  
halvarez@mancoscolorado.com

---

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**LIEN FOR UNPAID WATER RENTS**

**TOWN OF MANCOS      V.      Mildred Pickens**

WHEREAS, the Town of Mancos duly enacted Ordinance 437 on March 5, 1986, which provides for the payments of rates and charges for water/sewer service within the municipal boundaries, AND

WHEREAS, Section 12 of said Ordinance provides that all water/sewer charges and assessments, water rent assessments and rents, including the minimum monthly charge shall be a lien against the premises to which said water is delivered from the date the same becomes delinquent until paid, whether or not the tap holder is identical with the owner, AND

WHEREAS, the owner of every building, premises, lot or house shall be liable for all water delivered to or taken and used upon the premises, AND

WHEREAS, said lien shall be in addition to any other statutory or equitable lien to which the town may be entitled, AND

WHEREAS, said lien shall attach to the premises and may be enforced by the Town of Mancos in action, at law or in equity, and the Town may foreclose on such premises and sell the same to satisfy said lien, AND

WHEREAS, tenants in possession shall not relieve the owner/tap holder of liability, and the Town shall not be required to look to any other person other than the owner/tap holder for the payment of said charges.

NOW THEREFORE, all Notice and other provisions of said ordinance having been complied with, a water and sewer lien is assessed against: Mildred Pickens, present owner.

Such lien affects the following property: 456 N. Willow, MANCOS, COLORADO 81328.

The lien is in the approximate amount of \$345.90 which amount shall accrue and include any future delinquent charges, costs, interest, attorney's fees, and other expenses related to the enforcement of this lien.

DONE this 1st day of June 2021.

TOWN OF MANCOS, COLORADO

BY:   
Heather Alvarez, Town Administrator



# ***STAFF REPORT***

To: Honorable Mayor and Board of Trustees  
From: Heather Alvarez, Town Administrator  
Date: May 10, 2023  
Re: Comprehensive Plan Chapters 3 & 7

## **Recommendation**

None – requesting Board feedback

## **Background/Discussion**

The Planning Commission has been working on updating our Comprehensive Plan using data from the 2020 census. They have also been reviewing the goals for each chapter to remove items that have been accomplished and add new items as necessary.

I will be providing these chapters to the Board for review and feedback as they are finalized by the Commission. You have already reviewed and approved Chapters 2, 4, 5 & 6. Any changes will be included in the final draft.

At the March 22, 2023 Board meeting, you reviewed Chapter 3 and requested some changes specifically pertaining to language in 3.1 and the goals. These were reviewed by the Planning Commission, and they have submitted a final draft of their recommendations for your review.

Also attached is Chapter 7 for your review and feedback.

Once the project is complete, the Board of Trustees will receive a final completed copy of the plan for recommendation to the Planning Commission. The Planning Commission will review and adopt final, completed draft at a duly noticed public hearing per C.R.S. Chapter 31 Article 23.

## **Attachments**

Comprehensive Plan Chapters 3 & 7



### **3.1 Vision**

*The Town of Mancos has created a vision through community engagement that promotes a resilient, diverse, and healthy community which prioritizes restoration and stewardship of the land, air and water of the Mancos Valley. The Town is defined by its history, all its people and the land where we live, work and play. The Town appreciates that it was built on ancestral tribal lands whose descendants continue to contribute to the rich social, cultural and economic fabric of the community. Mancos will continue to pursue measured growth as a means to a dynamic future in harmony with the natural world.*

~ Town of Mancos Vision Statement, 2022

In defining "sense of place," geographer Yi Fu Tuan stated that a sense of place develops when the people who inhabit a geographic place give meaning to the location through their experiences and memories. A recent University of Illinois study adds that locales said to have a strong sense of place have a strong identity and character that is deeply felt by local inhabitants and many visitors. Sense of place is a social phenomenon that exists independent of any one individual's perception yet is dependent on human engagement for its existence. Affinity and affection for a geographic location like Mancos, therefore, is spontaneously created through the response of its residents to the Town's environment and emergent quality of life. This naturally leads to a desire to hold on to traditional values.

Archeological evidence suggests that humans have settled in the Mancos Valley region for at least the past 1,400 years. For approximately 700 years the Ancestral Puebloans lived in the nearby cliff houses of Mesa Verde. During the thirteenth century, the Ancestral Puebloans inhabitants of the Mancos Valley and Mesa Verde left relatively suddenly. As the Ancestral Puebloans moved south, Ute, Paiutes, Shoshones and Navajo populations moved into the area, and they continue to live and contribute to the community while honoring their traditional values. At 13,237 ft., Mt. Hesperus is the northern boundary and traditional Dine Homelands. It is considered sacred and is called Dibé Nitsaa in the Navajo language.

The Town of Mancos enjoys both a rich history and a dynamic future as a diverse community in the New West. The uncomplicated and traditional values of these early settlers continue to be embraced by residents of this community that is at the same time undergoing a quiet evolution while including the voices of ancestral peoples.

Today, ranching is still a vital part of the Mancos Valley, but in addition to this way of life is a full spectrum of more recently added resident professions, including many artists and craftsmen, construction workers, retirees and commuters who work in nearby Durango or Cortez, and National Park employees who drive daily to Mesa Verde. Many recent arrivals also work remotely from their homes for businesses located elsewhere.



A recent community survey has shown this mix of long time residents and newer arrivals rate long-established values such as sense of community, safety, the appearance of the Town, and environmental protection as high priorities. People also live in Mancos because they value the prevailing atmosphere of acceptance of ethnic and lifestyle differences, individuality, safety, and the quiet pace, in addition to the small town setting. People like to know their neighbors and assist when needed; habits disappearing from larger communities with brisker life tempos.

Throughout the latter half of the 18th Century Spanish expeditions explored the region. During this time the Mancos Valley was part of the Spanish Empire. The Dominguez-Escalante expedition stopped in the Mancos Valley in 1776 while searching for an overland route from Santa Fe to California long enough to give the Valley its name, "Mancos," meaning "one-armed" in Spanish. One legend attributes the name to one of the expedition's members who crippled themselves in an accident while in the vicinity.



Progress, growth, and the evolution of the Mancos community are inevitable, and that makes collaborative planning essential. It is important to most that the Town does not lose its sense of history or its unique personality. A managed growth strategy is necessary to maintain the character of the community without jeopardizing the sense of place of its residents. At the same time there is also recognition of the need to accommodate new residents, and to foster such things as enhanced economic vitality and the development of new infrastructure and services, such as workforce development, attainable housing and expanding access to high-speed internet. It is the purpose of this comprehensive plan to try to anticipate what those needs are likely to be, and to determine how to meet them without forfeiting the values or sense of place of the people that make up the community.

### **3.2 Regional Context, Data and Trends**

From 1821 to 1848 southern Colorado was part of Mexico. Much of the human activity in the area at that time was attributed to the fur trade as the Valley was situated along the Spanish Trail, the major trade route between Santa Fe and the Pacific Ocean. In 1848 when the Mexican-American War ended with the signing of the Treaty of Guadalupe Hidalgo, Mexico ceded its territories in the Southwest to the United States. But much of the area was under control of the Utes. A treaty signed in 1849 between the Utes and the US Government granted Southwestern Colorado to the Utes but permitted prospecting by non-Utes in their territory. Prospecting led to the discovery of silver and gold in the San Juans that brought an onslaught of trespassing prospectors and miners looking to stake claims in search of the motherlode. The sudden in-migration of non-natives

increased the number of conflicts between the miners and the Ute people, until 1874 when the Brunot Agreement forced the Moache and Capote bands of Utes to cede their lands and relocate to the newly designated strip of Ute Reservation in Southwestern Colorado.

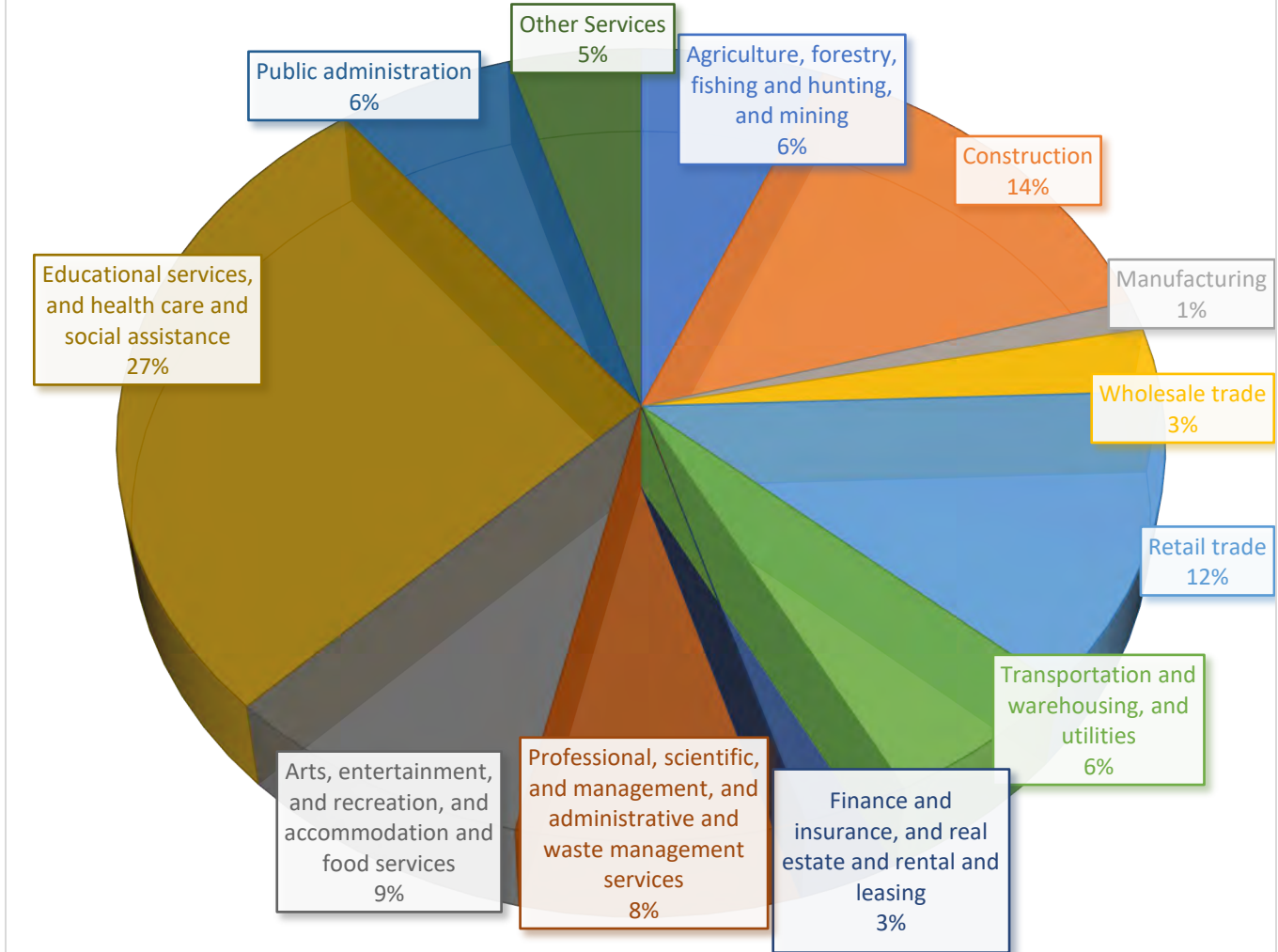
The Brunot Agreement opened up the San Juans to settlement by those of mostly European descent, including the founders of Mancos. The first homestead in the Mancos Valley was built in 1875, not long after the Comstock Lode was discovered in the neighboring La Platas. In 1881 the Town was platted and consisted of a log schoolhouse, three log cabins and a general store. The following year Mormon pioneers began settling just south of Town towards Weber Canyon.

In addition to mining, Mancos' early years witnessed the development of agriculture, timber, and cattle enterprises. With no train route to the Town in the 1880s, Mancos was relatively isolated. Consequently, frequent social activities were central to the community. The first church in Mancos was constructed in 1885, that served not only as a place of worship, but as a theater, social hall, and school room for a brief period. In 1887 a new school was erected, but the following year the growing population demanded a larger facility. In 1888 George Bauer, owner of the first general store, donated five acres for new school facilities. The new school was built on the same grounds where the Mancos School is today.

The collapse of the silver mining industry and the recession of 1893 resulted in a sudden and rapid growth in the Valley, as unfortunate miners came down out of the hills in search of other means of livelihood. To provide law and order for the new population, the Town of Mancos incorporated the following year. While silver was hard hit, coal in Weber Canyon and gold placers in the La Platas were keeping pace. Around the same time construction of the Rio Grande Southern narrow-gauge railroad was completed. The new train route allowed for local ranchers and lumbermen to ship food and timber to the mining camps via the railroad as it passed through the Town, on its way to and from the mines of the southern San Juans and Durango. As a result, Mancos became a center for trade, with banks, hotels, saloons, butchers, blacksmiths, shoemakers, and general stores providing goods and services. In order to keep up with demands for service, the Town developed a central water system. Soon after telephone and electrical utilities were wired throughout Town, and in 1909 another new school building was built (and today is the longest continually operating school building in the State of Colorado).

Unfortunately, the rapid and unplanned growth of the Town's first 25 years resulted in a major depletion of the area's natural resources that the community depended on so heavily for their livelihood. Mancos' once-booming economy faded as businesses based on timber and mining closed. After the 1950s, when iron rails were replaced with tar and asphalt, the Town continued to serve as a hub for loggers and ranchers, as well as tourists visiting Mesa Verde and the majestic San Juans. Today's workforce in the Town includes a variety of professions and industries. This diversity, along with a commitment to community development, will ensure the local economy will remain resilient in the face of future economic downturns.

# INDUSTRY SECTORS



Source: 2020 US Bureau of Census, American Community Survey

### **3.3 Goals, Objectives and Actions**

#### **3.3.1 GOAL: MAINTAIN A DIVERSE COMMUNITY THAT HONORS ITS HERITAGE WHILE EMBRACING THE FUTURE**

##### **Constraints and Issues**

- Unmitigated sprawl.
- Deterioration and destruction of structures with historic significance.

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##### **Objective #1 Preserve and protect the Town's architectural features that have cultural or historical significance.**

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##### **Actions**

- Revise the historical standards and guidelines in the Land Use Code for commercial downtown in order to encourage preservation of historic architectural elements, and ensure that new in-fill development is compatible with the historic character of existing commercial structures.
- Revise building standards and guidelines in the Land Use Code for the highway business zone district in order to extend the characteristics of the historic downtown commercial core to the highway.
- Develop historical preservation and design guidelines for historic residential neighborhoods.
- Design and build entry features using elements from local artists that convey the Town's western small-town character.

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##### **Objective #2 Promote cultural diversity and celebrate creativity**

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##### **Actions**

- Support events and activities that highlight the Valley's rich and diverse cultural heritage and artisan community.
- Create opportunities for the development and display of art throughout the community.



7.0



# Housing



A variety of quality housing is crucial to the vibrancy and vitality of a diverse community. The issues with attainable housing impact nearly every facet of our resident's lives including employment opportunities, economic development, health care, education, and transportation. Lack of available housing stock creates higher prices for rentals and ownership, which has come to a critical mass in Colorado, including our region of the state. Mancos is starting to see the impacts of the attainable housing crisis, with low inventories and high prices as people who work in Durango and Cortez are seeking housing they can afford. Residents of Mancos feel a mix of different housing solutions would be appropriate. In the 2022 Community Survey, 74% of respondents strongly agreed or agreed the Town should allow more mixed-use commercial and residential buildings, 64% said the Town should allow for more accessory dwelling units (ADUs) and 56% feel the Town should allow more multi-family buildings (five or more living units).

In a 2021 Housing Assessment by the Root Policy Center through the Southwest Council of Governments, the predicted housing development need for Montezuma County is 220 new housing units over the next three to five years. The need in Mancos is specifically five permanent new units per year for the next five years to meet the workforce demands. With new housing development and population growth there are also concerns with water availability, Town facilities, public safety, health care and schools being sufficient to meet new demands.

There continues to be robust conversation about the Town's role in housing development with roughly 21% saying in the community survey the private market should dictate the rate of growth overall. However, it has become increasingly clear that state and local governments can play a role in encouraging development to meet the future demands. While the Town has no intention of managing or owning housing directly, actions can be taken to ensure the anticipated growth is well managed in ways which allow people to live, work and thrive in the region. Novel and successful examples from other rural and mountain areas of the state can be used as guides for what might be possible.

## **7.1 Regional Context, Data and Trends**

### **7.1.1 Housing Stock**

According to the 2017 Mancos Housing Needs Assessment by Prior and Associates, Mancos is a predominately single-family residential community initially developed in the 19th century. Ninety-two percent (92%) of the residential units are single-family homes or mobile homes. Seventy-one percent (71%) of the units were built between 1970 and 2010. About one-sixth of the units were constructed before 1940. However, there has been limited construction since 2010. In the last census in 2020, only 3.8% of the total housing units in town have been built since 2010. There are platted subdivisions in town limits that are ready for development with access to municipal and private utilities. According to the Town's Planning Department records, three building permits for new construction were issued for zoned residential single-family housing units in 2021. Five were issued in 2022 with two of those issued for duplexes and one for a tri-plex. Any development of more than four attached living units (quad-plex) is considered multifamily and would need development in the appropriate zone. There were no multifamily permits issued in either year. The Town's Planning Department works with

residents and developers to help them interpret land use codes and provide basic information on what land may be available for development.

### 7.1.2 Occupancy Characteristics

According to the 2020 Census, trends in rental occupancy have shifted since 2000. Both the 2000 and 2010 census reported that nearly 34% of the single-family units in Mancos were renter occupied. That number has shifted to 50.5% of the single-family market, reflecting a shift in demographics and real estate values.

Part of the shift in the rental market in recent years has been to vacation rentals, commonly referred to as short-term rentals. These rentals take up units that could otherwise be used for long-term rental housing, which has exacerbated the housing crisis. Many municipalities in rural areas close to tourist destinations are taking steps to curb this trend, and Mancos is no exception. In 2022, the Town instituted changes to its municipal code and capped the total number of short-term rentals allowed within Town limits. All short-term rentals require a business license. The Town also requires local ownership of these units to help cut down on housing speculation, which artificially inflates home prices. Under the current ordinance, if the short-term rental is located in a residential zone the owner must live on the property. If the short-term rental is located in a mixed-use zone, the owner must live in the 81328-zip code.

### 7.1.3 Housing Costs

Though exacerbated by the COVID-19 pandemic, the housing crises that Mancos and Colorado face are not new. For decades, the lack of affordable housing has impacted Colorado businesses, hindered employment because of a lack of workforce housing, and worsened inequities for communities of color, rural and resort communities that experience higher costs to develop land into housing.

Every year, the Department of Housing and Urban Development releases the Area Median Income for each county in Colorado. In 2021, the Family Area Median Income for Montezuma County was \$68,228.00. The Department of Local Affairs (DOLA) requires that affordable housing be defined at 120% of median income or less. The below graph represents the housing affordability estimates based on census data from 2021. The below takes into account an average interest rate of five percent, a ten percent downpayment, \$1000/month in living expenses over a 30-year mortgage.

<b>Montezuma County Housing Affordability based on Family Median Income 2021 Adjusted Dollars</b>		
<b>% Median Income</b>	<b>Median Income</b>	<b>Maximum Affordable Home Price</b>
120%	\$81,874.00	\$261,740.00
100%	\$68,228.00	\$194,424.00
80%	\$54,583.00	\$128,154.00
60%	\$40,937.00	\$61,879.00
Sources: American Community Survey/Colorado Housing and Finance Authority		

Some communities also go further and establish a lower AMI percentage for rental units, typically in the 60% of AMI range. DOLA uses a Housing Bridge graphic to illustrate the typical range of affordability:

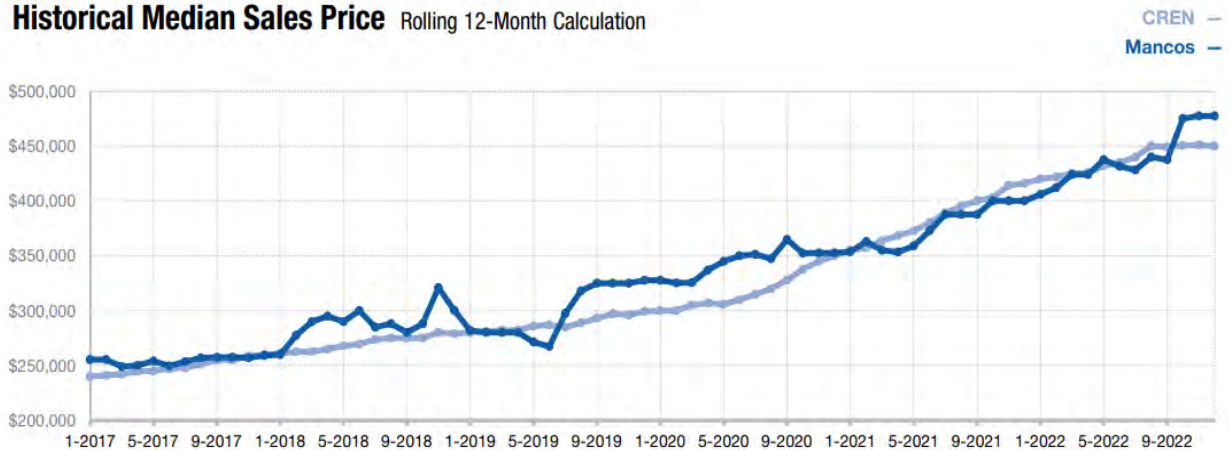
# Housing Bridge



Used with permission of McCormick and Associates, Inc.

As reported by the Colorado Association of Realtors, there has been a steep rise in housing prices since 2017 as compared with the surrounding county overall. In calendar year 2022, the median home sales price in Mancos increased 14.8%.

**Historical Median Sales Price** Rolling 12-Month Calculation



Source: Colorado Association of Realtors

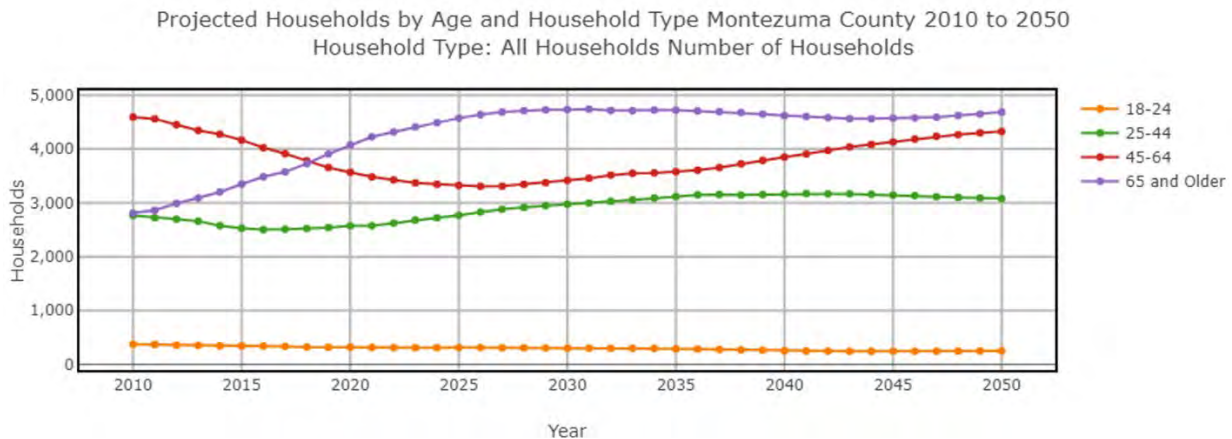
According to the Division of Housing and the Colorado Housing Finance Authority, Colorado has a shortage of nearly 121,000 affordable rental units, and nearly half of all Colorado renters are considered cost burdened, spending more than 30% percent of a household's monthly income on housing, with an additional 24% being severely cost burdened, spending more than 50% of a household's monthly income on housing. Mancos needs more housing that is affordable with over 50% of rentals and nearly 24% of mortgages falling outside of these affordability designations at the time of the last census.



The average home price in the state increased 130% from 2011 to 2021. Statewide, the median price increased an additional 7% from January to February 2022 and the median price is now \$555,540, a 90% increase over March 2021. The townhouse and condominium market also reached a new pricing level in February 2022 and now stands at \$402,390, which is an increase of 17% from February 2021. Six out of ten Colorado households are unable to afford the average priced home. As of December 2022, the median home price in Mancos was \$375,000.00, down 1.8% in a year according to data provided by the Four Corners Realtor Association. Development of new housing will help to bring down these prices, but the readjustment of interest rates after post-pandemic lows will continue to impact negatively home purchases for low- and middle-income residents.

Despite the decrease in affordability, Cortez, Dolores, and Mancos are the most affordable places to live in the 5-county region of Montezuma, Dolores, La Plata, San Juan, and Archuleta Counties according to the most recent Region 9 Living Wage Report published in 2022. Using housing costs specific to each community they found that Pagosa Springs is the most expensive community in the region for a family of four (\$21.97 per hour for each working adult) due to the high cost of housing. Cortez and Mancos are the least expensive communities for a family (\$17.07 per hour for each working adult). Rental rates for housing in Montezuma County are among the lowest in the region, based on Fair Market Rent estimates. However, 8% of the service jobs in Montezuma County support tourism in accommodations (lodging) and food services with an average annual wage of \$19,966.15. Across all industries the average annual wage is \$39,804. This is only 56% of the estimated livable wage (\$71,292) for a family of four (two working adults, a preschooler and one school age child).

## 7.2 Housing and Sense of Place



Source: Department of Local Affairs, State Demographers Office

As demonstrated by the graph above, the Town’s population is aging, and the number of residents 65 and older will outpace all other age groups. The Town will need to plan for these residents’ housing needs, including housing designed to meet their physical needs and fixed income levels. The number of residents aged 45 – 64 nearing the end of their careers will also increase over time. Both of these populations most likely will not have children in the home, meaning that large single-family dwellings may not be preferred for development. Attached single-family units, along with multi-family units need to be part of the overall housing development plan to ensure there are sufficient options for the aging population.

## **7.3 Goals, Objectives and Actions**

### **7.3.1 HOUSING GOAL: INCREASE THE DIVERSITY OF HOUSING STOCK**

#### **Constraints and Issues**

- Shortage of quality affordable dwelling units.
- Lack of housing that meets the needs of a diverse community.
- Rising costs of home energy consumption.
- Limited number of buildable lots in the single-family zone district.

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**Objective: Provide a variety of housing types, sizes and prices that are attractive and meet the diverse needs of the community**

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#### **Actions**

- Amend the Land Use Code to encourage mixed use and high-density housing in areas that don't adversely impact single family neighborhoods.
- Adopt standards that require new developments to incorporate universal accessibility design features.
- Consider adopting planned unit development regulations that require a percentage of developed housing to be deed restricted in order to guarantee that a portion of the housing development will remain permanently affordable.
- Research green building codes and standards that require new developments to meet energy efficiency standards.
- Participate in programs that provide assistance to homeowners in making efficiency, weatherization and accessibility improvements.

### **7.3.2 HOUSING GOAL: DEVELOPMENT CONSTRAINTS DUE TO LAND TOPOGRAPHY**

#### **Constraints and Issues**

- Property elevations on the west side of Town.
- Infrastructure needs for new development.

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**Objective: Ease development constraints due to lower elevations in Town limits**

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#### **Actions**

- Research options to control costs for needed infrastructure at lower elevation properties within Town limits.
- Research alternatives and options for lift stations dedicated to a single property at a lower elevation than the wastewater treatment plant.