

TOWN OF MANCOS
BOARD of TRUSTEES WORKSHOP
August 23, 2023 6:00 P.M.

Workshop – Church Sanctuary Discussion/Trustee Compensation
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.

BOARD of TRUSTEES MEETING

August 23, 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 August 9, 2023
- F. Audience Business
- G. Announcements
- H. Committee Reports
 - Montezuma County Commissioner Update
 - Montezuma County Planning Commission
 - Region 9
 - CDOT TPR
 - Mancos Planning Commission
- I. Discussion and Action Items
 - 1. 2023 Public Art Proposal Review & Decision
 - 2. 2025 – 2030 5 Year Capital Plan Adoption
 - 3. BEAD Opposition Letter
 - 4. 2024 Budget Discussion Version 3
 - 5. Appoint Town Administrator Heather Alvarez As Our SWORD Representative
 - 6. Comprehensive Plan Chapter 10 and Appendices Review
- J. *Items for September 13, 2023 Agenda*
 - *Workshop: TBD*
 - *August Bills & Claims*
 - *Electric Vehicle Charging Station Update*
 - *Turf Replacement Program Discussion*
 - *DOLA Main Street Program Discussion*
 - *Reappoint Victoria Peterson to Tree Board*
- K. Adjournment

Town Projects – 8/16/2023

FYI

- Approx 15 grants/loans outstanding or applications pending
- MMO New Building RFP (Justen, Jason, Terry)
- Dollar General (Heather)
- Design Review Guidelines (SAFEbuilt, Heather)
- Fiscal Health Update (Jason, Heather)
- Comp Plan Update (Jason, Heather)
- Development Services Forms Update (Jason)
- Chargepoint Update (Heather, Jamie)
- Communications Grant with MCEOC (Justen)
- Street Maintenance (Terry)
- Fall Flowers (Jamie/Terry)
- IT Room/Server (Heather/Terry)
- CDOT IGA Sidewalk Project (Heather)
- CDOT Annexation (Heather/Terry)
- Planning Grant/LUC Changes (Heather)
- Boyle Park Construction EOPC (Terry)
- Student Liaison Program (Jason)
- Election Training (Jamie)
- Gov't Finance Training (Jamie/Jason)
- Court Training (Jamie)
- CDOT Policy Discussion with AG/Governor's Office (Justen)
- Brownsfield/School Property Level 1 Assesment (Jason)
- Board to Board Meeting Prep (Heather/Jamie)
- Sewer Tap Install (Terry)
- Valve Exercise (Terry)
- Asphalt Repair (Terry)
- Hydrant Flushing (Terry)
- Sludge Judge WWTP (Terry)
- Entrepreneur Pathway Rollout (Jason)
- Start Up Week in Durango (Jason)
- TIF Training/Research (Jason)
- Potential Large Development (Jason)
- Main Street Program Research (Jason)
- 2024 Budget (Heather)

Completed

- New Hire Onboarding (Terry)
- Business License Process Update (Jamie/Jason)
- Watershed Conference (Heather)

- Financial Policy Research and possible update recommendations (Jan 2023) (Jamie, Heather)
- Events Procedure (Dept. Heads, Jason)
- Professional Development (Jamie)
- Vendor Audit (Heather)
- Building Department Revamp (Heather)
- SWPP (Terry, Jason, Heather, MWCD)
- Retail Market Analysis
- Utility Rate Study (TBD)
- Snow Removal (Terry)
- Tap/manhole installation for new tri-plex & new duplex(Terry)
- Ute Mountain Ute Water Project (Heather)
- Code Enforcement Research (Heather/Justen)
- TIPS Training (Jamie)
- PW New Hire Onboarding (Terry)
- Flood Planning (Justen/Terry)
-

TOWN OF MANCOS
BOARD of TRUSTEES MEETING MINUTES
August 9, 2023
7:00 p.m.

- A. CALL TO ORDER:** Mayor Queenie Barz called the meeting to order at 7:00 p.m.
- B. PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE**
- C. ROLL CALL:** Present: Mayor Queenie Barz, Mayor pro tem Cindy Simpson, Trustee Janice Bryan, Trustee Brent McWhirter, and Trustee Nick Manning.
- Absent:** Trustee Richard Tokar and Ed Hallam
- Staff Present: Town Administrator Heather Alvarez, Public Works Director Terry Jennings, Attorney David Liberman, Planning and Economic Coordinator Jason Armstrong, Mancos Marshal Justen Goodall, and Town Clerk Treasurer Jamie Higgins.
- D. APPROVAL OF THE AGENDA:** Trustee Janice Bryan made the motion to approve the August 9, 2023 agenda. Trustee Brent McWhirter seconds the motion. Motion passed.
- E. APPROVAL OF THE MINUTES:** Trustee Brent McWhirter made a motion to approve the minutes, as presented by staff, from July 26, 2023. Trustee Janice Bryan seconds the motion. Motion Passed.
- F. AUDIENCE BUSINESS:**
- None
- G. ANNOUNCEMENTS:**
- The Tree Board is working with the Forest Service on an inventory of all trees in Town rights of way and Town owned properties. This will be presented to the Board when it's complete. We did receive a federal grant from CTC for this project.
 - We have published an RFP for construction of the Marshal's Office. Proposals will be presented to the Board at a future meeting for approval.
 - Staff is researching grants for the improvements to Boyle Park and the river access at Cottonwood Park. These applications will be brought to you at a future meeting for approval to submit and execute grant contracts.
 - Congresswoman Boebert will be at Aspen Wall Wood tomorrow for a site visit and round table. Staff and the Board have been invited to attend.
 - Senator Bridges will be in Cortez at the Cortez Chamber on August 31 at 12:30 p.m. for a listening session regarding the proposed state land use legislation. Please let me know if you are planning to attend.
 - The RFP for public art has been published. Responses are due to the Mancos Creative District on August 11. This item will be added to a future Board agenda.
 - August 24 at 7:00 p.m. at the Community Center is the regional Board meeting.

- Our appeal is proceeding on schedule. We filed our brief and the defendant has until August 24 to respond. I will schedule an executive session with the Board when I have information to share.
- August 18 & 19 Town Wide Cleanup 8am – 5pm.

H. TREASURER REPORT – JULY BILLS AND CLAIMS

Mayor Pro Tem Cindy Simpson made a motion to approve July’s Bills and Claims in context and format. Trustee Nick Manning seconds the motion. Motion passed.

I. COMMITTEE REPORTS

- Montezuma County Commissioner Update – Commissioner Gerald Koppenhafer updated the Board regarding what is happening in County.
- Montezuma County Planning Commission Update – No update
- Region 9 – Trustee Janice Bryan updated the Board, Region 9 is working on Finances and loans.
- CDOT TPR – No update
- Mancos Planning Commission – No update

J. DISCUSSION AND ACTION ITEMS:

1. Trustee Janice Bryan made a motion to reappoint Patty Harpham to the Mancos Tree Board. Trustee Brent McWhirter seconds the motion. Motion passed with a unanimous vote.
2. Trustee Brent McWhirter made a motion to approve Ordinance 776 Series 2023 An Ordinance Adding a New Article 11 to Chapter 6 of the Mancos Municipal Code to Provide For The Prohibition Of The Sale Of Dogs And Cats That Originated From A Puppy Mill Or Passed Through A Broker. Trustee Janice Bryan seconds the motion. Motion passed with a unanimous vote.
3. Student Trustee Liaison Program – No Action.
4. 2nd Quarter 2023 Work Plan and Financial Update – No Action.

K. Items for August 23, 2023 Agenda

- *Workshop: TBD*
- *Comprehensive Plan Chapter 10 and Appendices Review*
- *Broadband Letter of Credit*
- *2024 Budget Discussion*

L. ADJOURNMENT

Trustee Brent McWhirter made the motion to adjourn the meeting at 7:33 pm.

Mayor Queenie Barz

Town Clerk/Treasurer Jamie Higgins

STAFF REPORT

To: Honorable Mayor and Board of Trustees
From: Heather Alvarez, Town Administrator
Date: August 23, 2023
Re: 2023 Public Art Project

Recommendation

Review the attached written proposals in advance of the in-person presentation at the August 23 meeting

Background/Discussion

Attached are the proposals received for the 2023 public art collaboration with the Mancos Creative District.

The Mancos Creative District will present this information to you in-person, along with their recommendation, at the August 23, 2023 meeting for your review and decision.

Attachments

2023 Public Art Proposals

Mancos Public Art Proposal: “The Mancosphere”

Applicant Information:

Alex Bond
(970) 403-2947
alexandervinogradovbond@gmail.com

Artist Statement:

Alex Bond is a professional and award-winning artist working in mediums of stone, wood, and metal. Working full-time from his studio in Mancos, Colorado, Alex creates art independently and as part of a collaborative team across a variety of scales and concepts. Alex aims to tell stories that blur the line between nature and industry, between the wild and human dimensions. Through the experience of Alex’s art, people gain the opportunity to become more connected to their world and themselves.

Alex has created over 15 large-scale, public art pieces as part of the permanent collection of various municipalities nationwide. In addition, Alex has created and maintained relationships with dozens of private collectors as a result of fine sculpture sale and installation. Finally, Alex owns and operates a non-profit art school, Turning Wild, focused on providing youth with opportunities for creative education.

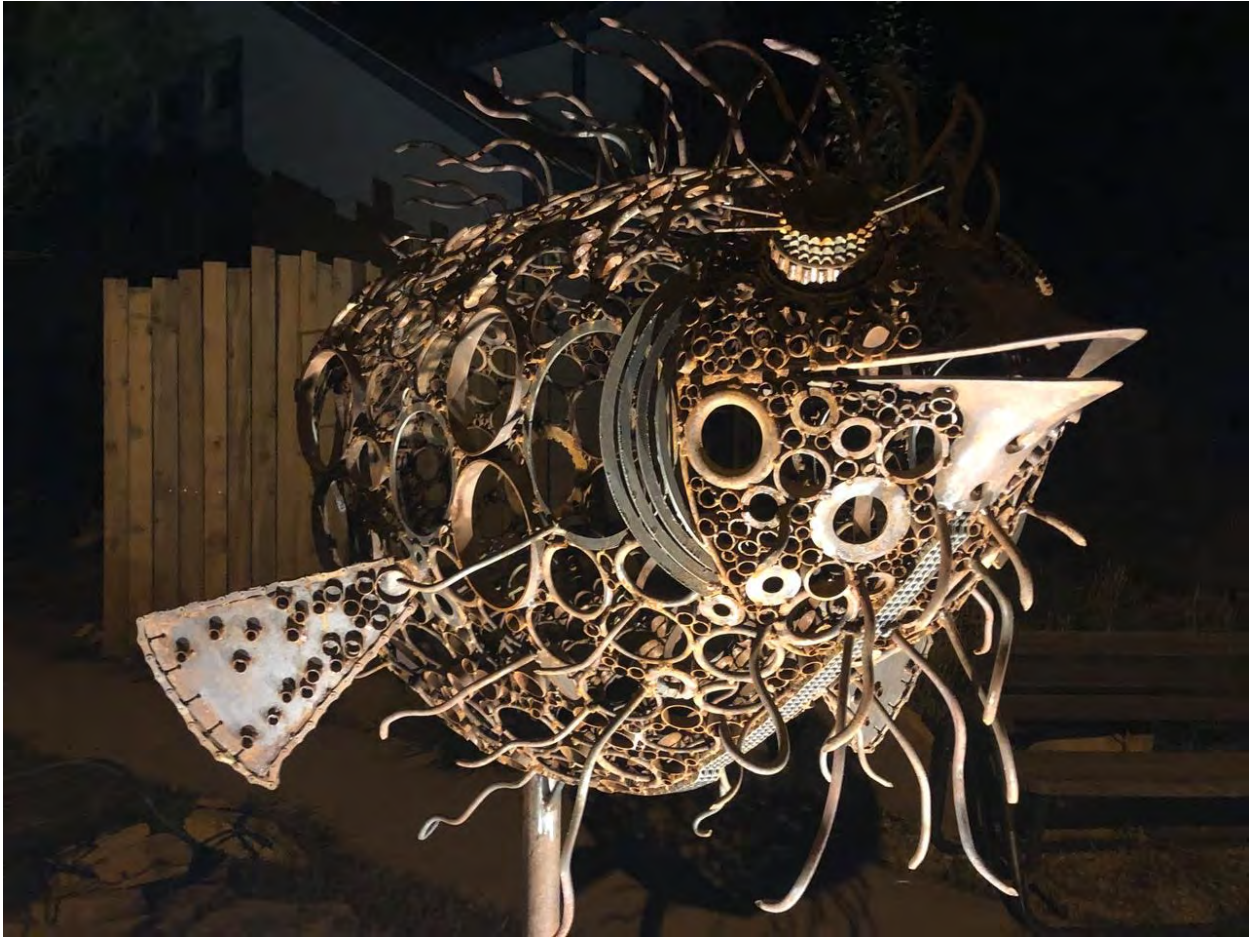
Alex received the Best in Show Award for his art at Durango Autumn Arts Festival, 3rd place for ‘Handmade,’ a public art piece on display in Colorado Springs, and Best in his category at Tempe Festival of the Arts.

Experience Alex’s art at alexbondartwork.com.

Work Samples:



"Unraveling" 50 inch diameter. Steel. On public display in Grand Junction, Colorado. 2021



"Pufferphish," 72 in, 80 in, steel. On public display in City of Loveland, CO. 2020



"Dream Dancer," Steel and Alabaster. Private Sale. 2021



"Our World." 50 inch diameter. On permanent display in Durango, CO. 2022



"Handmade." 38 in by 26 in. On display in Colorado Springs, CO. 2022

Concept Idea:

"The Mancosphere." The Mancos valley represents a mosaic of personalities, cultures, and lifestyles that unite to forge a community that is strong and whole. Mancos is powerful because of the diverse individuals- past, present, and future- that adhere our town into the resilient and unique locale that we call home. As a result, my proposal is to create a four foot diameter steel sphere that stands to honor the quilt-work of character and culture represented by the Mancos valley. The textures of the sculpture will reveal a combination of shrines toward our ranching heritage, Native American cultures, our natural resources, and our artistic and creative cultures. Tractor gears will unite with hand forged leaves and feathers as an ode to the patchwork of identities in our special valley. In the end, locals and visitors will be provoked with a sense of beauty and awe. People will be reminded that, like a perfect sphere, we are powerful and whole because of our diversity and never in spite of it. My proposal is to install the piece at Pioneer Plaza in the West portion of the flower bed. I am open to Cottonwood Park as well depending on your other proposals.

Mock Up:

The digital photo below shows the shape and texture of the piece partially installed at Pioneer Plaza. The sculpture pictured is not the proposed piece as it represents only a single texture.

“The Mancosphere” will exhibit a similar scale, shape, and form (it will be a large, hollow, steel ball similar to the photo).



“Industrosphere,” digitally inlayed into Pioneer Park. “Mancosphere” will be the same size and scale, hollow, and 25% of the texture will be similar to the sprockets you see pictured.



"Industrosphere." 2023



"Industrosphere." 2023

Budget:

Raw Materials: \$3500 (metal is expensive right now!).

Consumables (gas, grinding pads, welding wire): \$400

Installation Costs (concrete, etc.) \$500

Artist Fees: \$1600

*\$6000 is less than I would normally charge for a sculpture of this magnitude. Normally it would go for something like \$12,000. Because I love Mancos and want the legacy of this sculpture being granted to Mancos, I will do it (and go a great job) for \$6,000. If there is any way for \$8,000-\$10,000, it would be very helpful to the overhead costs.

Timeline: Fabrication will begin as soon as notification of award is provided. I will work with you all on your preferred installation date and it will not be beyond spring 2024.



PROFILE

Professional and award winning artist and educator working in mediums of wood, metal, and stone. Creating independently and collaboratively to fabricate safe, durable, unique, interactive and inspiring large scale art installations.

CONTACT

PHONE:
970-403-2947

WEBSITE:
www.turningwild.com.com,
www.alexbondartwork.com

SOCIAL:
[@turningwildstudios](https://www.instagram.com/turningwildstudios)

EMAIL
alexandervinogradovbond@gmail.com

HONORS AND AWARDS

Best of Show, Durango Autumn Arts Festival 2021
Best in Category: Wood, Tempe Festival of the Arts 2021
First Place, Mancos Heavy Metal Sculpture Competition, 2019
Best of Colorado Springs, The Colorado Springs Gazette, 2017
Top 10 Emerging Artists Award, The Coloradoan, 2016

ALEXANDER BOND

PUBLIC ART INSTALLATIONS

'Our World,' Permanent Public Art Installation
City of Durango, CO
2022 Lodgers Tax Award Community Project

'Pufferfish,' Temporary Public Art Installation
City of Loveland, Colorado
TAAP 3D Art on Loan Program, 2022

'Unraveling,' Temporary Public Art Installation
City of Durango,
Colorado Durango Art Brigade, 2022

'Fork in the Road,' Permanent Public Art Installation
Town of Manitou Springs, CO, 2019

EDUCATION

Colorado State University
May 2009

CREATIVE WORK EXPERIENCE

Turning Wild Community Woodworking Studio and School, Mancos, CO
Owner, Creative Director, Educator
2018- present

Mancos School of the West, Mancos, CO
Artist, Educator
2019- present

Artisans Cooperative Gallery, Mancos, CO
Artist, Administrator
2018- present

ZU Gallery and Maker Space, Cortez, CO
Artist
2021

Kathryn (Kay) Salwen

@practiceofhonoring

(203) 770-8980

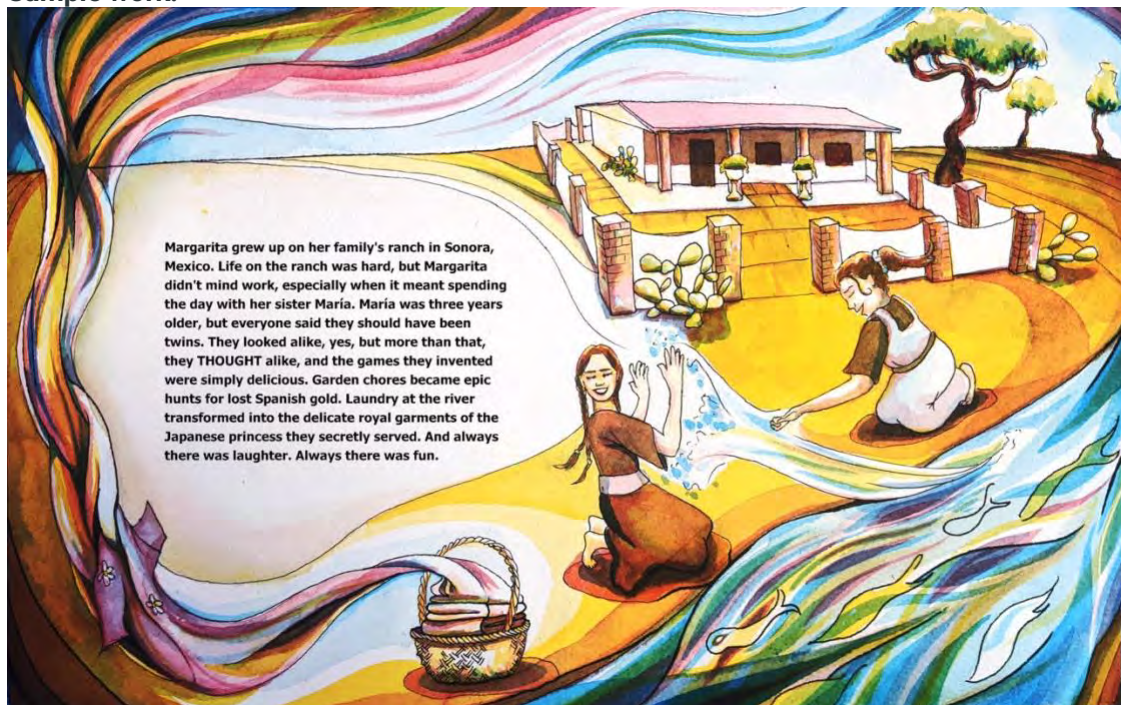
kathryn.salwen@gmail.com

Bio:

I have been creating art since before I could write. I was fortunate enough to study at the School of Visual Arts in NYC, The School of the Museum of Fine Arts in Boston, and UNSW in Sydney, Australia. I have extensive experience in a variety of mediums, everything from printmaking to painting to pottery and wood carving. The most recent projects that I have done in Mancos were a mural for Alex Bond's woodturning studio and an illustrated poem for Lisa Taylor's "Writing for Resilience" project where artists paired with local teens. I have also been fortunate enough to use the painted turtle as a home for my pottery making on and off over the last few years and have recently started doing work at the Mancos Common Press.

I moved to the southwest 10 years ago to work as a wilderness guide at Open Sky Wilderness Therapy. I fell in love and made this land and this community my home. I've been living in Mancos for the last 7 years.

Sample work:





Sample works:

a page from a current solo project I have making a children friendly bird book



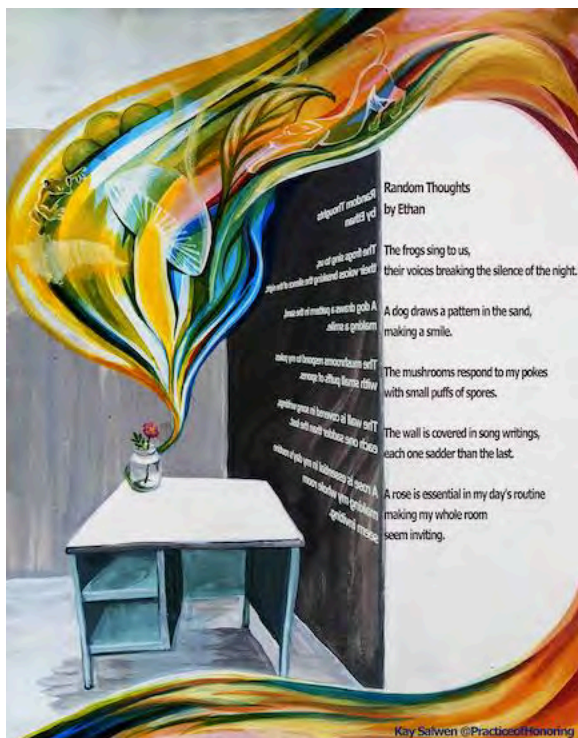
mural from Alex Bond's studio

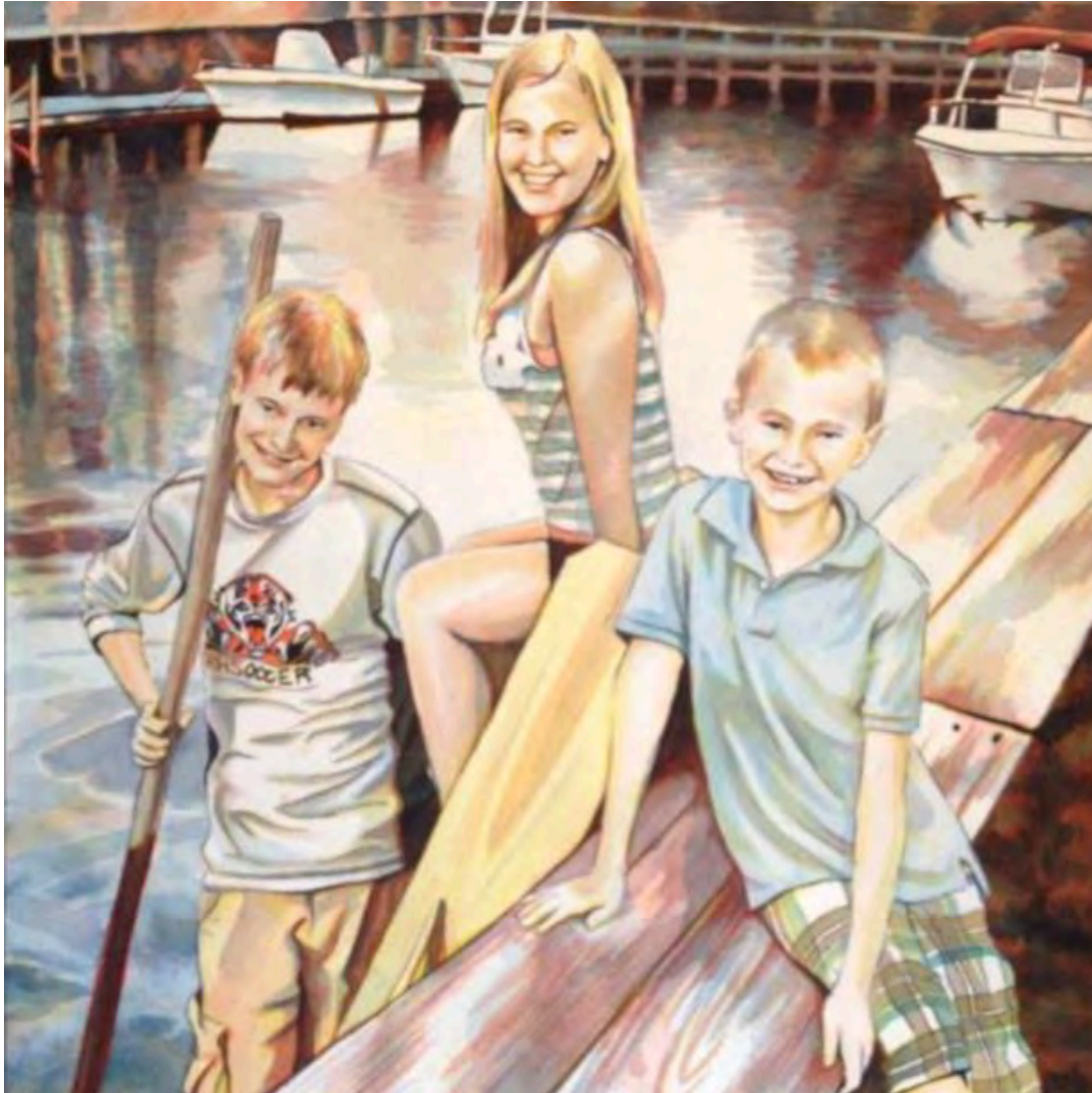


self portrait from 2020



Illustrated poem from Lisa Taylor's "writing for Resilience" project





Proposal

Description:

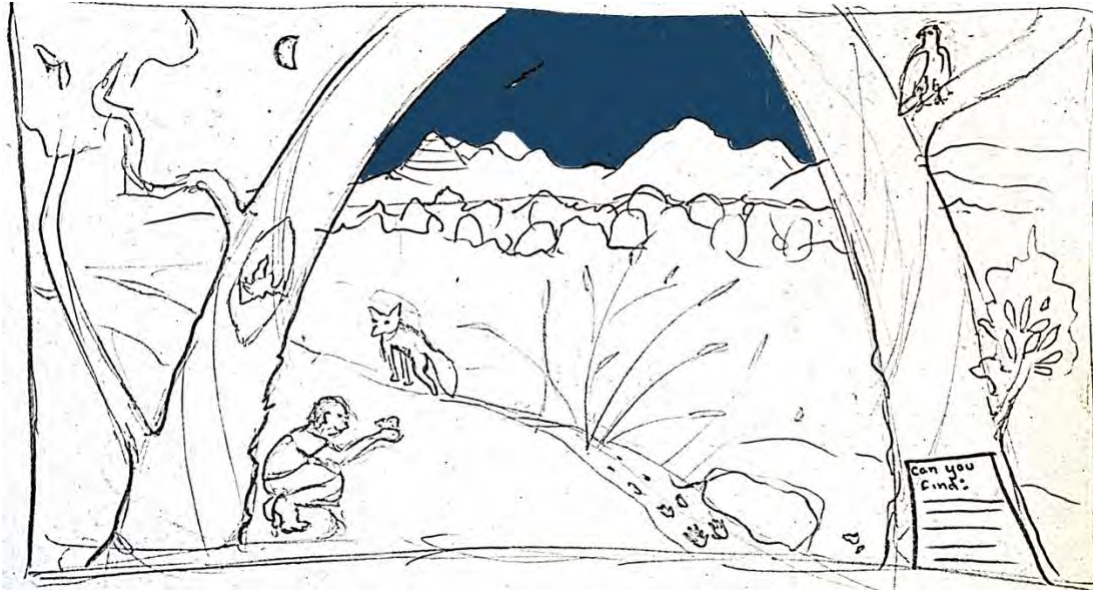
I recently had an elder tell me: we sing about what we need most, and song is prayer. I believe art is similar. In creating art in Mancos, what feels important is honoring what is as well offering vision for how we wish our home to be. In that, this painting it a hope for our children on this land.

My painting pictures two cottonwoods arching above the Mancos river. In the background we see the La Platas. It's dawn. A child happily squats by the river, intently looking at a frog who stares back. A bald eagle looks down, and a coyote glances over their shoulder. There are racoon prints in the mud, a robin's egg on the dirt, and so much more.

From a distance, when the parking lot is full, onlookers will see a beautiful view of our horizon, with Hesperus gleaming in the moonlight. When parents and kids visiting the park go closer, they will spot an interactive list reading "can you find?" which will challenge them to find cottonwood buds, beaver chew, a nuthatch nest, and other hidden natural curiosities.

In this, I hope to both honor the beauty of the Mancos valley, while also welcoming the next generation to be more curious and knowledgeable about this land and all the beings that occupy it.
Location: Rear wall of Town Hall

Sketch:



Budget: \$5500: \$5000 for artist fees, \$500 for materials and equipment
(project could be scaled down to \$4500, although the larger budget would allow for a more detailed end result)

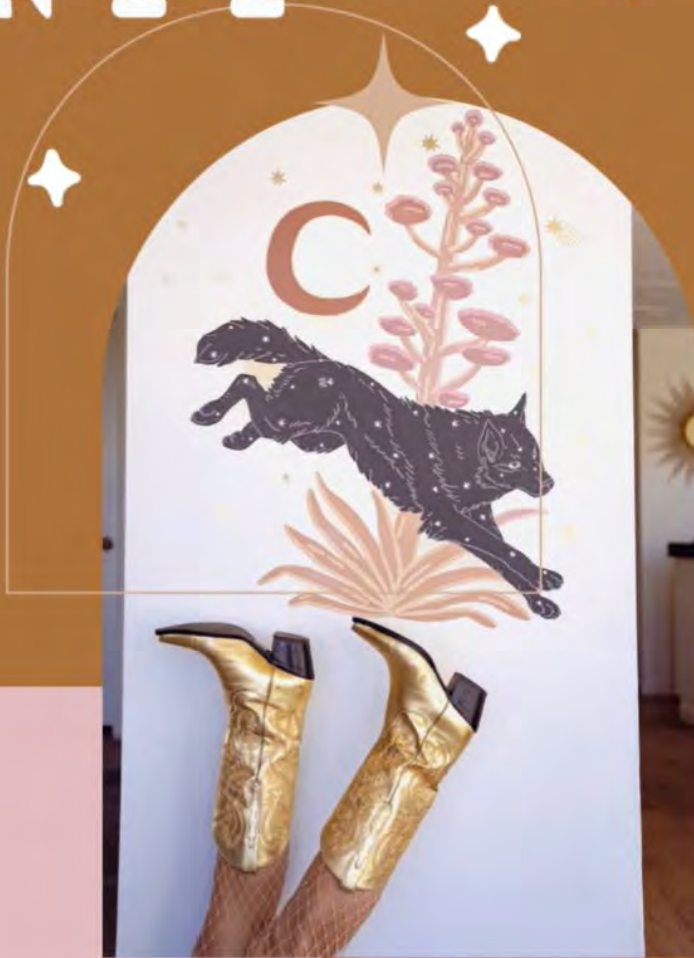
Timeline: Weather dependent: ideally by November 1st, but depending on monsoons and snow, may need an additional month once spring comes to complete it if weather doesn't cooperate.

GHOST PONY

GHOSTPONY.COM
GHOSTPONY@GMAIL.COM

Prepared For :

Mancos Creative
District



RESUME

ASHLEY CHURCH
@GHOSTPONY
858-774-7798

available across the
southwest



MURALS



1. 2019: Sierra Fund
 - Nevada City, CA
2. 2019: Butte Ecological Non Profit
 - Chico, CA
3. 2020: Defenders of Wildlife: Wolf Conservation
 - Durango, CO
4. 2022: Wild Gypsy Motorcycle Tour:
 - Black Hills, SD
5. 2022: Evergreen Clothing
 - Bozeman, MT
6. 2022: Santa Fe Airbnb
 - Santa Fe, NM
7. 2022: People of the Valley
 - Taos, NM
8. 2022: Pacha House
 - Denver, CO
9. 2022: Lightening in a Bottle
 - Taft, CA

- 10. 2022: The Mystic
 - Santa Fe, NM
- 11. 2022: Taos Airbnb
 - Taos, NM
- 12. 2022: Taos Airbnb #2
 - Taos, NM
- 13. 2022: Sedona Airbnb
 - Sedona, AZ
- 14. 2022: Oak Creek Oasis Airbnb
 - Sedona, AZ
- 15. 2023: Liberty Ranch Airbnb
 - Joshua Tree, CA
- 16. 2023: Dusty Rose Airbnb
 - Joshua Tree, CA
- 17. 2023: Pioneertown Ranch Airbnb
 - Pioneertown, CA
- 18. 2023: Palm Oasis Airbnb
 - Palm Springs, CA
- 19. 2023: Abundance Space
 - Scottsdale, AZ



- 20. 2023: Yoga Blessings
 - Sedona, AZ
- 21. 2023: Good Medicine
 - Sedona, AZ
- 22. 2023: Coachella Music Festival
 - Indio, CA
- 23. 2023: Lightening in a Bottle Festival
 - Taft, CA
- 24. 2023: The Mystic
 - Santa Fe, NM
- 25. 2023: Twentynine Palms Airbnb
 - Twentynine Palms, CA
- 26. 2023 *UPCOMING*: Sedona Airbnb
 - Sedona, AZ
- 27. 2023: *UPCOMING*: High Desert Tails
 - Yucca Valley, CA
- 28. 2023: *UPCOMING*: Cowgirl Cabin AirBnb
 - Joshua Tree, CA



LIVE PAINTING



2022:

- Lightening in a Bottle Festival
- Desert Hearts Festival
- Coachella Festival
- Same Same But Different Festival
- Sound Ground Club
- Mishawaka Venue
- Red Rocks Venue
- Meow Wolf
- Nurture Denver
- Kabin Events

2023:

- Lightening in a Bottle Festival
- Coachella Festival
 - UPCOMING:
- Cascade Equinox Festival
- Vortifest Festival
- Arkadia Festival
- Same Same But Different Festival

Walls interested in for Mancos:

1. 138 W Grand Ave. - Pioneer Plaza west. On Google Maps, there appears to be a large blank wall on the exterior
2. 117 Main Street - Town Hall (open to interior or exterior).
3. 275 S. Spruce - Cottonwood Park (was unable to find wall here, but open to location).
4. 530 Angel Way - Mancos Northside Park (was unable to find wall here, but open to location).
5. Any wall in downtown that is smooth and has high visibility). With the intention for a mural to be photographed and shared.



- Accurate pricing depends on size of wall, so unable to provide until then. I charge \$55 - \$65 per square foot plus material and travel expenses.
- Once exact wall is provided with square footage and shape of wall, the design can be more accurate.
- Materials range from \$600 - \$1,500+ depending on if a scissor lift is needed. If a scissor lift isn't necessary, cost are reduced drastically.
- For murals, I stay in my camper trailer. So would need a place/local campground with hookups during project.
- Depending on size, murals range from 1 -4+ weeks typically).
- I typically book out 3 months in advance, in regards to timeline for project(s).

I would do something similar for the Mancos wall(s), but incorporate elements specific to Mancos.



Mancos Elements that could be included:

- Mesa Verde National Park
- Petroglyphs
- Juniper
- Horse Shoe
- Motorcycles
- Western Text on, "welcome to the beautiful Mancos Valley" sign
- Cowboy Hat
- Cowboy Boots
- Local Landscapes
- Local Mountain Ranges
- Local Wildflowers
- Local Wildlife
- Local Recreation Activities
- Native American Patterns



Ashley Church stands in front of her mural at the North Main Laundry, 2980 Main Ave., in Durango. Church said she hopes to show wolves as familiar and, at

DEFENDERS OF
WILDLIFE WOLF
MURAL 2020
DURANGO, CO



STAFF REPORT

To: Honorable Mayor and Board of Trustees
From: Heather Alvarez, Town Administrator
Date: August 23, 2023
Re: 5 Year Capital Plan Update

Recommendation

Adopt the 2025 – 2030 Five Year Capital Plan

Background/Discussion

Each year during budget season, we review and update the 5 year capital plan for the Town of Mancos. Attached is the 2025 – 2030 capital plan for your review and consideration.

If there are items the Board wishes to add or remove, please feel free to do so. This item will then be brought to a future meeting for adoption.

Attachments

2025 – 2030 Five Year Capital Plan

Five Year Capital Improvement Plan

Town of Mancos

2025 - 2030

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Introduction

The intent of this document is to help town staff and elected officials to implement and monitor a five-year capital improvement plan for each department. While projects and priorities can change throughout the year, this document serves as a guide to communicate with each other and the public about the work that the Town of Mancos is planning for the next five years.

The items in this plan are derived from three basic sources. First, projects and initiatives that are priorities of the Board of Trustees, which are gathered from the annual Board of Trustees strategic planning retreats, are included. These projects are community needs and typically reflect either upgrades to public infrastructure or other community-stated priorities. Secondly, items in this work plan originate from staff. Department Heads plan their work for the coming years based on identified needs within their departments. Third, the capital asset inventory conducted by SGM prioritized capital improvement needs for the Town.

This document should be reviewed annually and updated as necessary. Items are prioritized 1 – 5 with 1 being the most important.

Department/Division: Administration, Clerk and Treasurer

Director/Supervisor: Heather Alvarez, Town Administrator, Jamie Higgins, Town Clerk/Treasurer and Mercedes Yanito, Deputy Clerk/Court Clerk

Department Mission: To provide superior customer service and support to the community, the Board, department heads, and commissions.

Departmental Values:

- Public health and safety
- Maintains customer satisfaction (customers are: citizens, staff, and Boards and Committees)

Description	Detail	Priority
Implement Town-Wide Fiber Installation Plan with Consultant	Install infrastructure for town wide wireless internet capacity	1
Continue planning with partners on Path to Mesa Verde Project	Planning phase in process.	5
Town Hall Upgrades	Upgrade HVAC system, repair stucco and downspouts, repair damage from roof leaks, evaluate ceilings for asbestos and remediate, if necessary, upgrade crawlspace to prevent varmint intrusion and monitor humidity levels	3
Wastewater Treatment Plant	Implement changes to ensure WWTP operates as intended and meets all discharge requirements	1
Attainable Housing	Work with state and local organizations to provide housing in town limits	1
Town Limit Expansion	Expand Town limits by development and annexation	3
Hwy 160 Development	Utilize existing Hwy 160 Access Control Plan to develop access, pedestrian crossings, stop lights within town limits with focus on Monte St.	2
Fleet Inventory & Replacement	In conjunction with all departments, implement a fleet maintenance and replacement schedule	1
Alternative Power at Town owned facilities	Research alternative power options at Town Hall, WTP and WWTP	5
Electronic Record Keeping	Hire company to scan and index all Town records	4
Software Upgrades	Facility Reservations	4

- Staff will continue to seek options to increase financial sustainability including applying for grants, exploring new revenue sources, and controlling expenditures.
- Staff will continue to keep the Board of Trustees and the public up to date on projects and programs including: quarterly financial reports, quarterly work plan updates, annual year end reports and bi-weekly status reports.

Department/Division: Community & Economic Development

Director/Supervisor: Jason Armstrong, Community & Economic Development Coordinator

Department Mission: To provide superior customer service and support to the citizens and business community, the Board, department heads, and commissions to make Mancos a place where people want to live, work and play.

Departmental Values:

- Public place-making that encourages the civic engagement, community cohesion and economic development.
- Long-range planning with the community that addresses the future needs of the Town of Mancos.

Description	Detail	Priority
River Trail Easements	Obtain easements along river trail from Boyle Park to Cottonwood Park	5
Vacant Property Development	Work with local stakeholders to infill vacant properties in the commercial downtown district, airport property and “dump” property	4
Attainable Housing	Work with state and local organizations to provide housing in town limits	1
Public Outreach and Engagement	In addition to implementing Communication Plan, assist Department Heads as needed	1
Broadband	Work with Town Administrator to implement broadband within Town limits	1
New Business Recruitment	Collaborate with regional organizations to recruit new businesses	3
Existing Business Support & Expansion	Meet with 5 local businesses each quarter to collaborate on business support and expansion	2
Youth Engagement	Collaborate with Mancos School District to establish a youth liaison to the Board of Trustees	1
Planning & Land Use	In conjunction with Town Administrator and consulting company to review applications and issue building permits	2
Downtown Revitalization	Research and determine feasibility of programs such as Main Street Community certification for downtown revitalization	5
Light Industrial Park	Research and determine feasibility of establishing a light industrial park within town limits to encourage business	2

	relocation, expansion and retention.	
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- Staff will continue to work with Town Administrator and land use consulting company to review application and issue building permits.
- Staff will work with the Town Administrator to enhance the Building Department and its processes.
- Staff will work with Town staff at all levels to increase public outreach and community engagement.
- Staff will continue to work with the State, County, Region 9 Economic Development and other regional partners to find creative solutions that meet community and economic and development goals for the Town
- Staff will continue to attend regular monthly meetings with Chamber, Creative District, Region 9 and Mancos United.

Department/Division: Parks

Director/Supervisor: Terry Jennings, Public Works Director

Department Mission: To provide safe and well-maintained parks and open spaces for families, visitors and the community.

Departmental Values:

- Taking pride
- Being approachable and friendly to public
- Community appreciation
- Hard work
- Community feedback
- A sense of accomplishment
- Great town staff/teamwork

Description	Detail	Priority
Community Center Upgrades	Install new roof and insulation, repair moisture damage and prevent moisture intrusion at south facing wall	3
Boyle Park	Phase 2 upgrades per Parks & Trails Master Plan	1
Mancos Conservancy District River Concept	Utilize river concept plan from MCD to upgrade river location at Mancos School District for better public access	1
Parks Staffing	Research and, if necessary, hire a Parks Manager to allow for increased service demand	2
Skate Park	Begin planning for upgrades based on Master Plan	2

- The Community Center continues to hold events and classes. Staff manages rentals of the space to private parties and groups.
- Continue to seek and apply for grants and other assistance to fund trails creation and maintenance, park improvements, and other initiatives.
- Staff will attend training on parks management and turf/grass maintenance best practices.

Department/Division: Marshal's Office

Director/Supervisor: Justen Goodall, Town Marshal

Department Mission: The Mancos Marshal's Office provides effective and efficient law enforcement and ancillary services to our residents, schools, businesses, and visitors. We recognize the need to partner with all members of our community as we provide for the public's safety and we will always practice the principals of community policing to assist us in this endeavor.

Departmental Values:

- Integrity
- Honesty
- Loyalty
- Consistency
- Problem-solving
- Self-initiation
- Reliability
- Care about the community
- Community-invested
- Excellent communication skill

Description	Detail	Priority
Succession Planning	Develop succession plan for department, identify staff and offer specialized training in FTO, Firearms Instruction, Evidence Technician, etc.	2
Code Enforcement	Conduct staff training and public outreach for code enforcement, including municipal codes, liquor and marijuana, sidewalk and hazard tree cost share program	1
Expand Marshal's Office	Expand Marshal's Office to allow for additional desks, interview room, permanent evidence lockers, expansion of evidence room	1
West Mancos Transmission Redundancy Line	Replace raw water transmission main delivering water from diversion facility to water treatment plant, collaborate with Marshal's Office	2
School Resource Officer	Work with Mancos School District to establish an SRO	1
Staff Additions	Add 1 or two sworn Officers and 1 full time admin(ie: Records/evidence tech)	2
Vehicle Replacement	Replace a vehicle each year for five years	1
Staffing	Increase staffing to meet increased population and service demand, including code enforcement	2
Emergency Operations Center	Research and implement an EOC for Mancos and the east side of Montezuma County if feasible. Being done in conjunction with MMO Expansion.	1

- Marshal will continue to serve on Boards and Commissions such as SWORD, Child Protective Services (CPT), Southwest Colorado Law Enforcement Training Association (SWCLETA), Multi-Disciplinary Teams (MDT), and membership in Colorado Association of Chiefs of Police.

Department/Division: Public Works-Sewer and Water Treatment

Director/Supervisor: Terry Jennings, Public Works Director

Department Mission: To provide safe drinking water and properly disinfected wastewater treatment to keep citizens healthy.

Division/Department Values:

- Knowledge
- Reliable staff
- Friendly customer service
- Recognize when there is a problem
- Ability to make decisions
- Reliable upper management in PW
- Self-starters
- Ethical
- Teamwork
- Transparency

Description	Detail	Priority
Extend Main to Road 42	Extend water main to Road 42 to allow for future annexation, including CDOT Maintenance Facility	1
West Mancos Transmission Redundancy Line	Replace raw water transmission main delivering water from diversion facility to water treatment plant, collaborate with Marshal's Office, research grant funding	1
Jackson Reservoir Transmission Redundancy Line & Related	Replace raw water transmission main delivering water from Jackson Reservoir intake to water treatment plant, research grant funding	3
Replace water mains, valves and service lines	Continue to replace distribution infrastructure per SGM Capital Asset Inventory	1
Hydrant Replacements	Replace 11 hydrants throughout town	2
Equipment Replacement	Budget to replace heavy equipment as necessary	2
Water Plant Filter Media & Pump Upgrades	Upgrade and replace to allow higher daily production capacity when new Treatment Plant is complete	4
Meter Reading Software	Replace all meters and meter reading software in 2025	1
Wastewater Treatment Plant	Implement changes to ensure WWTP operates as intended and meets all discharge requirements	1

- Staff will continue training and certification testing to be fully certified as Class A for WTP and WWTP. This is a minimum five-year project.

Department/Division: Public Works/Streets Division

Director/Supervisor: Terry Jennings, Public Works Director

Department Mission: To maintain a well-flowing sewer collection system and water supply to all system services as well as keeping all roadways passable.

Division/Department Values:

- Knowledge
- Reliable staff
- Friendly customer service
- Recognize when there is a problem
- Ability to make decisions
- Reliable upper management in PW
- Self-starters
- Ethical
- Teamwork
- Transparent

Description	Detail	Priority
Street Paving & Road Maintenance	Develop and implement street paving plan and major grading plan for gravel streets in conjunction with infrastructure improvements	3
Grand Ave. Sidewalk Replacement	Install new sidewalks along both north and south sides of Grand Ave. within Town limits in conjunction with CDOT ADA intersection replacement	2
Replace Existing Mains	Replace water and sewer mains per SGM Capital Asset Inventory	1
Manhole Replacement	Replace manholes per SGM Capital Asset Inventory	2
Video Inspection	Purchase camera system. Conduct video inspection of complete water and wastewater system	1
Public Works Shop Expansion	Expand shop by adding one heated bay and installing doors to allow for equipment maintenance and storage	3
Main Street Update	Replace water and/or sewer mains on Main Street from Hwy 160 to Grand Ave.	2
Mesa St. Upgrades	Run water line to pedestrian bridge, pave Mesa St. for parking lot	1
Equipment Replacement	Replace outdated equipment as needed	2

- Staff will continue to focus on Water Distribution System and Sewer Collection maintenance, including preventive maintenance such as flushing valves and cleaning sewer lines to prevent clogs.

STAFF REPORT

To: Town Administrator, Honorable Mayor and Board of Trustees
From: Jason Armstrong, Community and Economic Development Coordinator
Date: August 16, 2023
Re: Letter of Opposition to Credit Requirements impacting local governments and Region 9 ability to access Federal broadband funding for regional projects.

Recommendation

Authorize the Mayor to sign letter of opposition to be sent to Congressional Representatives (Bennet, Hickenlooper and Bobert).

Background/Discussion

One of the main reasons Region 9 Economic Development was unsuccessful in securing \$65 million in federal NTIA funding was the requirement for a letter of credit for Capital Projects Funding. The letter of credit requirement exists in the next possible round of funding through the Broadband Ready Community Program (BEAD) which is federal pass-thru funding offered by the Colorado Broadband Office (CBO). The CBO also opposes this requirement.

The requirement also impacts smaller, local for-profit Internet Service Providers (ISP) in terms of time, effort, and costs. All this leads to delays in the deployment of broadband to the residents of Mancos and the entire region. The attached letter(s) expands on these details. Region 9 has graciously shared their letter template and asks that local government partners consider submitting their own. Region 9 has submitted their letters to the respective Congressional representatives.

Attachments

Letter of Opposition to Congressional Representatives



August 16, 2023

Honorable John Hickenlooper
329 S Camino Del Rio I
Durango, CO 81303

Subject: Request to Oppose NTIA's Requirement for a Letter of Credit for Broadband Equity Access and Deployment (BEAD) Funding

Dear Senator Hickenlooper,

On behalf of the Town of Mancos Board of Trustees I am writing to seek your support in opposing the current requirement set forth by the National Telecommunications and Information Administration (NTIA) for a letter of credit in relation to the Broadband Equity Access and Deployment funding.

The Colorado Broadband Office (CBO) and Region 9 have expressed opposition to this letter of credit requirement, and the Town of Mancos stands firmly in support of their stance. While we acknowledge the importance of financial safeguards and accountability in the allocation of federal funds, we believe that the insistence on a letter of credit poses significant drawbacks and hinders the efficient distribution of funds for broadband development not only in our region, but in many rural areas. Below are key reasons why we believe this requirement is not conducive to achieving our broadband expansion goals:

1. **Limited Participation:** Article 1, Section 11 of the Colorado constitution states that "Neither the state, nor any county, city, town, township or school district shall lend or pledge the credit or faith thereof, directly or indirectly, in any manner to, or in aid of, any person, company or corporation, public or private, for any amount, or for any purpose whatever; or become responsible for any debt, contract or liability of any person, company or corporation, public or private, in or out of the state." Requiring a letter of credit will keep local governments in the State of Colorado from being able to apply because they will be constitutionally prohibited from complying with the requirements of the grant. Furthermore, requiring a letter of credit may discourage smaller Internet Service Providers (ISPs) and community organizations from participating in the funding program. These entities, often the ones with the most localized knowledge and the deepest commitment to community welfare, might find it challenging to meet the financial prerequisites for obtaining a letter of credit, thereby excluding them from contributing to the expansion efforts.

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2. **Delays in Deployment:** The process of obtaining a letter of credit can be time-consuming and bureaucratic. This additional red tape could lead to delays in the deployment of broadband infrastructure.
 3. **Resource Strain:** Smaller ISPs and community organizations that are eligible to apply for funding will likely face significant financial strain while attempting to secure a letter of credit. These resources could be better allocated to expanding and upgrading broadband infrastructure directly, rather than navigating through credit application processes.
 4. **Higher Costs:** Requiring letters of credit adds an extra layer of cost to the funding process. These expenses, in terms of financial institution fees and interest, could be avoided if alternative, efficient mechanisms were employed for financial oversight.

Mancos and its citizens need to access to funding to solve our middle and last mile broadband needs, a problem that has been widely discussed for several years due to lack of funding opportunities. Insufficient broadband access presents significant challenges to our overall economic development, quality of life for residents, and increases the digital divide for our students. Knowing how the letter of credit requirement adversely affected Region 9's middle mile grant application to the NTIA and expecting similar results for all Colorado governments and consortiums of governments, we respectfully urge you to advocate for the removal of the letter of credit requirement from the Broadband Equity Access and Deployment funding guidelines. We believe that fostering a more inclusive process will better serve the interests of Region 9, Colorado, and other jurisdictions around the country, as well as lead to faster, more efficient broadband expansion.

We appreciate your dedication to all residents of our region and the State. Your support in opposing this requirement will be crucial in bridging the digital divide and ensuring that Colorado can thrive in the digital age.

Sincerely,

Ellen "Queenie" Barz
Mayor

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August 16, 2023

Honorable Lauren Boebert
1713 Longworth House Office Building
Washington DC 20515-0603

Subject: Request to Oppose NTIA's Requirement for a Letter of Credit for Broadband Equity Access and Deployment (BEAD) Funding

Dear Congresswoman Bobert,

On behalf of the Town of Mancos Board of Trustees I am writing to seek your support in opposing the current requirement set forth by the National Telecommunications and Information Administration (NTIA) for a letter of credit in relation to the Broadband Equity Access and Deployment funding.

The Colorado Broadband Office (CBO) and Region 9 have expressed opposition to this letter of credit requirement, and the Town of Mancos stands firmly in support of their stance. While we acknowledge the importance of financial safeguards and accountability in the allocation of federal funds, we believe that the insistence on a letter of credit poses significant drawbacks and hinders the efficient distribution of funds for broadband development not only in our region, but in many rural areas. Below are key reasons why we believe this requirement is not conducive to achieving our broadband expansion goals:

1. **Limited Participation:** Article 1, Section 11 of the Colorado constitution states that "Neither the state, nor any county, city, town, township or school district shall lend or pledge the credit or faith thereof, directly or indirectly, in any manner to, or in aid of, any person, company or corporation, public or private, for any amount, or for any purpose whatever; or become responsible for any debt, contract or liability of any person, company or corporation, public or private, in or out of the state." Requiring a letter of credit will keep local governments in the State of Colorado from being able to apply because they will be constitutionally prohibited from complying with the requirements of the grant. Furthermore, requiring a letter of credit may discourage smaller Internet Service Providers (ISPs) and community organizations from participating in the funding program. These entities, often the ones with the most localized knowledge and the deepest commitment to community welfare, might find it challenging to meet the financial prerequisites for obtaining a letter of credit, thereby excluding them from contributing to the expansion efforts.

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We appreciate your dedication to all residents of our region and the State. Your support in opposing this requirement will be crucial in bridging the digital divide and ensuring that Colorado can thrive in the digital age.

Sincerely,

Ellen "Queenie" Barz
Mayor

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August 16, 2023

Honorable Michael Bennet
Cesar E. Chavez Memorial Building
1244 Speer Boulevard
Denver, CO 80204

Subject: Request to Oppose NTIA's Requirement for a Letter of Credit for Broadband Equity Access and Deployment (BEAD) Funding

Dear Senator Bennet,

On behalf of the Town of Mancos Board of Trustees I am writing to seek your support in opposing the current requirement set forth by the National Telecommunications and Information Administration (NTIA) for a letter of credit in relation to the Broadband Equity Access and Deployment funding.

The Colorado Broadband Office (CBO) and Region 9 have expressed opposition to this letter of credit requirement, and the Town of Mancos stands firmly in support of their stance. While we acknowledge the importance of financial safeguards and accountability in the allocation of federal funds, we believe that the insistence on a letter of credit poses significant drawbacks and hinders the efficient distribution of funds for broadband development not only in our region, but in many rural areas. Below are key reasons why we believe this requirement is not conducive to achieving our broadband expansion goals:

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STAFF REPORT

To: Honorable Mayor and Board of Trustees
From: Heather Alvarez, Town Administrator
Date: August 23, 2023
Re: 2024 Budget Discussion Version 3

Recommendation

None – discussion only

Background/Discussion

We are required by law to present a budget to the public by October 15 of each year. We adopt the budget and mill levy in December of each year for the following year.

At the June 14, 2023, workshop staff presented our proposed projects and capital items for 2024. At the July 12, 2023, workshop staff presented our proposed operating and maintenance budget for 2024.

This budget includes the proposed operating, maintenance and capital budget for 2024. We have also included a summary of each fund and budget notes for your review and feedback.

At this time, all operating funds are balanced.

Please let me know if the Board wishes to add this to the September 13, 2023 workshop for additional discussion.

Attachments

2024 Proposed Budget

2024 Budget Version 3 Notes August

General Fund Operating

\$1,938,900 Revenue
(\$1,894,697) Expenditures
\$ 44,203

General Fund Capital Projects

\$ 843,750 Grant Revenue – Committed
(\$1,125,000) MMO Building
(\$ 70,000) New MMO Vehicle
(\$ 13,000) Body Armor
(\$ 100,000) Mesa Street Paving
(\$ 1,200,000) Boyle Park Renovations
(\$ 150,000) Cottonwood Park River Improvements

(\$1,814,250)

\$2,583,172 estimated beginning fund balance

Conservation Trust Fund Operating

\$16,030 Revenue
(\$15,765) Expenditures
\$ 265

Conservation Trust Fund Capital Projects

NONE – in General Fund

\$49,164 estimated beginning fund balance

Water Fund Operating

\$651,800 Revenue
(\$589,909) Expenditures
\$ 61,891

Water Fund Projects/Capital

\$ 1,219,188 Grant Revenue - Committed
(\$1,219,188) Water Tank Replacement
(\$ 50,000) Raw Water Transmission Line
(\$ 45,000) Extend Utility Line Hwy 184

(\$ 95,000)

\$4,490,885 estimated beginning fund balance

Sewer Fund Operating

\$456,000 Revenue
(\$438,259) Expenditures
\$ 17,741

Sewer Fund Capital

\$ 107,565 Grant Revenue – Committed
(\$ 119,517) Stormwater Master Plan
(\$ 45,000) Extend Utility Line Hwy 184
(\$ 201,000) WWTP Phase 1

(\$257,952)

\$3,281,167 estimated beginning fund balance

2024 Operating Budget Version 3 August 2023

1. Waiting for property tax, mineral lease and severance tax information. Will receive final information 3rd quarter 2023.
2. Includes 5% bonus for staff for 2024 – this is a bonus year.
3. Added Plant Technician in water/sewer.
4. Created new department and department head for Community/Econ Dev.
5. Haven't received Dispatch bill information for 2024.
6. Haven't received CIRSA information for 2024.
7. Haven't received CEBT information for 2024.
8. Will increase plant investment fees when CPI is updated in 3rd quarter 2023.
9. All funds are balanced. This may change as the budget process moves forward.
Estimated revenue low and expenditures high at this point.

2024 General Fund Operating V3											
Account Name	2024 Proposed	2023 Budget	2023 Actual	2022 Budget	2022 Actual	2021 Budget	2021 Actual	2020 Budget	2020 Actual	2019 Budget	2019 Actual
Taxes	\$ 1,570,400	\$ 1,422,680	\$ 838,374	\$ 1,392,650	\$ 1,602,125	\$ 905,619	\$ 1,622,588	\$ 972,391	\$ 1,425,274	\$ 901,172	\$ 1,222,787
Licenses & Permits	\$ 189,500	\$ 187,200	\$ 82,049	\$ 247,200	\$ 197,054	\$ 236,000	\$ 271,309	\$ 223,000	\$ 282,579	\$ 222,210	\$ 268,188
Public Safety	\$ 7,500	\$ 7,500	\$ 1,631	\$ 6,000	\$ 10,018	\$ 18,000	\$ 4,450	\$ 15,500	\$ 11,207	\$ 21,300	\$ 6,348
Miscellaneous Revenue	\$ 855,250	\$ 11,000	\$ 119,579	\$ 462,230	\$ 588,434	\$ 1,269,275	\$ 1,504,535	\$ 1,201,775	\$ 131,957	\$ 1,135,800	\$ 335,094
Parks & Recreation	\$ 3,000	\$ 2,500	\$ 2,044	\$ 1,300	\$ 3,693	\$ 1,000	\$ 2,671	\$ 1,500	\$ 1,771	\$ 700	\$ 2,192
Interfund Transfers	\$ 157,000	\$ 175,000	\$ -	\$ 165,000	\$ -	\$ 216,828	\$ 156,828	\$ 205,660	\$ 205,000	\$ 193,862	\$ 143,862
TOTAL REVENUE	\$ 2,782,650	\$ 1,805,880	\$ 1,043,677	\$ 2,274,380	\$ 2,401,323	\$ 2,646,722	\$ 3,562,381	\$ 2,619,826	\$ 2,057,789	\$ 2,475,044	\$ 1,978,471
Supplies	\$ 2,000	\$ 2,000	\$ -	\$ 2,000	\$ 1,836	\$ 2,000	\$ 822	\$ 2,000	\$ 1,434	\$ 14,600	\$ 14,207
Services	\$ 56,000	\$ 56,200	\$ 43,205	\$ 54,500	\$ 66,126	\$ 94,500	\$ 79,774	\$ 84,500	\$ 153,940	\$ 98,500	\$ 84,703
Legislative	\$ 58,000	\$ 58,200	\$ 43,205	\$ 56,500	\$ 67,962	\$ 96,500	\$ 80,596	\$ 86,500	\$ 155,374	\$ 113,100	\$ 98,911
Supplies	\$ 800	\$ 800	\$ -	\$ 800	\$ 115	\$ 800	\$ 482	\$ 800	\$ 574	\$ 800	\$ 1,147
Services	\$ 19,200	\$ 19,200	\$ 19,227	\$ 15,200	\$ 32,280	\$ 23,200	\$ 15,973	\$ 33,200	\$ 25,747	\$ 62,200	\$ 30,277
Planning & Zoning	\$ 20,000	\$ 20,000	\$ 19,227	\$ 16,000	\$ 32,396	\$ 24,000	\$ 16,455	\$ 34,000	\$ 26,321	\$ 63,000	\$ 31,424
Personnel	\$ 431,811	\$ 625,600	\$ 241,247	\$ 365,838	\$ 423,832	\$ 266,242	\$ 291,644	\$ 251,800	\$ 247,116	\$ 208,995	\$ 226,614
Supplies	\$ 54,775	\$ 58,075	\$ 267,130	\$ 908,495	\$ 547,107	\$ 50,495	\$ 35,353	\$ 53,495	\$ 32,587	\$ 42,195	\$ 148,076
Services	\$ 124,800	\$ 144,100	\$ 118,524	\$ 117,900	\$ 153,907	\$ 88,400	\$ 90,780	\$ 86,600	\$ 98,008	\$ 70,700	\$ 69,979
Capital	\$ -	\$ -	\$ 519	\$ 512,000	\$ 26,656	\$ -	\$ 26,310	\$ -	\$ -	\$ -	\$ 22,251
Administration	\$ 611,386	\$ 827,775	\$ 627,419	\$ 1,904,233	\$ 1,151,502	\$ 405,137	\$ 444,087	\$ 391,895	\$ 377,711	\$ 321,890	\$ 466,920
Personnel	\$ 89,611										
Supplies	\$ 11,675										
Services	\$ 27,300										
Capital	\$ -										
Community & Economic Development	\$ 128,586										
Personnel	\$ 472,495	\$ 437,000	\$ 263,200	\$ 413,500	\$ 427,286	\$ 383,875	\$ 360,995	\$ 380,130	\$ 351,292	\$ 389,450	\$ 319,638
Supplies	\$ 66,775	\$ 55,475	\$ 30,626	\$ 54,475	\$ 39,258	\$ 50,975	\$ 33,736	\$ 54,975	\$ 46,535	\$ 58,275	\$ 43,907
Services	\$ 109,000	\$ 105,500	\$ 82,418	\$ 102,500	\$ 89,325	\$ 107,500	\$ 92,149	\$ 88,000	\$ 102,737	\$ 62,685	\$ 88,075
Capital	\$ 1,208,000	\$ 460,000	\$ 63,222	\$ 245,000	\$ 227,593	\$ -	\$ 308,438	\$ 108,000	\$ 92,697	\$ -	\$ -
Debt Service	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,964	\$ 4,242	\$ 16,964	\$ 21,205	\$ 16,964	\$ 16,964
Public Safety	\$ 1,856,270	\$ 1,057,975	\$ 439,465	\$ 815,475	\$ 783,462	\$ 559,314	\$ 799,560	\$ 648,069	\$ 614,466	\$ 527,374	\$ 468,584

2024 General Fund Operating V3											
Account Name	2024 Proposed	2023 Budget	2023 Actual	2022 Budget	2022 Actual	2021 Budget	2021 Actual	2020 Budget	2020 Actual	2019 Budget	2019 Actual
Personnel	\$ 268,140	\$ 251,816	\$ 126,456	\$ 240,000	\$ 214,788	\$ 168,965	\$ 195,464	\$ 164,600	\$ 146,207	\$ 165,062	\$ 144,193
Supplies	\$ 24,275	\$ 25,775	\$ 8,773	\$ 22,975	\$ 20,668	\$ 16,400	\$ 17,805	\$ 15,200	\$ 12,018	\$ 9,383	\$ 14,344
Public Works Administration	\$ 292,415	\$ 277,591	\$ 135,229	\$ 262,975	\$ 235,455	\$ 185,365	\$ 213,269	\$ 179,800	\$ 158,225	\$ 174,445	\$ 158,538
Supplies	\$ 77,000	\$ 83,000	\$ 51,969	\$ 78,900	\$ 70,402	\$ 57,400	\$ 62,194	\$ 89,100	\$ 48,069	\$ 44,700	\$ 55,140
Services	\$ 3,000	\$ 3,000	\$ 3,838	\$ 3,100	\$ 773	\$ 3,100	\$ 5,587	\$ 3,100	\$ 1,217	\$ 3,500	\$ 1,415
Capital	\$ 100,000	\$ 98,000	\$ 58,773	\$ 150,000	\$ 282,987	\$ 1,550,000	\$ 1,655,056	\$ 1,380,000	\$ 19,620	\$ 1,550,000	\$ 175,640
Debt Service	\$ 29,000	\$ -	\$ 13,453	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Streets	\$ 180,000	\$ 184,000	\$ 128,033	\$ 232,000	\$ 354,163	\$ 1,610,500	\$ 1,722,837	\$ 1,472,200	\$ 68,906	\$ 1,598,200	\$ 232,195
Personnel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 65,677	\$ 4,181
Supplies	\$ 42,375	\$ 39,975	\$ 15,761	\$ 26,475	\$ 26,819	\$ 25,975	\$ 19,682	\$ 25,475	\$ 27,616	\$ 32,525	\$ 30,563
Services	\$ 13,665	\$ 14,165	\$ 3,750	\$ 14,165	\$ 12,145	\$ 14,165	\$ 12,087	\$ 10,665	\$ 14,320	\$ 9,815	\$ 8,365
Capital	\$ 1,350,000	\$ -	\$ 5,389	\$ -	\$ 30,690	\$ 40,000	\$ 4,076	\$ 40,000	\$ -	\$ 65,000	\$ 123,027
Debt Service	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,200	\$ 2,603	\$ 5,200	\$ 6,499	\$ 5,200	\$ 5,199
Parks & Recreation	\$ 1,406,040	\$ 54,140	\$ 24,900	\$ 40,640	\$ 69,655	\$ 85,340	\$ 38,448	\$ 81,340	\$ 48,435	\$ 178,217	\$ 171,336
TOTAL EXPENDITURES	\$ 4,552,697	\$ 2,479,681	\$ 1,417,478	\$ 3,327,823	\$ 2,694,595	\$ 2,966,156	\$ 3,315,252	\$ 2,893,804	\$ 1,449,438	\$ 2,976,226	\$ 1,627,906
REVENUE - EXPENDITURES	\$ (1,770,047)	\$ (673,801)	\$ (373,802)	\$ (1,053,443)	\$ (293,272)	\$ (319,434)	\$ 247,129	\$ (273,978)	\$ 608,351	\$ (501,182)	\$ 350,565
	2024	2023	2023	2022	2022	2021	2021	2020	2020	2019	2019
Beginning Fund Balance	\$ 2,025,172	\$ 2,698,973	\$ 2,698,973	\$ 2,990,983	\$ 2,990,983	\$ 2,743,854	\$ 2,743,854	\$ 2,135,503	\$ 2,135,503	\$ 1,764,723	\$ 1,764,723
Revenue - Expenditures	\$ (1,770,047)	\$ (673,801)	\$ (373,802)	\$ (1,053,443)	\$ (293,272)	\$ (319,434)	\$ 247,129	\$ (273,978)	\$ 608,351	\$ (501,182)	\$ 350,565
Ending Fund Balance	\$ 255,125	\$ 2,025,172	\$ 2,325,171	\$ 1,937,540	\$ 2,697,711	\$ 2,424,420	\$ 2,990,983	\$ 1,861,525	\$ 2,743,854	\$ 1,263,541	\$ 2,115,288
	Proposed	Budget	Unaudited	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual

2024 CTF Operating V3											
Account Name	2024 Budget	2023 Budget	2023 Actual	2022 Budget	2022 Actual	2021 Budget	2021 Actual	2020 Budget	2020 Actual	2019 Budget	2019 Actual
Revenue	\$ 16,030	\$ 15,030	\$ 9,081	\$ 15,030	\$ 19,684	\$ 15,230	\$ 12,918	\$ 13,230	\$ 14,696	\$ 13,230	\$ 16,184
Personnel	\$ 10,765	\$ 9,700	\$ 8,516	\$ -	\$ 7,215	\$ 10,120	\$ -	\$ 10,795	\$ -	\$ 10,795	\$ 5,319
Supplies	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ 4,066	\$ 5,000	\$ 5,574	\$ 5,000	\$ 3,412	\$ 7,000	\$ 3,969
Capital	\$ -	\$ -	\$ 2,622	\$ 33,000	\$ -	\$ 10,000	\$ 7,443	\$ -	\$ 6,625	\$ -	\$ -
Expenditures	\$ 15,765	\$ 14,700	\$ 11,138	\$ 38,000	\$ 11,280	\$ 25,120	\$ 13,017	\$ 15,795	\$ 10,037	\$ 17,795	\$ 9,289
REVENUE - EXPENDITURES	\$ 265	\$ 330	\$ (2,058)	\$ (22,970)	\$ 8,404	\$ (9,890)	\$ (98)	\$ (2,565)	\$ 4,659	\$ (4,565)	\$ 6,896
	2024	2023	2023	2022	2022	2021	2021	2020	2020	2019	2019
Beginning Fund Balance	\$ 49,164	\$ 48,834	\$ 48,834	\$ 40,430	\$ 40,430	\$ 40,528	\$ 40,528	\$ 35,870	\$ 35,870	\$ 28,974	\$ 28,974
Revenue - Expenditures	\$ 265	\$ 330	\$ (2,058)	\$ (22,970)	\$ 8,404	\$ (9,890)	\$ (98)	\$ (2,565)	\$ 4,659	\$ (4,565)	\$ 6,896
Ending Fund Balance	\$ 48,899	\$ 49,164	\$ 46,776	\$ 17,460	\$ 48,834	\$ 30,638	\$ 40,430	\$ 33,305	\$ 40,528	\$ 24,409	\$ 35,870
	Projected	Budget	Unaudited	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual

2024 Water Fund Operating V3											
Account Name	2024 Proposed	2023 Budget	2023 Actual	2022 Budget	2022 Actual	2021 Budget	2021 Actual	2020		2019 Budget	2019 Actual
								Budget	2020 Actual		
Revenue	\$ 1,870,988	\$ 1,907,316	\$ 773,623	\$ 1,646,300	\$ 1,272,494	\$ 1,676,423	\$ 812,149	\$ 438,126	\$ 467,108	\$ 590,610	\$ 502,828
Personnel	\$ 116,944	\$ 94,204	\$ 52,715	\$ 87,700	\$ 92,636	\$ 86,923	\$ 104,554	\$ 87,168	\$ 82,048	\$ 95,150	\$ 82,721
Supplies	\$ 9,405	\$ 14,305	\$ 3,212	\$ 6,105	\$ 8,957	\$ 6,775	\$ 7,439	\$ 6,775	\$ 7,997	\$ 6,775	\$ 3,869
Services	\$ 83,110	\$ 78,500	\$ 68,801	\$ 84,500	\$ 58,548	\$ 73,400	\$ 58,255	\$ 66,700	\$ 57,793	\$ 53,900	\$ 59,572
Interfund Transfer	\$ 82,000	\$ 100,000	\$ -	\$ 105,000	\$ -	\$ 156,828	\$ 156,828	\$ 155,660	\$ 155,000	\$ 143,862	\$ 143,862
Debt Service	\$ 211,000	\$ 86,980	\$ 42,523	\$ 23,716	\$ 200,053	\$ 23,716	\$ 156,312	\$ 23,716	\$ 148,471	\$ 23,716	\$ 135,374
Capital	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 90,000	\$ -	\$ 60,000	\$ -	\$ 1,000,000	\$ 27,940
Water Administration	\$ 502,459	\$ 373,989	\$ 167,252	\$ 307,021	\$ 360,193	\$ 437,642	\$ 483,389	\$ 400,019	\$ 451,308	\$ 1,323,403	\$ 453,337
Supplies	\$ 47,700	\$ 47,700	\$ 31,177	\$ 40,200	\$ 68,384	\$ 45,200	\$ 49,373	\$ 45,200	\$ 34,535	\$ 37,600	\$ 50,496
Services	\$ 2,000	\$ 1,000	\$ 1,728	\$ 1,000	\$ 1,773	\$ 1,000	\$ 1,611	\$ 1,000	\$ 455	\$ 1,000	\$ -
Capital	\$ 1,219,188	\$ 1,410,816	\$ 66,242	\$ 1,200,000	\$ 2,098	\$ 1,780,000	\$ -	\$ -	\$ -	\$ -	\$ -
Water Plant	\$ 1,268,888	\$ 1,459,516	\$ 99,147	\$ 1,241,200	\$ 72,255	\$ 1,826,200	\$ 50,984	\$ 46,200	\$ 34,990	\$ 38,600	\$ 50,496
Supplies	\$ 31,250	\$ 23,550	\$ 20,599	\$ 18,350	\$ 28,663	\$ 18,300	\$ 16,328	\$ 15,300	\$ 21,711	\$ 15,300	\$ 11,452
Services	\$ 6,500	\$ 6,500	\$ -	\$ 6,500	\$ 6,496	\$ 6,500	\$ 4,942	\$ 6,500	\$ 10,614	\$ 2,500	\$ 1,633
Capital	\$ 95,000	\$ 95,000	\$ -	\$ 90,000	\$ -	\$ -	\$ -	\$ 26,500	\$ -	\$ 210,000	\$ 2,346
Water Distribution	\$ 132,750	\$ 125,050	\$ 20,599	\$ 114,850	\$ 35,159	\$ 24,800	\$ 21,271	\$ 48,300	\$ 32,325	\$ 227,800	\$ 28,516
WATER EXPENDITURES	\$ 1,904,097	\$ 1,958,555	\$ 286,997	\$ 1,663,071	\$ 467,607	\$ 2,288,642	\$ 555,644	\$ 494,519	\$ 518,623	\$ 1,589,803	\$ 532,349
REVENUE - EXPENDITURES	\$ (33,109)	\$ (51,239)	\$ 486,626	\$ (16,771)	\$ 804,886	\$ (612,219)	\$ 256,505	\$ (56,393)	\$ (51,516)	\$ (999,193)	\$ (29,522)
	2024	2023	2023	2022	2022	2021	2021	2020	2020	2019	2019
Beginning Fund Balance	\$ 2,985,069	\$ 3,036,308	\$ 3,036,308	\$ 2,231,412	\$ 2,231,412	\$ 1,974,907	\$1,974,907	\$2,026,422	\$2,026,422	\$ 2,042,859	\$ 2,042,859
Revenue - Expenditures	\$ (33,109)	\$ (51,239)	\$ 486,626	\$ (16,771)	\$ 804,886	\$ (612,219)	\$ 256,505	\$ (56,393)	\$ (51,516)	\$ (999,193)	\$ (29,522)
Ending Fund Balance	\$ 2,951,960	\$ 2,985,069	\$ 3,522,934	\$ 2,214,641	\$ 3,036,298	\$ 1,362,688	\$2,231,412	\$1,970,029	\$1,974,907	\$ 1,043,666	\$ 2,013,337
	Proposed	Budget	Unaudited	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual

2024 Sewer Fund Operating V3											
Account Name	2023		2022		2021		2020		2019 Budget	2019 Actual	
	2024 Proposed	Budget	2023 Actual	Budget	2022 Actual	Budget	2021 Actual	Budget			2020 Actual
Revenue	\$ 563,565	\$ 421,000	\$ 274,331	\$ 360,800	\$ 1,409,361	\$ 314,746	\$ 324,087	\$ 314,626	\$ 270,665	\$ 310,286	\$ 321,981
Personnel	\$ 116,944	\$ 94,204	\$ 52,433	\$ 87,700	\$ 92,636	\$ 86,923	\$ 104,552	\$ 87,168	\$ 82,048	\$ 95,150	\$ 82,752
Supplies	\$ 9,405	\$ 7,305	\$ 3,679	\$ 7,305	\$ 3,963	\$ 8,475	\$ 1,284	\$ 7,175	\$ 6,035	\$ 7,175	\$ 5,209
Services	\$ 164,627	\$ 44,410	\$ 35,368	\$ 42,910	\$ 32,833	\$ 29,410	\$ 31,469	\$ 26,710	\$ 66,163	\$ 68,210	\$ 62,909
Interfund Transfer	\$ 75,000	\$ 75,000	\$ -	\$ 60,000	\$ -	\$ 60,000	\$ -	\$ 50,000	\$ 50,000	\$ 50,000	\$ -
Debt Service	\$ 53,000	\$ 53,000	\$ 27,487	\$ 53,000	\$ 201,262	\$ 53,000	\$ 200,038	\$ 53,000	\$ 201,138	\$ 53,000	\$ 199,914
Capital	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 52,898	\$ -	\$ 66	\$ -	\$ -
Sewer Administration	\$ 418,976	\$ 273,919	\$ 118,967	\$ 250,915	\$ 330,694	\$ 237,808	\$ 390,241	\$ 224,053	\$ 405,450	\$ 273,535	\$ 350,784
Supplies	\$ 119,300	\$ 106,300	\$ 75,407	\$ 75,500	\$ 115,746	\$ 69,500	\$ 92,487	\$ 71,500	\$ 121,403	\$ 70,850	\$ 69,068
Services	\$ 10,000	\$ 10,000	\$ 13,463	\$ 4,000	\$ 8,229	\$ 4,000	\$ 16,205	\$ 4,000	\$ 19,497	\$ 4,000	\$ 4,881
Capital	\$ 201,000	\$ -	\$ 20,856	\$ -	\$ 4,071	\$ 20,000	\$ -	\$ 11,000	\$ -	\$ -	\$ -
Sewer Plant	\$ 330,300	\$ 116,300	\$ 109,726	\$ 79,500	\$ 128,045	\$ 93,500	\$ 108,692	\$ 86,500	\$ 140,900	\$ 74,850	\$ 73,949
Supplies	\$ 5,000	\$ 5,000	\$ 8,267	\$ 5,000	\$ 2,467	\$ 8,000	\$ 16,232	\$ 4,000	\$ 1,257	\$ 4,000	\$ 2,319
Services	\$ 3,500	\$ 3,500	\$ 1,733	\$ 3,500	\$ 5,809	\$ 3,500	\$ 5,977	\$ 3,500	\$ 1,356	\$ 2,000	\$ 50
Capital	\$ 45,000	\$ 105,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,500	\$ -	\$ -	\$ 2,346
Sewer Collection	\$ 53,500	\$ 8,500	\$ 10,000	\$ 8,500	\$ 8,276	\$ 11,500	\$ 22,210	\$ 7,500	\$ 2,612	\$ 6,000	\$ 2,369
SEWER EXPENDITURES	\$ 802,776	\$ 398,719	\$ 238,692	\$ 338,915	\$ 467,014	\$ 342,808	\$ 521,143	\$ 318,053	\$ 548,962	\$ 354,385	\$ 427,102
REVENUE - EXPENDITURES	\$ (239,211)	\$ 22,281	\$ 35,639	\$ 21,885	\$ 942,347	\$ (28,062)	\$ (197,056)	\$ (3,427)	\$ (278,297)	\$ (44,099)	\$ (105,121)
	2024	2023	2023	2022	2022	2021	2021	2020	2020	2019	2019
Beginning Fund Balance	\$ 3,281,167	\$3,258,886	\$ 3,258,886	\$2,316,540	\$ 2,316,540	\$2,513,596	\$ 2,513,596	\$2,791,893	\$ 2,791,893	\$ 2,897,014	\$ 2,897,014
Revenue - Expenditures	\$ (239,211)	\$ 22,281	\$ 35,639	\$ 21,885	\$ 942,347	\$ (28,062)	\$ (197,056)	\$ (3,427)	\$ (278,297)	\$ (44,099)	\$ (105,121)
Ending Fund Balance	\$ 3,041,957	\$3,281,167	\$ 3,294,525	\$2,338,425	\$ 3,258,886	\$2,485,534	\$ 2,316,540	\$2,788,466	\$ 2,513,596	\$ 2,852,915	\$ 2,791,893
	Proposed	Budget	Unaudited	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual

2024 Capital Improvements Budget

Items that have a useful life of 5 years or more and cost \$5,000 or more

Project	2024	Priority	Fund Source	Dept
Conservation Trust Fund				
Boyle Park Remodel	1,200,000	1	CTF	
Cottonwood Park Improvements	150,000	1	CTF	
Annual Totals	1,350,000			
General Fund				
New Building Remodel (2)	1,125,000	1	C-GF	Public Safety
New Vehicle	70,000	1	C-GF	Public Safety
Body Armor	13,000	1	C-GF	Public Safety
Mesa Street Paving	100,000	3	C-GF	Streets
Annual Totals	1,308,000			
Enterprise Fund				
Stormwater Master Plan	119,517	1	C-Ent	Sewer
Water Tank Replacement (1)	1,219,188	1	C-Ent	Water
Extend Utility Line Hwy 184	90,000	2	C-Ent	Water/Sewer
WWTP Phase 1	201,000	1	C-Ent	Sewer
Raw Water Transmission Line	50,000	3	C-Ent	Water
Annual Totals	1,679,705			
TOTAL-All Departments	4,337,705			
CTF: Conservation Trust Fund	1,350,000			
C-GF: Capital Fund-General Fund	1,308,000			
C-Ent: Capital Fund-Enterprise Fund	1,679,705			

2024 Projects List						
Items highlighted in yellow are capital projects NOT included in the budget						
<u>Item</u>	<u>GL#</u>	<u>Status</u>	<u>Department/Division</u>	<u>Est. Cost 2024</u>	<u>Fund</u>	<u>Notes</u>
Boyle Park Remodel	2040700		Parks	\$ 1,200,000	CTF	Does not include grant funding
Cottonwood Park River Improvemets	2040700		Parks	\$ 150,000	CTF	Replaced skate park upgrades
			Total CTF	\$ 1,350,000		
Hazardous tree program/street trees	1044228		Admin	\$ 5,000	GF	
Town Beautification	1044205		Admin	\$ 6,000	GF	Flowers
Town Beautification	1044205		Admin	\$ 3,000	GF	Public Art
Town Hall Deep Clean/Paint	1044299		Admin	\$ 5,000	GF	When MMO moves to new bldg
Computer Replacement	1044242		Admin	\$ 5,000	GF	Per equipment replacement schedule
Mancos Valley Chamber/Mancos Creative District	1041350		Legislative	\$ 6,500	GF	Update 3rd Quarter
Boyle Park Porta Johns	1065300		Parks	\$ 3,000	GF	
Weed Control	1065300		Parks and Rec	\$ 10,000	GF	\$6,500 Bee Happy/\$3,500 Advantage Klawn
Town-wide Cleanup	1060291		Streets	\$ 15,000	GF	2x per year, yard waste 1 x/month May - Sept
Sidewalk Cost Share	1061232		Streets	\$ 5,000	GF	
Hazardous tree program/street trees	1044228		Admin	\$ 5,000	GF	
Affordable Housing Infrastructure/Land Banking	1044700		Admin	TBD	GF	Placeholder - grants avail 2023
Mesa St. Paving	1061700		Streets	\$ 100,000	GF	After MCP construction
New Building Remodel	1054700		Public Safety	\$ 1,125,000	GF	Does not include grant funding
Body Armor	1054235		Public Safety	\$ 13,000	GF	
New MMO Vehicle	1054700		Public Safety	\$ 70,000	GF	per equipment replacement schedule
Agency Contributions	1041345		Legislative	\$ 15,000	GF	Increased per 5/24 workshop
			Total GF	\$ 1,391,500		
Water Tank Replacement	5173700		Water	\$ 1,219,188	Ent	Grant Funded
Raw Water Transmission Line	5174700		Water	\$ 50,000	Ent	Per SGM EOPC - Engineering Only
WWTP Phase 1	5277700		Sewer	\$ 201,000	Ent	Design/Permitting/Engineering Only
Intern Share with Mancos Conservation Dist.	5171340/5276340		Water/Sewer	\$30,000	Ent	Intern split between water and sewer
Extend Utility Line Hwy 184	Split		Water/Sewer	\$ 90,000	Ent	
Stormwater Master Plan	5276340		Water/Sewer	\$ 119,517	Ent	Grant Funded
			Total Ent	\$ 1,709,705		

STAFF REPORT

To: Honorable Mayor and Board of Trustees
From: Heather Alvarez, Town Administrator
Date: August 23, 2023
Re: SWORD Appointment

Recommendation

Appoint Town Administrator Heather Alvarez as the Town of Mancos representative to the SouthWest Opioid Response District (SWORD)

Background/Discussion

SWORD is the group of governments in the Region 9 district that is responsible for receiving and utilizing funding received from the opioid settlements in Colorado.

Marshal Justen Goodall is our current representative on the SWORD. I will be assuming this responsibility through May 2024.

I respectfully request the Board officially appoint me to this position.

I did attend the August meeting. At this time, they are finalizing the feasibility study to determine the best use of funding received for our region.

Attachments

None

STAFF REPORT

To: Honorable Mayor and Board of Trustees
From: Heather Alvarez, Town Administrator
Date: August 23, 2023
Re: Comprehensive Plan Chapter 10 and Appendix

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, 3, 4, 5, 6, 7, 8 and 9. Any changes will be included in the final draft.

Attached are Chapter 10 and the appendix 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 Chapter 10 and Appendix

Future Land Use



Town of Mancos



1 inch = 250 feet

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The Future Land Use Plan represents the preferred scenario for the future physical growth of Mancos. Input gathered from the community through surveys, interviews and public workshops, as well as existing conditions on the ground, provide the framework for the Preferred Future Land Use Scenario. The goals, objectives and recommended actions of the Future Land Use Plan are consistent with the goals and objectives outlined throughout the Comprehensive Plan. The Intent of the Future Land Use Plan is to guide future development in a direction that will maintain Mancos' unique character and enrich the residents' quality of life while meeting the needs of the projected populations.

In 2021, the Town engaged the community in the Mancos Visioning process. There were two sessions held in person and a survey was carried out with a total of 247 responses. The results are available on the Town of Mancos website. A vast majority of respondents (83%) listed the small-town atmosphere as the main reason they choose to live in Mancos, with the scenery/ surroundings (75%) and the surrounding natural environment (73%) rounding out the top three. Overall, the process was appreciated by the community and provided the elected officials and staff with critical information about preferences for services and growth in the Town over the next five to ten years. The results of this process will inform the current and future land use decisions made by the Town.

10.1 Zoning Districts

Zoning is the most common tool used by local governments to prescribe the allowable development on parcels of land. There are several types of zoning practices in current planning, however the most common and familiar type is the Euclidean zoning (or traditional zoning). Generally, when a community adopts a zoning ordinance, they are dividing a geographic area into zones or districts, which each have a unique set of standards for land uses and development regulations balancing the general health, safety, and welfare of the public with private property owners' rights to use their land to their best interest.

Mancos' Land Use Code consists of specific land use regulations for each zone district in order to minimize conflicts between uses, to encourage the construction of buildings that are consistent in function with the primary uses of each zone.

Residential Districts

Single Family Residential, Single Family Residential Medium Density, Agricultural/Residential, Agriculture Residential Cluster, Multi-Family Residential and Multi Family Residential Medium Density districts are intended to provide a balance of housing opportunities that reflect diverse economic levels and the varying and evolving housing preferences of different life stages. Planned Unit Development is also allowable for residential areas.

- *Single Family Residential (SFR-1)*. The Single-Family Residential District is designed primarily to accommodate single-family uses. It is intended for application in areas already developed with similarly sized lots and density and areas designated single family on the future development plan map in the comprehensive plan. A single-family detached dwelling is not attached to any other dwelling by any means.

- *Single Family Residential Medium Density (SFR-2)*. The Single Family Residential Medium Density District (mixed residential) is designed to accommodate single family structures on small lots to support a compact, walkable development pattern. It is intended for use adjacent to downtown Mancos and can also be used as a transition from multifamily development to larger lot single-family residential development. SFR-2 allows for an attached dwelling of two or more dwelling units on a single lot (duplex, triplex or quadraplex or townhome), each of which is occupied by only one family and has an individual entrance, with common walls between the units.
- *Agricultural-Residential (AR)*: The Agriculture Residential District is designed primarily to accommodate agricultural uses and single-family development on lots of five acres or more. It is intended for application as temporary zoning following annexation but prior to final subdivision approval. In addition to a variety of commercial activities as a use by right, the standards of this district are designed to provide and retain certain lands for low density residential development in agricultural areas.
- *Agriculture Residential Cluster (AR-C)*. The Agriculture Residential Cluster District is designed to accommodate clustered residential uses in areas that are shared with active agricultural uses, important natural areas, environmentally sensitive areas, and areas where clustered development would be beneficial to preserve the existing rural character.
- *Multi-Family Residential (MFR-1)*. The Multi-Family Residential district allows dwelling types where multiple separate housing units for residential inhabitants are contained within one building or several buildings within one complex.
- *Multi-Family Residential Medium Density (MFR-2)*. This district is designed primarily to accommodate multifamily uses on smaller lots than SFR-1 or MFR-1 in more compact and walkable settings. It is intended for application to areas already developed with multifamily structures at a similar density and areas designated multifamily on the future development plan map in the comprehensive plan.
- *Planned Unit Development (PUD)*. The Planned Unit Development District is designed to provide flexibility in the siting of structures to avoid or mitigate any hazardous areas, historic and prehistoric sites; to take advantage of the site's unique, natural resource or scenic features; and to preserve open spaces.

Commercial Districts

Any community must be able to support multiple businesses in order to thrive. Business zoning, also known as commercial zoning, states precisely whether or not businesses can operate in any given area. Commercial lands allow for the development of businesses that can provide employment opportunities as well as goods and services for the Mancos community, its visitors, and the eastern end of Montezuma County. Commercial district areas also provide a suitable location for business activities that can be incompatible with traditional residential neighborhoods. Heavy traffic as well as the high levels of electric and sewage use required by commercial developments may be unattractive to homeowners. In Mancos, there are multiple commercial districts intended to serve a variety of different types of businesses that includes Downtown Mixed-Use, Corridor Mixed-Use, Commercial, and Light Industrial zones.

- *Downtown Mixed-Use (DMU)*. Mixed-use zoning permits a complementary mix of residential, commercial, and/or industrial uses in a single district. The Downtown Mixed-Use District is designed for application to Downtown Mancos to allow a vibrant mix of commercial, retail, office, light industrial, and residential uses that allow residents and visitors to enjoy the hub of the community.
- *Corridor Mixed-use (CMU)*. The Corridor Mixed-use District is intended to accommodate commercial activities that provide goods and services to US 160 highway users. The Corridor Mixed-use District is intended for application to commercial corridors outside of downtown Mancos where mixed-use development exists or is indicated on the future development plan map. Commercial mixed-use development should include a combination of commercial and residential uses that are mutually supportive and that provide goods and services to surrounding residential uses. This district offers suitable locations for business sector opportunities that can be incompatible with Mancos' historic downtown commercial area and traditional residential neighborhoods.
- *Commercial (C)*. The Commercial District is designed to accommodate a wide variety of commercial activities with a compatible mix of uses to make the Town a more attractive and energetic place to live, work, and shop, and to enhance the economic development of the Town. Dwellings are allowable in mixed-use buildings in this zone.
- *Light Industrial (LI)*. The Light Industrial District is designed to accommodate a wide variety of industrial and manufacturing activities and to enhance the economic development of the Town. It is intended for application in areas already developed with light industrial structures.

Public Zoning

The public zones include properties currently owned or operated by a public entity or private institution. Uses in these zones include but are not limited to the Town Hall, fire stations, library properties, education facilities, utility facilities and other institutional uses such as parks. The purpose of the public zone is to recognize that public and semi-public facilities and institutions provide necessary services to the community and have their own unique set of circumstances. Factors including size, technological processes, requirements for municipal comprehensive facility planning and budgeting, capital improvement programs, and compatibility with surrounding land uses must be considered when developing public and semi-public facilities. In Mancos, there are Public Parks and Open Space and Public Government and Institution Districts.

- *Public Parks and Open Space (P1)*. This District is designed primarily to identify and preserve public parks and open spaces, including trails, recreational areas and facilities, and passive open space.
- *Public Government and Institution (P2)*. The Public 2 District is designed primarily to accommodate the development of governmental and quasi-governmental facilities for cultural, educational, civic, recreational, and other governmental purposes.

10.2 Preferred Future Land Use Scenario

Results from the 2021 Mancos Visioning Survey indicate that the Mancos community would like to see the Town grow in a controlled manner. Town respondents were evenly divided over zero population growth and doubling the population with 32% agreeing with each scenario, while nearly 40% indicate they want to maintain the current annual growth rate at 2%.

A strong majority of survey respondents felt that the Town should encourage development of the Town's existing vacant lots before expanding its boundaries. Infill development is a practical, economic and sustainable approach to accommodate growth, and requires little to no additional infrastructure. Commercial infill development can also increase the vibrancy and vitality of Mancos' Downtown and Highway Business Districts, in addition to offering a wider range of local employment opportunities.

Mixed-use

An example of how land use regulations can be used to promote desired growth patterns is the Mixed-Use Zone District. Mixed-use developments are developments designed to accommodate multiple uses such that each use complements rather than conflicts with other uses. Examples of mixed-use developments include multi-story buildings with commercial, retail and/or offices on the street level and residences and/or lodging accommodations on the upper levels. Mixed-use developments encourage walkability and provide live-work-play opportunities which contribute to a community's overall vitality. In the 2021 Visioning Survey, 70% of respondents indicated they wanted to see an increase in mixed-use development that brings business and residential options to the town.

Clustered Residential

Another example of how land use regulations can be used to promote desired growth patterns is the clustered residential development. Cluster developments include a combination of small lots and large open spaces. By allowing homes to be built on smaller lots closer together, cluster developments use less land for development, which not only preserves open space, but also saves on infrastructure costs. 60% of respondents to the Visioning Survey indicated they wanted to see more multi-family housing developed.

10.3 Preferred Growth Opportunity Areas

The Mancos Future Growth Area includes the unincorporated area in which urban development may be allowed when annexed into the Town of Mancos and is in conformance with the Mancos Comprehensive Plan and Mancos Land Use Code. The Growth Area includes an area sufficient to provide the land necessary to accommodate the needs of projected growth for the next thirty years. Through input from the community, the following growth opportunity areas have been designated, and desirable uses and densities have been identified for each designated area. Please see maps in Appendix A for details on each section.

Mud Creek Gravel Pit

The Mud Creek Gravel Pit area contains approximately 400 acres of land. The Mud Creek arroyo runs in a southerly direction along the area's western border. The area is accessed via US Highway 160 and includes a paved intersection designed for heavy equipment and truck traffic. An industrial well permit provides water for the gravel pit. Residences within the area receive potable water from Mancos Rural Water Company. Currently, this area is being used for single family residential, as well as gravel extraction. Development opportunities on mined lands in this area will have to comply with Division of Reclamation, Mining and Safety regulations and any other state and federal laws that may apply. Mancos' preferred land uses for the Mud Creek Gravel Pit include possible light industrial facilities and open space.

Mancos West

The Mancos West Growth Area encompasses roughly 400 acres. The area is adjacent to the Town's western border and extends west along the southern edge of Grand Avenue (US 160 B) and US Highway 160. Chicken Creek flows in a southwesterly direction along the area's northern boundary. The Mancos River flows in a southwesterly direction through the area's southern half. The area is accessed via several local paved roads, including Grand Avenue, County Road 41, County Road J, County Road 40.1 and County Road 40.25. A domestic well permit provides water to one of the single-family residences within the area. Currently, this area is being used for single family residential, agricultural, and a wood processing plant. There are existing environmental and commercial access issues of concern in portions of the growth area on and adjacent to the wood processing plant that need to be mitigated prior to the occurrence of future development. The preferred land uses for the West Mancos Growth Area are clustered residential, light industrial, agricultural residential and open space.

Yak Valley

The Yak Valley Growth Area contains approximately 35 acres. The area is adjacent to the Town's northern boundary and extends west between US 160 and Grand Avenue (US 160 B). Chicken Creek flows in a southwesterly direction along the area's northern boundary. The area is accessed via Grand Avenue (US 160 B). Currently, this area is being used for single family residential, agricultural, commercial and for public uses. Because this area is highly valued for its rural scenic qualities and includes Chicken Creek, the preferred land uses for the Yak Valley Growth Area are clustered residential and open space.

West Mancos Gateway

The West Mancos Gateway Growth Area is approximately 75 acres and lies on the northern edge of US Highway 160 and the eastern edge of County Road 39. This area is characterized by slopes between four and eight percent and rises in elevation to the west and north. Much of this private land is in conservation easements. Private drives provide access to individual parcels along US Highway 160. Currently, this area is being used for single family residential purposes. Due to the small amount of flat surfaces, residential and commercial development is limited. The preferred land use for the West Mancos Gateway Growth Area is residential and commercial with protected ridge lines.

Yak Ridge

The Yak Ridge Growth Area includes approximately 50 acres and is adjacent to the Town's northwest boundary. Public land borders Yak Ridge to the north and US Highway 160 runs along Yak Ridge to the south. The southern and eastern portions of this area are relatively flat, but steep slopes rise to the north and west. Chicken Creek flows in a southwesterly direction along the northern half of this area. Private drives provide access to properties within the area via US Highway 160. Currently, this area is being used for agricultural purposes. Because of its proximity to the main transportation artery and public lands, the preferred land uses for Yak Ridge are clustered residential, mixed-use, trail head access and open space that protects ridge lines from development.

North Valley

The North Valley Growth Area includes roughly 480 acres and lies to the North of Town, adjacent to the western edge of Highway 184. Chicken Creek runs southeasterly along the southeast portion of the area. The area is accessed via two maintained gravel roads: County Roads K.6 and 40.9. Mancos Rural Water Company provides potable water to the developed properties. The western edge of the North Valley Growth Area is bordered by BLM lands. Dense vegetation occupies the western portions of the area, while the eastern portion contains single family residences. The land within this area is also used for agricultural purposes. Preferred land uses in the North Valley Growth Area include residential cluster development and open space.

Upper Mancos

The Upper Mancos Growth Area consists of approximately 160 acres and lies adjacent to the Town's northern and eastern borders, between County Road 42 and US Highway 160. The area is relatively flat in the southern and eastern portions and rises to the north and west. The Mancos River flows southwest across the southeast corner of the area. Several properties are accessed by private gravel drives off of County Road 42 and US Highway 160. Most of the land is undeveloped, but there are a few single-family residences. The preferred land uses for the Upper Mancos Growth Area include higher density mixed residential and commercial in the southern portions that are adjacent to Highway 160, clustered residential development along the flatter portions of the upper elevations to the north, and agricultural residential and open space on the area's hillsides and eastern portions.

Lower East Mancos Growth Area

The Lower East Mancos Growth Area encompasses 90 acres adjacent to the Town's southeast border. The area's northern edge abuts East Grand Avenue (160 B), and its western edge abuts County Road 41. Land within the area is relatively flat and is currently used for agricultural purposes. The preferred land uses for the Lower East Mancos Growth Area are clustered residential and open space. There are large areas south of Town that are in private conservation easements.

10.4 Preferred Parks, Greenways and Open Space Opportunity Areas

East Mancos Wetlands

The East Mancos Wetlands include roughly 50 acres that lie due east of Town, between US Highway 160 and Grand Avenue (US 160 B). A majority of the area is undeveloped and includes wetland habitat. Several commercial businesses are located on the western edge of this area and are accessed via a local Town street. A residence and workshop are located on the eastern half of the area and is accessed off of US Highway 160 via a private gravel drive.

Old Town Dump

The Old Town Dump is a 20-acre parcel formerly used by the Town of Mancos as a solid waste disposal site. County Road 39 runs through a portion of the parcel as it heads north from US Highway 160, about a half mile west of town limits. Because this site was used as a land fill future development opportunity may need to be in compliance with federal regulations governing solid waste disposal. Preferred future uses include open space or a pump track and trail head facilities. This land sits adjacent to federal lands and the Aqueduct Trail System.

Mancos Southside

Mancos Southside includes 17.5 acres located between Cottonwood Park to the west and the Mancos Public Schools to the east, as well as a 122-acre historic farm. The area is adjacent to the Town's southern border to the north, and County Road J to the east. The Mancos River runs west along the northern portion of this area. Mancos Southside is accessed by County Roads 41 and J. Currently, the area is used for agricultural purposes. Preferred future uses are agricultural residential and open space.

Mancos River and Chicken Creek Greenways

Greenway corridors are open space areas that border waterways and provide critical buffers which protect wildlife habitat and public access to waterways. If managed properly, greenway corridors can protect and improve water quality by allowing space for plants and soils to filter out harmful chemicals before water migrates from nearby private lands into watercourses. Likewise, shade from trees and shrubs adjacent to waterways lower the temperature of water and the rate of evaporation, thereby improving water quality for aquatic species and habitat downstream.

10.5 Goals, Objectives and Actions

10.5.1 LAND USE PATTERN GOAL: GROW IN HARMONY WITH THE TOWN'S UNIQUE CHARACTER AND NATURAL SETTING

Constraints and Issues

- Lack of cohesive zoning regulations on neighboring parcels in the unincorporated county increases the potential for sprawl.

Objective #1: Protect agriculture and preserve open spaces

Actions

- Revise the Mancos Land Use Code to promote and encourage appropriate infill developments on existing vacant platted lots within Town boundaries.
- Adopt land use regulations that encourage cluster developments, limit sprawl and protect open spaces.
- Work with Montezuma Land Conservancy to educate agricultural landowners about conservation easements.
- Develop an open space plan that identifies open spaces, greenway corridors and agricultural lands with value to the community and recommends strategies for conservation, such as purchasing development rights and fee simple acquisition.

Objective #2: Maintain Mancos' unique character

Actions

- Work in collaboration with Montezuma County to encourage developments in future growth areas that are consistent with this Comprehensive Plan.

Objective #3: Prevent new development from occurring in areas where there are risks

- Amend the Land Use Code to include hazard overlay districts that address risk mitigation in areas prone to natural hazards such as geologic hazards, wildfire hazards and flooding.
- Work in collaboration with the County to develop an Intergovernmental Agreement regarding proposed developments and activities within the Mancos Source Water Protection Area to prevent any activities that pose a threat to the Town's drinking water quality.

Section 2 – Community Characteristics Tables

2.1 Mancos / Statewide Population Characteristics 2020				
	Mancos		Colorado	
	Number	Percent	Number	Percent
Total Population	1349	100%	5,684,926	100%
Male	659	48.9%	2,862,153	50.3%
Female	690	51.1%	2,822,773	49.7%
Under 20	319	23.6%	1,405,688	18.4%
20 to 64 years	776	57.5%	3,470,901	61.0%
65 Years and older	254	18.8%	808,337	14.2%

2020 US Bureau of Census, American Community Survey

2.2 Age Distribution 2010 - 2020						
	Mancos		Cortez		Colorado	
	2010	2020	2010	2020	2010	2020
Under 20	27.8%	23.6%	27.2%	27.0%	27.1%	25.0%
20 to 34	18.8%	23.1%	19.1%	19.8%	21.3%	22.4%
35 to 44	12.2%	12.2%	13.8%	17.1%	13.9%	13.8%
45 to 64	25.5%	22.1%	25.0%	25.1%	26.7%	24.9%
65 and over	15.7%	18.8%	17.8%	18.4%	10.9%	14.2%
Median Age	38.0	38.3	38.3	36.9	36.1	36.9

2020 US Bureau of Census, American Community Survey

As seen in Table 2.2, Mancos's age distribution has seen the population age since 2010. Population percentages for those 65 or older were higher for both Mancos and Cortez than the state. While Mancos and Cortez had a higher percentage of their populations over 65, both saw an increase in working age young adults between the ages of 20 and 34.

2.3 Mancos Racial Composition 2020		
Race	Population	% of Population
White	1143	84.7%
Hispanic or Latino	136	10%
Black or African American	0	0%
American Indian and Alaska Native	16	.01%
Asian	0	0
Native Hawaiian and Other Pacific Islander	0	0
Some other Race Alone	51	.04%
Two or More Races	3	.002%
2020 US Bureau of Census, American Community Survey		

Table 2.3 demonstrates that the racial composition of Mancos is a majority white, followed by Hispanic and American Indian/Alaska Natives and those of other races. According to the 2020 American community survey, these demographics have shifted since 2015. In 2015, 78% of the population identified as white, 12% Hispanic or Latino, .002% Black or African American, 2% American Indian and Alaska Native, 2% some other race and an additional 2% identifying as two or more races.

Table 2.4 Economic Characteristics 2020			
	Mancos	Montezuma County	Colorado
Median Household Income	\$49,837.00	\$50,717.00	\$75,231.00
Per Capita Income	\$32,388.00	\$46,919	
Percent of Population Below Poverty Level	11.6%	12.4%	9.8%
2020 US Bureau of Census, American Community Survey /CO State Demographers Office			

- 11.6% of the population for whom poverty status is determined in Mancos, CO (148 out of 1.28k people) live below the poverty line, a number that is lower than the national average of 12.8%. The largest demographic living in poverty are Females 75+, followed by Females < 5 and then Males 25 - 34.
- Between 2019 and 2020 the median household income in Mancos grew from \$43,182 to \$49,837, a 15.4% increase.

**Table 2.5
Household Income Distribution
2020**

	Mancos	Montezuma County
Less than \$10,000	5.8%	4.6%
\$10,000 to \$19,999	8.6%	9.5%
\$20,000 to \$29,999	16.90%	14.00%
\$30,000 to \$39,999	13.70%	12.30%
\$40,000 to \$49,999	5.30%	9.20%
\$50,000 to \$59,999	11.10%	8.00%
\$60,000 to \$74,999	16.00%	11.30%
\$75,000 to \$99,999	10.00%	14.30%
\$100,000 to \$124,999	5.30%	6.00%
\$125,000 to \$149,999	2.10%	3.40%
\$150,000 to \$199,999	3.00%	4.50%
\$200,000 or more	2.30%	3.10%

Source: US Census Bureau, 2016-2020 American Community Survey

**Table 2.6
Educational Attainment of populations 25+
2010 - 2020**

	Mancos	Colorado	United States
No diploma	4.6%	4.6%	6.6%
High school diploma or equivalent	23.1%	21%	26%
Some college	18%	20%	20%
Bachelor's degree	23.2%	26%	20%
Graduate or professional degree	15%	15%	12%

Source: 2020 US Bureau of Census, American Community Survey

Table 2.7
Mancos Highest Level of Educational Attainment 25 +
2022

	% Population Total	% Male Population	% Female Population
Less than 9th grade	3.4%	0.9%	5.7%
9th to 12th grade, no diploma	4.6%	7.0%	2.6%
High school graduate (includes equivalency)	23.1%	92.2%	91.7%
Some college, no degree	18%	16.6%	19.3%
Associate's degree	12.5%	7.6%	16.9%
Bachelor's degree	23.2%	22%	24.4%
Graduate or professional degree	15.1%	16.6%	13.8%

Source: 2020 US Bureau of Census, American Community Survey

Table 2.8
Gross Rent as a Percentage of Household Income
2020

Occupied units paying rent	Estimated Number	Estimated Percent
Less than 15.0 percent of income	37	17.5%
15.0 to 19.9 percent of income	29	13.7%
20.0 to 24.9 percent of income	23	10.9%
25.0 to 29.9 percent of income	5	2.4%
30.0 to 34.9 percent of income	24	11.4%
35.0 percent or more of income	93	44.1%
Not computed	9	-----

Source: 2020 US Bureau of Census, American Community Survey

Table 2.9
Monthly Mortgage as a Percentage of Household Income
2020

Occupied units with mortgage	Estimated Number	Estimated Percent
Less than 20.0 percent of income	88	41.9%
20.0 to 24.9 percent of income	37	17.6%
25.0 to 29.9 percent of income	25	11.9%
30.0 to 34.9 percent of income	10	4.8%
35.0 percent or more income	50	23.8%

Source: 2020 US Bureau of Census, American Community Survey

Section 3 – Sense of Place Tables

**Table 3.1
Population Growth Rate
1990 - 2020**

	Mancos		Montezuma County		Colorado	
	Population	Growth Rate	Population	Growth Rate	Population	Growth Rate
1990	842		18,672		3,294,473	
1995	973	2.9%	22,159	3.5%	3,811,074	3.0%
2000	1,121	2.9%	23,852	1.5%	4,338,801	2.6%
2005	1,188	1.2%	24,603	0.6%	4,662,534	1.4%
2010	1,337	2.4%	25,532	0.7%	5,050,332	1.6%
2015	1,232	-1.6%	25,522	-0.0	5,446,549	1.5%
2020	1,196	-0.6%	25,853	0.3%	5,782,914	1.2%

Source: CO State Demography Office

**Table 3.2
Mancos Historical Population Growth
1920 - 2020**

	Population	Growth Rate
1920	682	
1930	646	-5.6%
1940	748	15.8%
1950	785	4.9%
1960	832	6.0%
1970	709	-17.3%
1980	870	22.7%
1990	842	-3.3%
2000	1119	32.9%
2010	1336	19.4%
2020	1196	-11.7%

Source: CO State Demography Office

Section 5 Infrastructure and Services Tables

**Table 5.1
Mancos School Enrollment 2022 -2023**

	2022	Percent
Total School Enrollment	515	----
Nursery school, preschool	42	8.1 %
Kindergarten	30	5.8%
Elementary school (grades 1-8)	287	55.7%
High school (grades 9-12)	156	30.3%

Source: Mancos School District

Section 6 – Community and Economic Development Tables

Table 6.1
Mean Household Income in the Past 12 Months
2020

	Total Population	% of Population	Mean Income
Wages or salary income	450	79.1%	\$51,773.00
Self-employment income	105	18.5%	\$31,546.00
Interest, dividends, or net rental income	103	18.1%	\$7,631.00
Social Security income	183	32.2%	\$18,172.00
Supplemental Security Income With cash public assistance income or Food Stamps/SNAP	70	12.3%	\$1,958.00
Retirement income	69	12.1%	\$21,494.00

Source: 2020 US Bureau of Census, American Community Survey

Table 6.2
Population Poverty Status Determined Past 12 months
2020

Age	Total Population	Number below Poverty Level	% Below Poverty Level
Under 5 years	116	24	20.7%
5 to 17 years	181	18	9.9%
18 to 34 years	318	40	12.6%
35 to 64 years	460	41	8.9%
65 years and over	203	25	12.3%
Sex	Total Population	Number below Poverty Level	% Below Poverty Level
Male	634	45	7.1%
Female	644	103	16.0%

Source: 2020 US Bureau of Census, American Community Survey

Table 6.2 demonstrates the poverty level in 2020 based on age grouping and sex. Overall, the poverty rate for the Town of Mancos was In 2020 was 11.6%, which was lower than the County rate of 12.4%, but higher than the State rate of 9.7%.

Section 7 – Housing Data Tables

**Table 7.1
Occupied Housing Units
2020**

	Owner Occupied Units	% Owner Occupied Units	Renter Occupied Units	% Renter Occupied Units
1-person household	110	31.5%	79	35.9%
2-person household	157	45.0%	51	23.2%
3-person household	38	10.9%	59	26.8%
4-or-more-person household	44	12.6%	31	14.1%

Source: 2020 US Bureau of Census, American Community Survey

**Table 7.2
Units in Structures (Occupied)
2020**

	Owner- occupied	% Owner- occupied	Renter- occupied	% Renter- occupied
1, detached	400		111	50.5%
1, attached	3	0.9%	2	0.9%
2 apartments	0	0	25	11.4%
3 or 4 apartments	0	0	14	6.4%
5 to 9 apartments	0	0	7	3.2%
10 or more apartments	0	0	17	7.7%
Mobile home or other type of housing	15	16.3%	44	20.0%

Source: 2020 US Bureau of Census, American Community Survey

Table 7.1 and 7.2 demonstrate the various types of occupancy and unit types of the estimated 569 living structures in 2020.

**Table 7.3
Year Housing Structures Built
Before 1939 – 2014 or later**

	Occupied housing units	% Occupied housing units
2014 or later	9	1.6%
2010 to 2013	7	1.2%
2000 to 2009	126	22.1%
1980 to 1999	140	24.6%
1960 to 1979	104	18.3%
1940 to 1959	62	10.9%
1939 or earlier	121	21.3%

Source: 2020 US Bureau of Census, American Community Survey

Most homes in Mancos are over 20 years old. As table 7.3 demonstrates, nearly a quarter were built in 1939 or earlier. Preservation and habilitation of these homes is an important piece of maintaining the historical and cultural context of the Town.








Table 7.4 Mancos Gross Rent as a Percentage of Household Income 2020		
Occupied units paying rent	Estimated Number	Estimated Percent
Less than 15.0 percent	37	17.5%
15.0 to 19.9 percent	29	13.7%
20.0 to 24.9 percent	23	10.9%
25.0 to 29.9 percent	5	2.4%
30.0 to 34.9 percent	24	11.4%
35.0 percent or more	93	44.1%
Not computed	9	-----

Source: 2020 US Bureau of Census, American Community Survey

Table 7.5 Mancos Monthly Mortgage as a Percentage of Household Income 2020		
Housing units with a mortgage	Estimated Number	Estimated Percent
Less than 20.0 percent	88	41.9%
20.0 to 24.9 percent	37	17.6%
25.0 to 29.9 percent	25	11.9%
30.0 to 34.9 percent	10	4.8%
35.0 percent or more	50	23.8%

Source: 2020 US Bureau of Census, American Community Survey

The cost of housing has been a concern in the Western United States for well over the past decade. Affordability is commonly defined by the Department of Housing and Urban Development as 30% or less of an individual or household gross income. As Table 7.4 and 7.5 demonstrate, there is a significant number of both rentals and owned homes that exceed this threshold.

-  Trails
-  Irrigation Canals
-  Rivers and Streams
-  Mancos - 1 Mile AOI
-  Growth Opportunity Areas
-  Existing Subdivisions
-  Conservation Easements



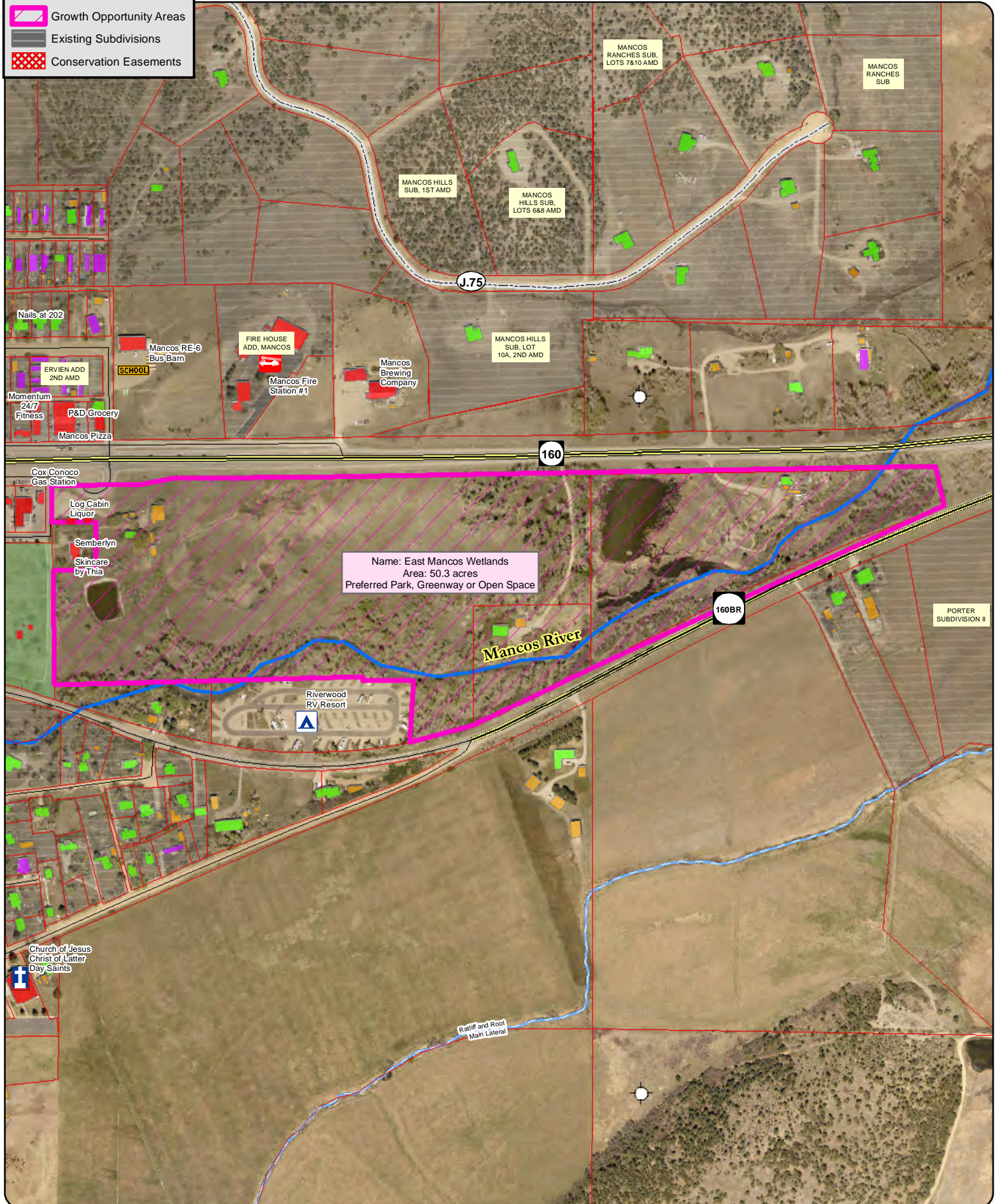
Mancos, Colorado








East Mancos Wetlands

Preferred Park, Greenway or Open Space



Map Produced August 2023



-  Trails
-  Growth Opportunity Areas
-  Mancos - 1 Mile AOI
-  Irrigation Canals
-  Rivers and Streams
-  Conservation Easements
-  Existing Subdivisions

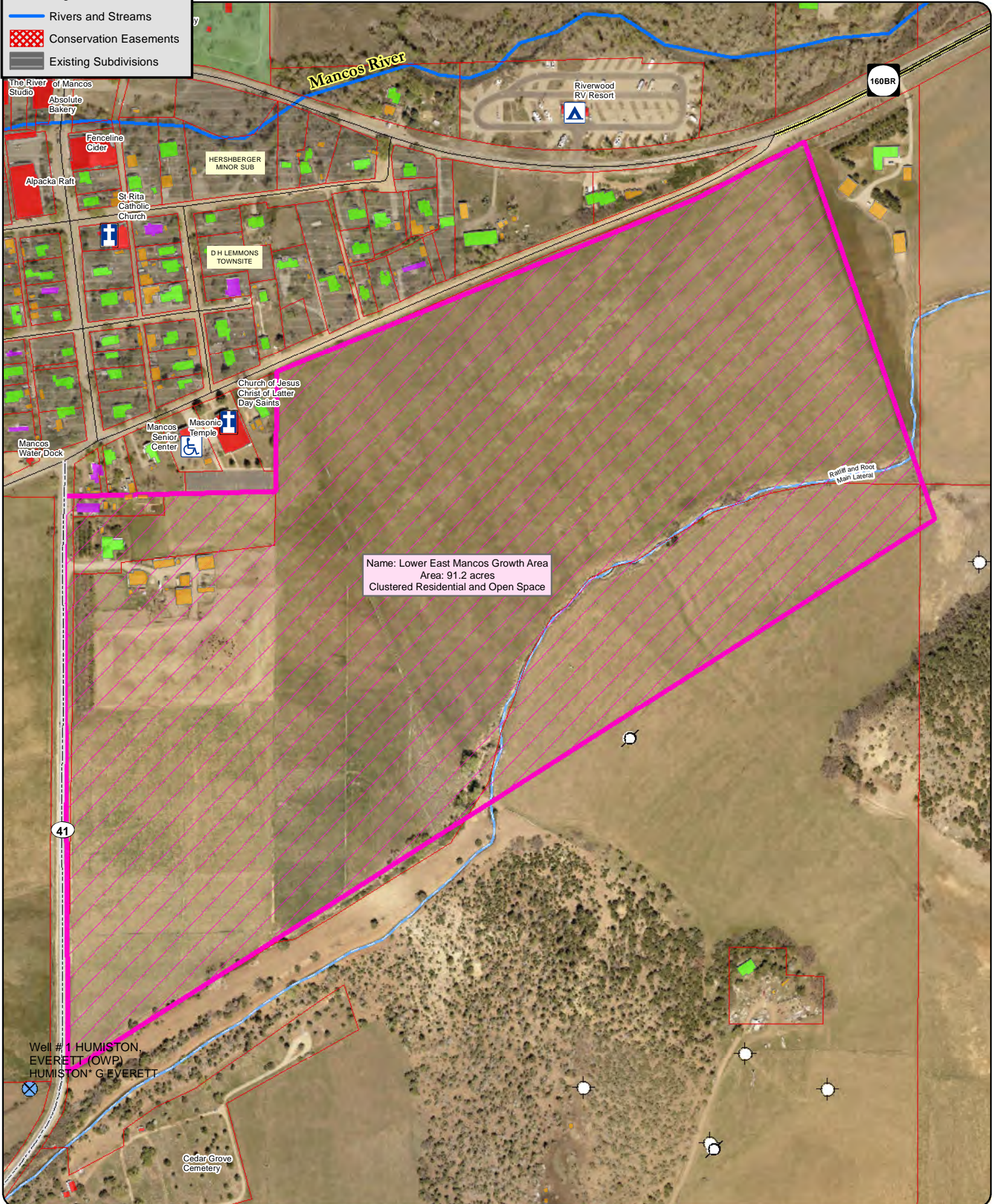









Mancos, Colorado

Lower East Mancos Growth Area Clustered Residential and Open Space



Map Produced August 2023



-  Trails
-  Growth Opportunity Areas
-  Mancos - 1 Mile AOI
-  Irrigation Canals
-  Rivers and Streams
-  Conservation Easements
-  Existing Subdivisions

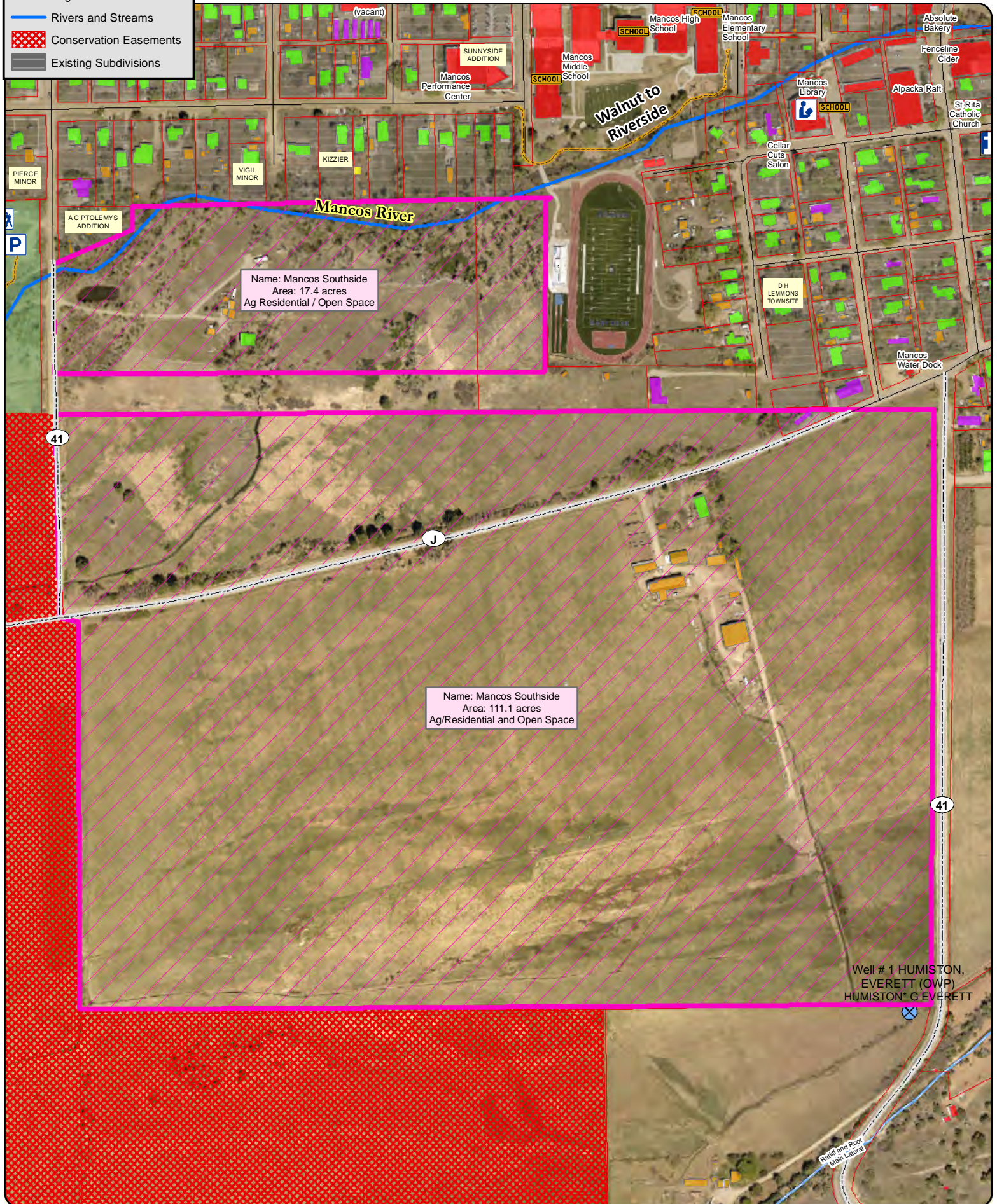


Mancos, Colorado

Mancos Southside Ag/Residential and Open Space



Map Produced August 2023










Name: Mancos Southside
Area: 17.4 acres
Ag Residential / Open Space

Name: Mancos Southside
Area: 111.1 acres
Ag/Residential and Open Space

Well # 1 HUMISTON,
EVERETT (OWP)
HUMISTON* G EVERETT

Raffell and Root
Main Lateral

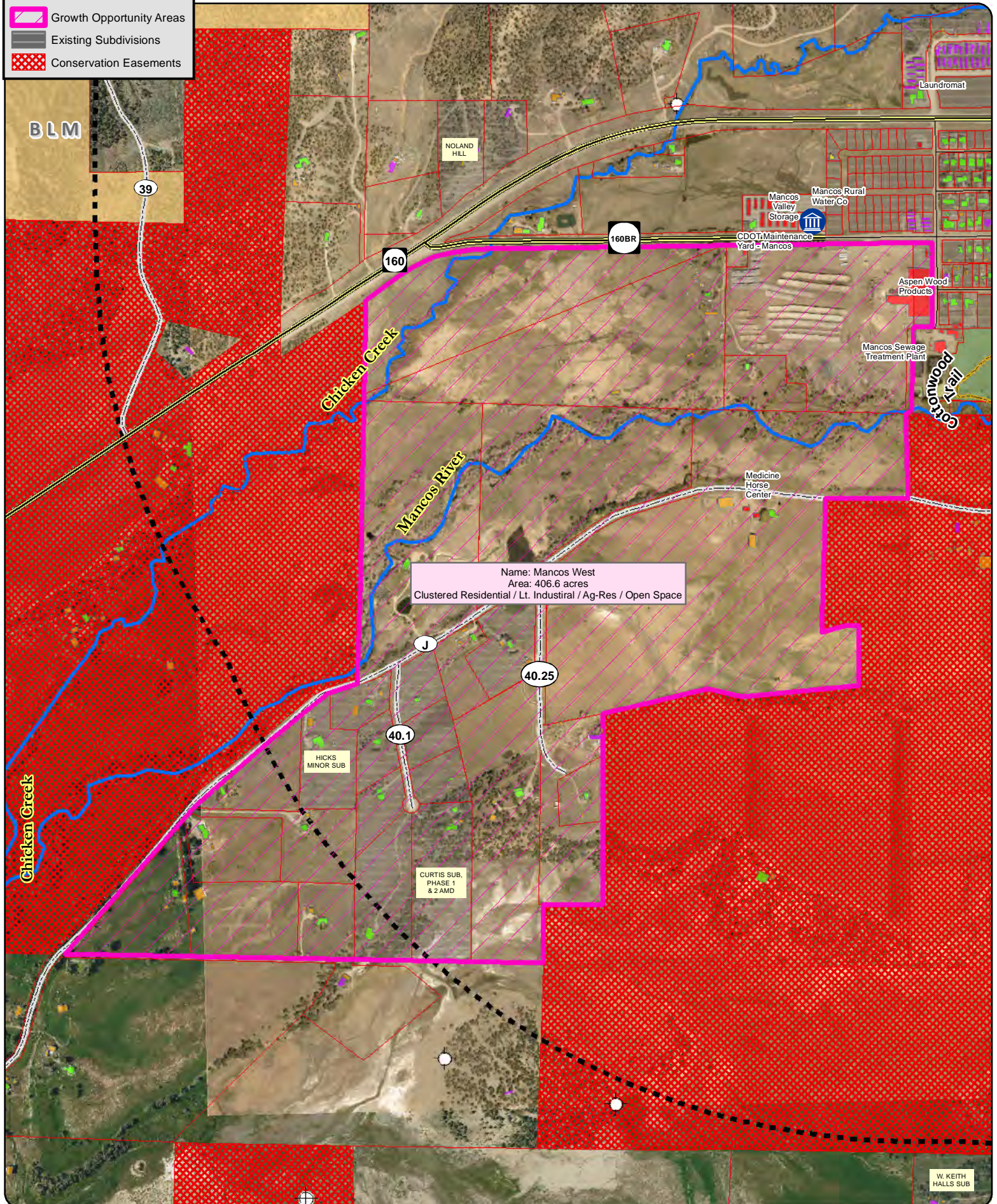
-  Trails
-  Irrigation Canals
-  Rivers and Streams
-  Mancos - 1 Mile AOI
-  Growth Opportunity Areas
-  Existing Subdivisions
-  Conservation Easements



Mancos, Colorado

Mancos West

Clustered Residential / Lt. Industrial / Ag-Res / Open Space Map Produced August 2023



Name: Mancos West
 Area: 406.6 acres
 Clustered Residential / Lt. Industrial / Ag-Res / Open Space

BLM

39

160

160BR

Chicken Creek

Mancos River

Cottonwood Trail

J

40.25

40.1

HICKS
MINOR SUB

CURTIS SUB,
PHASE 1
& 2 AMD

Chicken Creek

W. KEITH
HALLS SUB

Laundromat

NOLAND HILL

Mancos Valley Storage








Mancos Rural Water Co

CDOT Maintenance Yard - Mancos

Aspen Wood Products

Mancos Sewage Treatment Plant

Medicine Horse Center

-  Trails
-  Irrigation Canals
-  Rivers and Streams
-  Mancos - 1 Mile AOI
-  Growth Opportunity Areas
-  Existing Subdivisions
-  Conservation Easements



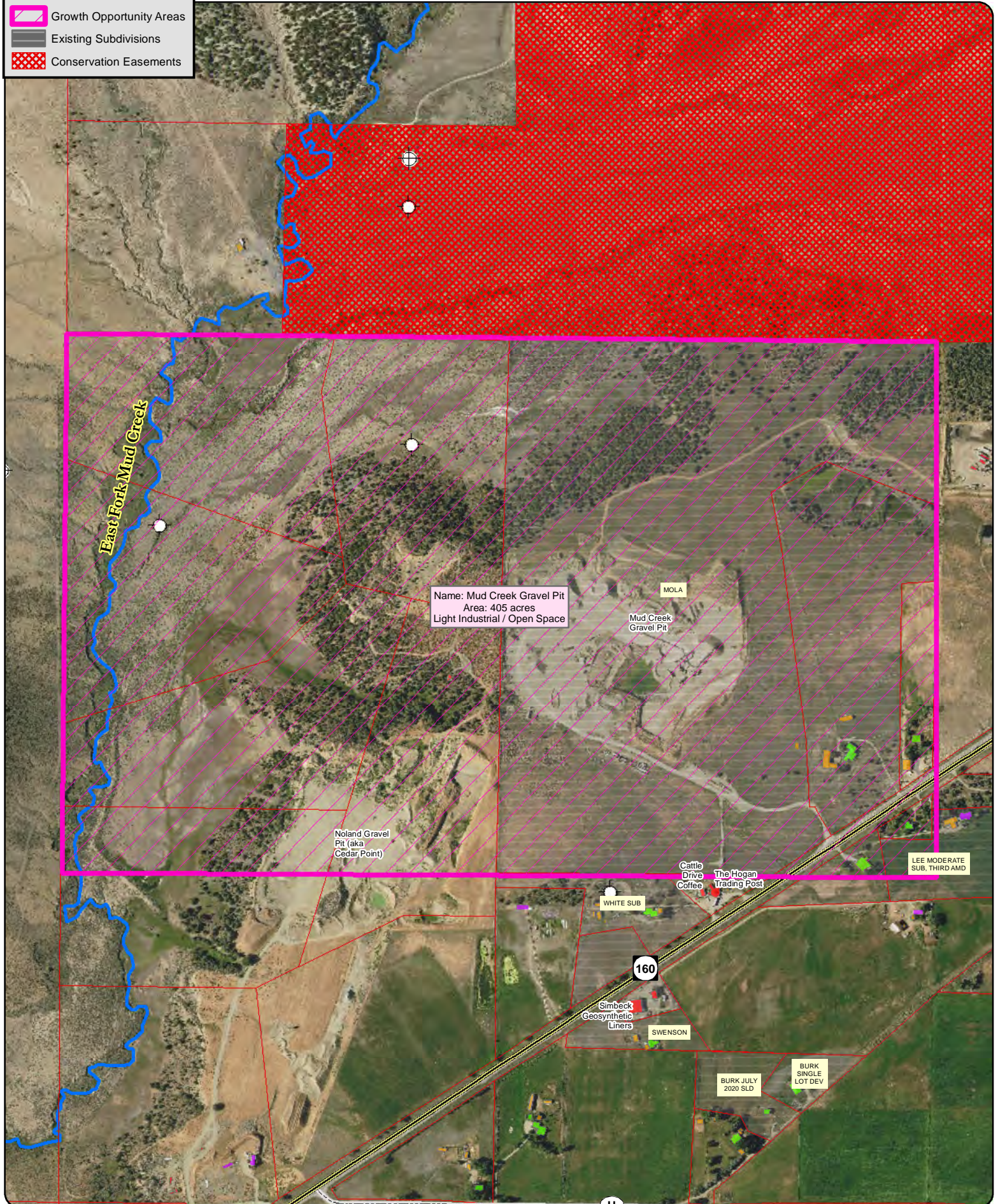
Mancos, Colorado








Mud Creek Gravel Pit

Light Industrial / Open Space



Map Produced August 2023



-  Trails
-  Growth Opportunity Areas
-  Mancos - 1 Mile AOI
-  Irrigation Canals
-  Rivers and Streams
-  Conservation Easements
-  Existing Subdivisions



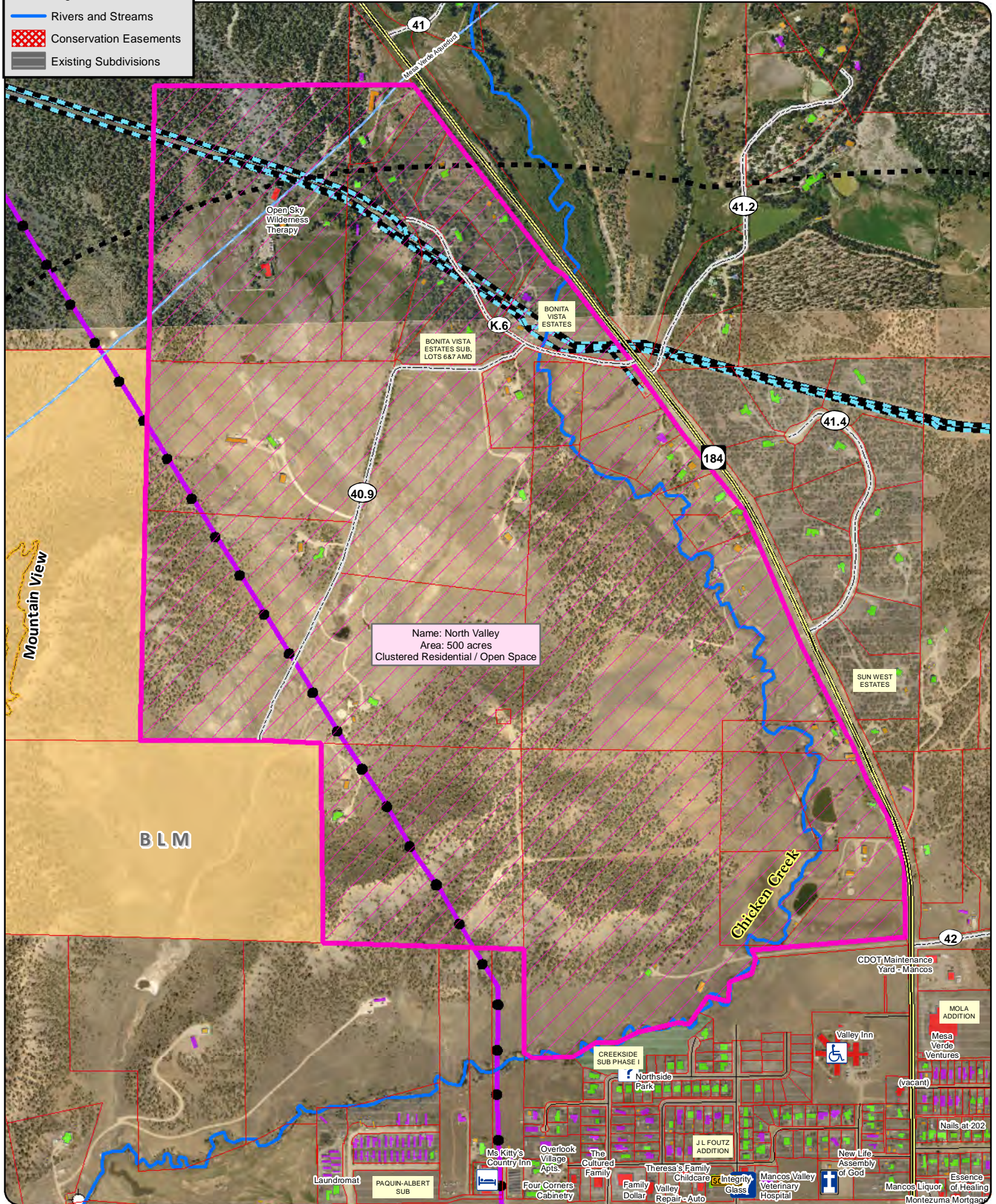
Mancos, Colorado

North Valley








Clustered Residential / Open Space



Map Produced August 2023



Name: North Valley
 Area: 500 acres
 Clustered Residential / Open Space

-  Trails
-  Growth Opportunity Areas
-  Mancos - 1 Mile AOI
-  Irrigation Canals
-  Rivers and Streams
-  Conservation Easements
-  Existing Subdivisions



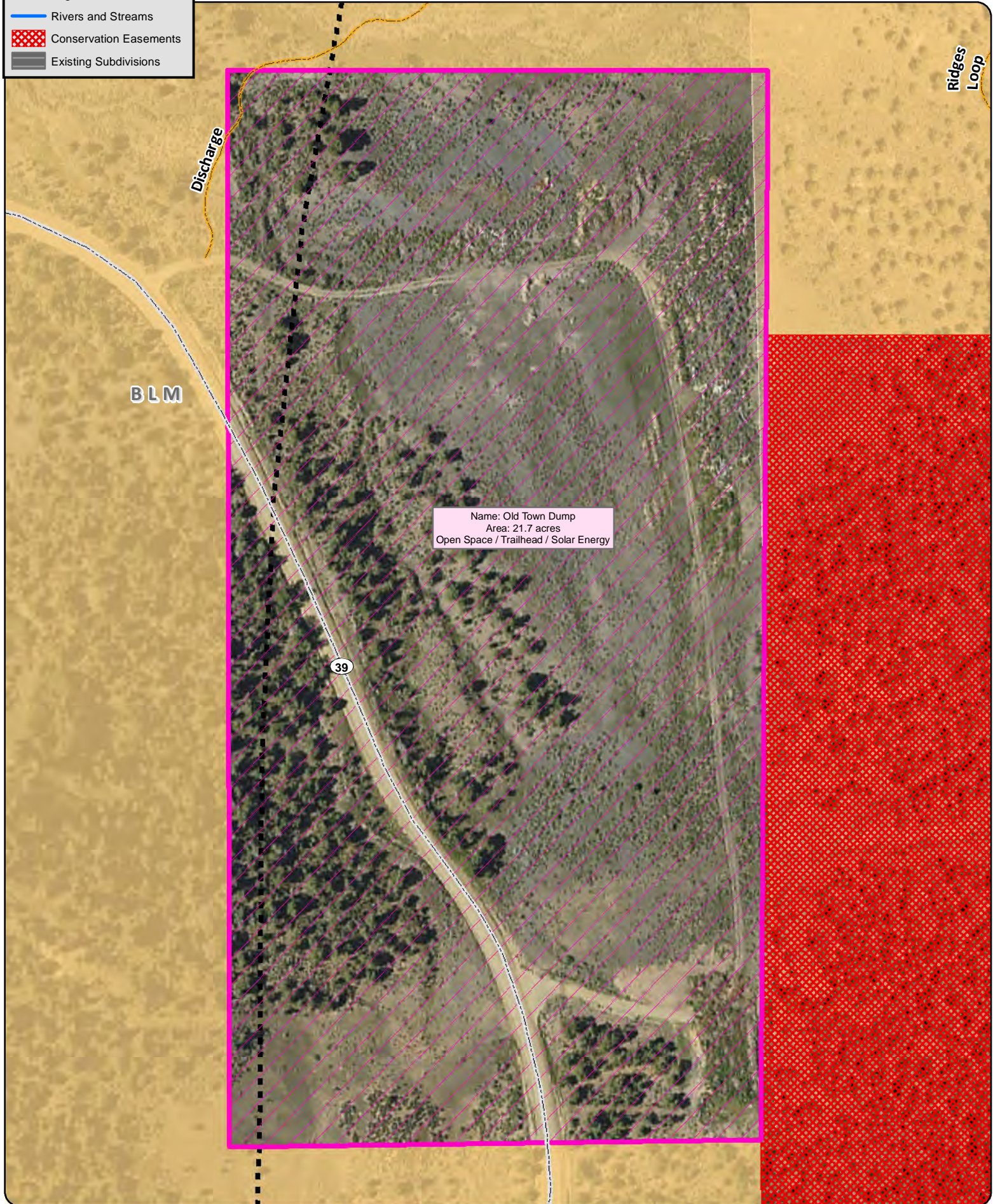
Mancos, Colorado

Old Town Dump

Open Space / Trailhead / Solar Energy



Map Produced August 2023










Name: Old Town Dump
 Area: 21.7 acres
 Open Space / Trailhead / Solar Energy

BLM

39

Ridges Loop

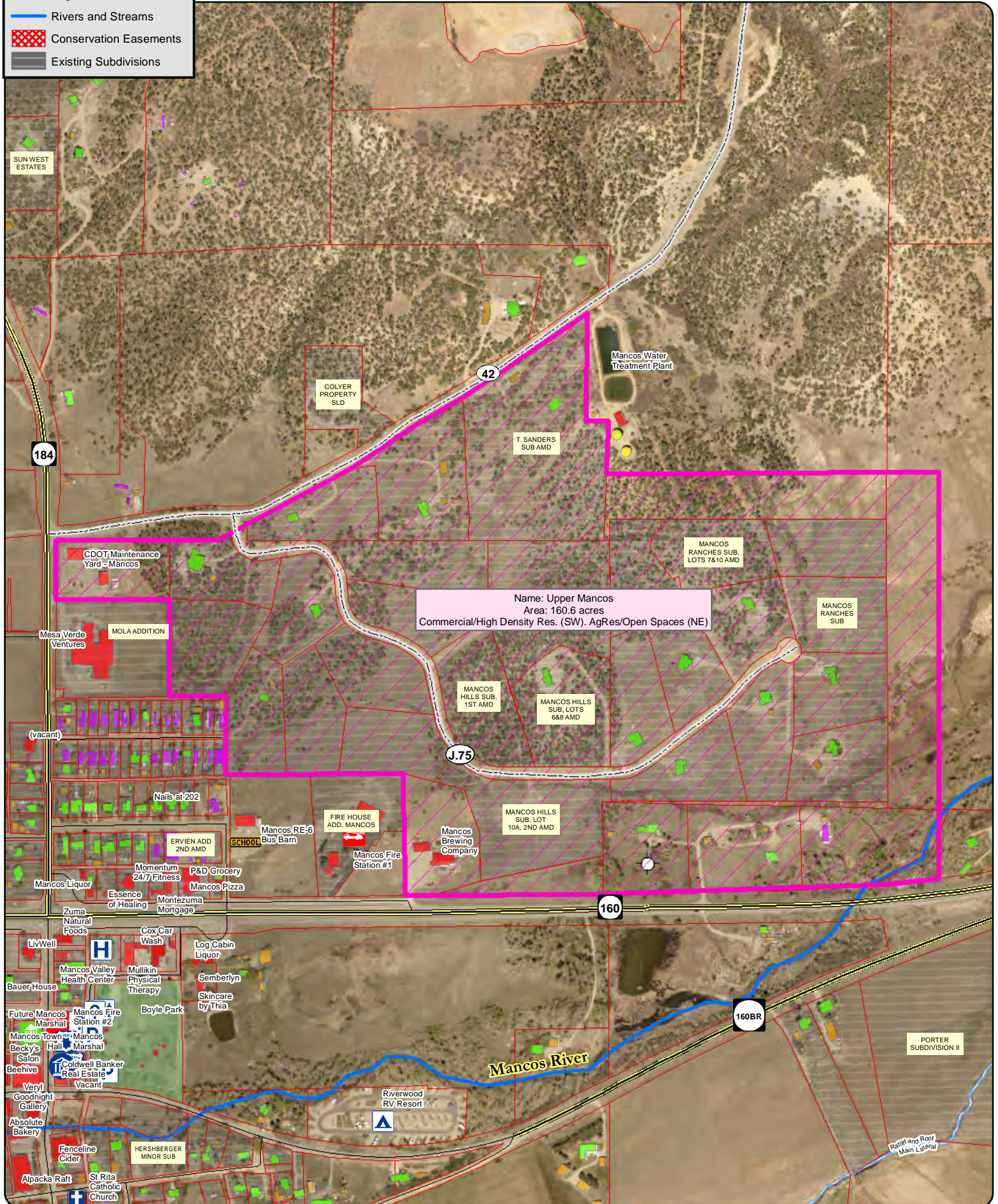
-  Trails
-  Growth Opportunity Areas
-  Mancos - 1 Mile AOI
-  Irrigation Canals
-  Rivers and Streams
-  Conservation Easements
-  Existing Subdivisions










Mancos, Colorado

Upper Mancos

Commercial/High Density Res. (SW). AgRes/Open Spaces (NE) Map Produced August 2023



-  Trails
-  Growth Opportunity Areas
-  Mancos - 1 Mile AOI
-  Irrigation Canals
-  Rivers and Streams
-  Conservation Easements
-  Existing Subdivisions



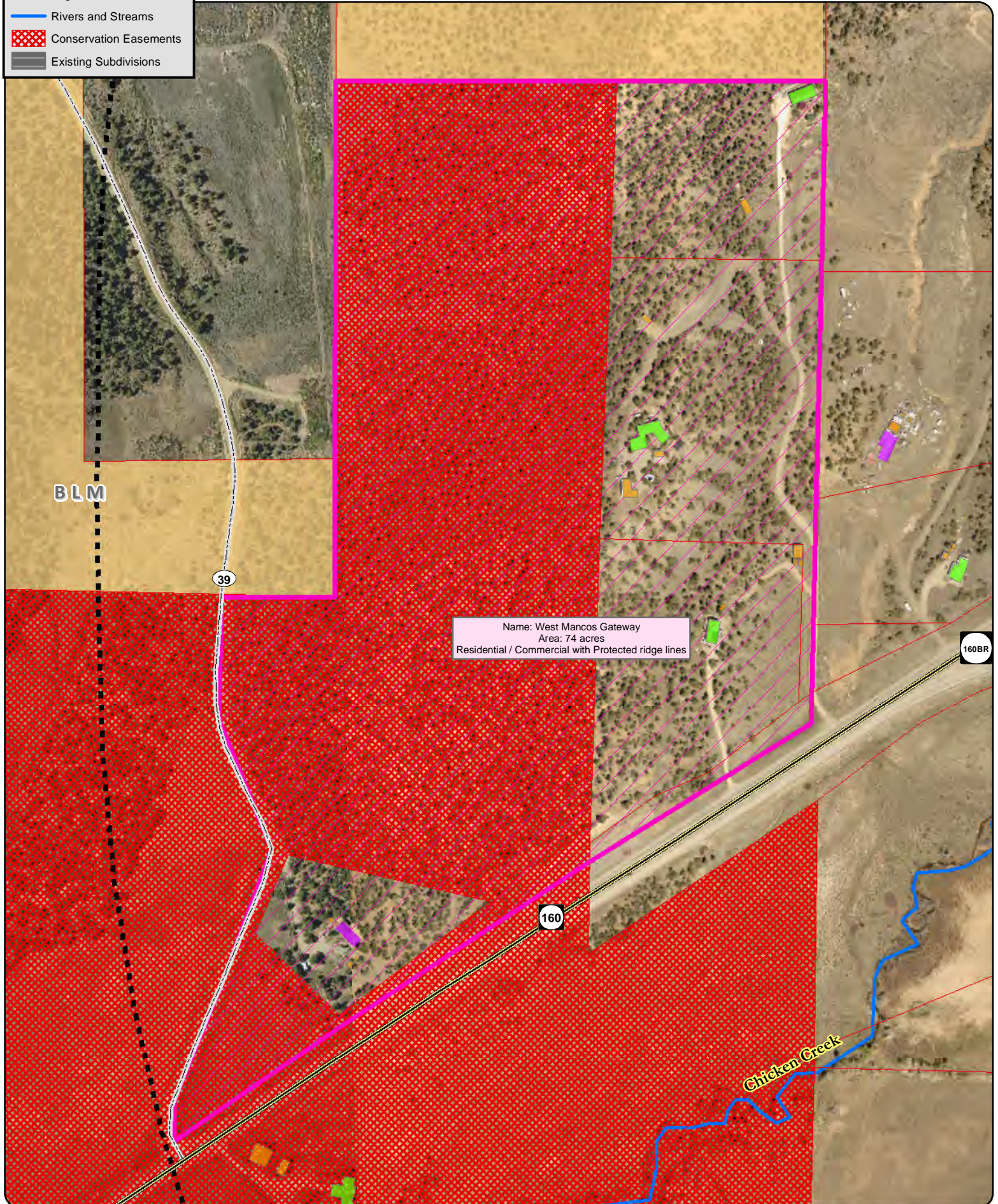
Mancos, Colorado








West Mancos Gateway

Residential / Commercial with Protected ridge lines



Map Produced August 2023



-  Trails
-  Growth Opportunity Areas
-  Mancos - 1 Mile AOI
-  Irrigation Canals
-  Rivers and Streams
-  Conservation Easements
-  Existing Subdivisions



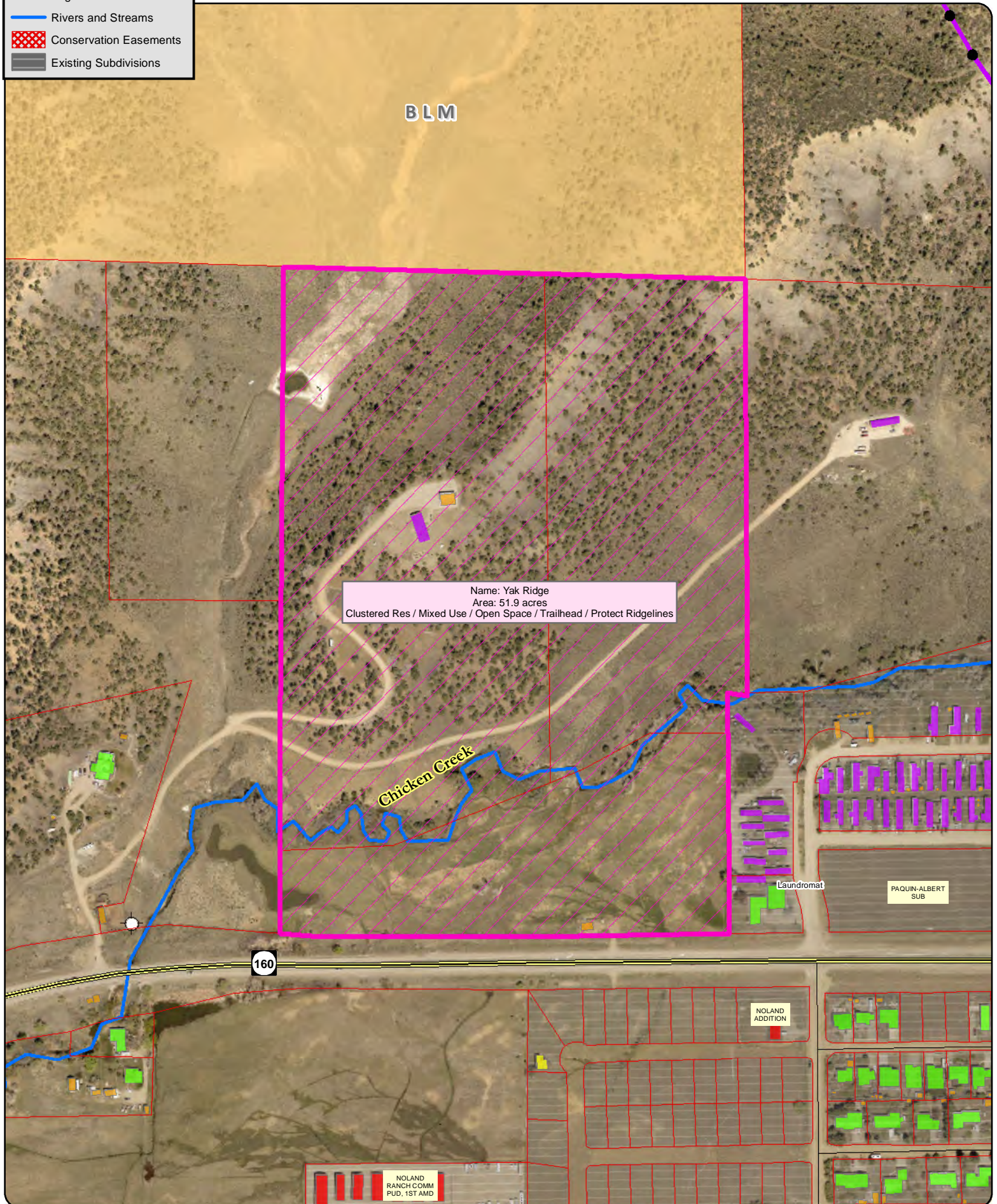
Mancos, Colorado

Yak Ridge

Clustered Res/Mixed Use/Open Space/Trailhead/Ridgelines



Map Produced August 2023



Name: Yak Ridge
 Area: 51.9 acres
 Clustered Res / Mixed Use / Open Space / Trailhead / Protect Ridgelines








Chicken Creek

Laundromat

PAQUIN-ALBERT SUB

NOLAND ADDITION

NOLAND RANCH COMM PUD, 1ST AMD

-  Trails
-  Irrigation Canals
-  Rivers and Streams
-  Mancos - 1 Mile AOI
-  Growth Opportunity Areas
-  Existing Subdivisions
-  Conservation Easements



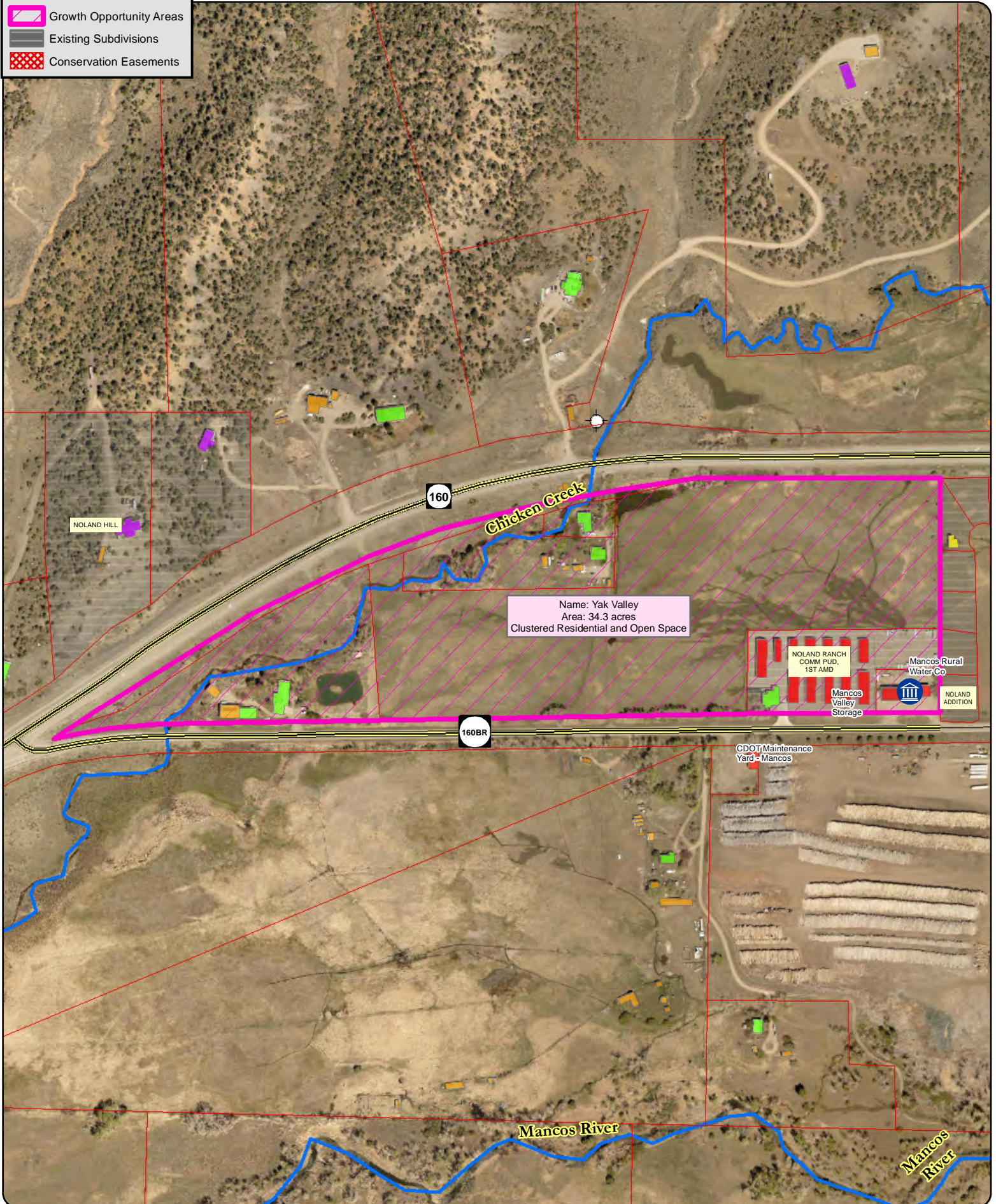
Mancos, Colorado

Yak Valley

Clustered Residential and Open Space



Map Produced August 2023



Name: Yak Valley
 Area: 34.3 acres
 Clustered Residential and Open Space

NOLAND RANCH
 COMM PUD,
 1ST AMD

Mancos Rural
 Water Co

Mancos
 Valley
 Storage

NOLAND
 ADDITION

CDOT Maintenance
 Yard - Mancos

Mancos River

Mancos
 River