

AGENDA

DOLORES COLORADO

TOWN BOARD OF TRUSTEES MEETING

APRIL 14TH, 2025, 5:30 P.M. MEETING

THE MEETING WILL BE HELD AT THE TOWN HALL 601 CENTRAL AVENUE.

IF YOU WISH TO ATTEND VIRTUALLY, PLEASE VISIT THE TOWN WEBSITE UNDER GOVERNMENT TOWN BOARD MEETING FOR THE ZOOM LINK

<https://townofdolores.colorado.gov>

Due to a change in Zoom, there are separate links for the 2nd and 4th Monday meeting of the Dolores Board of Trustees

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. ACTION/APPROVAL OF THE AGENDA Trustees: Need a motion and a 2nd. To approve the agenda.

5. IDENTIFICATION OF ACTUAL OR PERCEIVED CONFLICTS OF INTEREST.

6. ACTION/APPROVAL OF THE CONSENT AGENDA: The Consent Agenda is intended to allow the Board by a single motion to approve matters that are considered routine or non-controversial. Here will be no separate discussion of these items unless a Board Member requests an item to be removed from the Consent Agenda and considered separately. Items removed from the Consent Agenda will be Considered under specific Agenda item numbers. Trustee: Need a motion and a 2nd to approve the consent agenda.

6.1 Board minutes from March 10th and 24th 2025 Board meetings.

6.2 Proceedings for the month of March 2025.

6.3 Retail Liquor License renewal for GST Liquor.

7. REMOVED CONSENT AGENDA ITEMS:

7.1 Discussion: Riverfest and Special event permits.

8. CITIZENS TO ADDRESS THE BOARD: This is an opportunity for Citizens to address the Board at this time or during a Public Hearing. Each Person will have 5 minutes. The Town Board encourages public comment by the following sources: Live at the Town Hall, virtually via ZOOM (see the Town Website for the link), or by submitting your comments, via email, to the Town Clerk at tammy@townofdolores.com any time before the dated Board meeting. (If attending virtually you will be required to state your name and address)

9 STAFF/COMMITTEE REPORTS/PRESENTATIONS:

9.1 Sheriff's Report: Steve Nowlin

9.2 Managers Report: Leigh Reeves

9.3 Attorneys Report: Jon Kelly

9.4 Treasurers Report: Kelley Unrein

9.5 Commissioner: Jim Candelaria

10. TRUSTEES REPORTS AND ACTIONS: Please keep comments to 5 minutes

10.1 Mayor Chris Holkestad

10.2 Trustee Kalin Grigg

10.3 Trustee Sheila Wheeler

10.4 Trustee Mark Youngquist

10.5 Trustee Chris Curry

10.6 Trustee Linnea Peterson

10.7 Trustee Marie Roan

11. PUBLIC HEARINGS/ORDINANCE APPROVAL:

12. DISCUSSION/POSSIBLE ACTION OF RESOLUTIONS:

12.1 Resolution R650 Series 2025: Authorizing the Town to enter into a contract to purchase 43 Porter Way. **Trustees: Need a motion and a 2nd. To approve the first reading.**

12.2 Resolution R651 Series 2025: Filling Vacancies on the Planning and Zoning Commission. **Trustees: Need a motion and a 2nd. To approve the first reading.**

A. Megan Mustoe

B. Catherine Lilly

12.3 Discussion: The threats to public lands.

13. ADMINISTRATIVE BOARD BUSINESS:

13.1 Discussion Request for attendance at the Spring District CML meeting. Mancos May 19th, 2025

13.2 Discussion: Scheduling a second Coffee Corner with the Trustees.

13.3 Discussion: Farmers Market Music

13.4 Discussion: Dolores Mountain Quilters

13.5 Discussion: Comp Plan

14. UPCOMING BOARD, COMMITTEE AND SPECIAL GROUP MEETINGS:

14.1 Board Workshop/Meeting April 28th, 2025

14.2 Parks/Playground Advisory Committee May 8th, 2025

14.3 Dolores Community Center Advisory Committee meeting: April 29th, 2025.

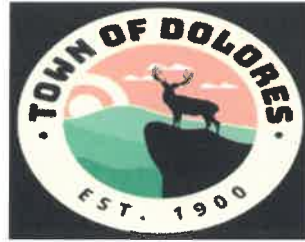
14.4 Eater Egg Hunt: April 19th, 2025

14.5 Planning and Zoning: May 6th, 2025

14.6 Board Meeting: May 12th, 2025

14.7 Board Workshop/Meeting, Tuesday: May 27th, 2025.

15.1 ADJOURNMENT:



MINUTES DOLORES COLORADO

TOWN BOARD OF TRUSTEES MEETING MARCH 10TH, 2025, 5:30 P.M. MEETING

THE MEETING WAS HELD AT THE TOWN HALL 601 CENTRAL AVENUE.

IF YOU WISH TO VIEW THE RECORDING, PLEASE VISIT THE TOWN WEBSITE UNDER GOVERNMENT TOWN
BOARD MEETING FOR THE ZOOM LINK

<https://townofdolores.colorado.gov>

1. **CALL TO ORDER:** Mayor Holkestad called the meeting to order at 5:30 p.m.
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL:** Board Members present, Mayor Chris Holkestad, Trustees Kalin Grigg, Sheila Wheeler, Marie Roan, Linnea Peterson, and Chris Curry. Trustee Mark Youngquist appeared virtually.
4. **ACTION/APPROVAL OF THE AGENDA:** *Trustee Grigg moved to approve the agenda, seconded by Trustee Wheeler. The motion was approved unanimously.*
5. **IDENTIFICATION OF ACTUAL OR PERCEIVED CONFLICTS OF INTEREST.** No conflicts were identified.
6. **ACTION/APPROVAL OF THE CONSENT AGENDA:** The Consent Agenda is intended to allow the Board by a single motion to approve matters that are considered routine or non-controversial. Here will be no separate discussion of these items unless a Board Member requests an item to be removed from the Consent Agenda and considered separately. Items removed from the Consent Agenda will be Considered under specific Agenda item numbers.
 - 6.1 Board minutes from February 10th, and February 24th Board meetings.
 - 6.2 Proceedings for the month of February 2025.

Trustee Roan moved to approve the consent agenda, seconded by Mayor Holkestad. The motion was approved unanimously.
7. **REMOVED CONSENT AGENDA ITEMS:** No items were removed.
8. **CITIZENS TO ADDRESS THE BOARD:** This is an opportunity for Citizens to address the Board at this time or during a Public Hearing. Each Person will have 5 minutes. The Town Board encourages

public comment by the following sources: Live at the Town Hall, virtually via ZOOM (see the Town Website for the link), or by submitting your comments, via email, to the Town Clerk at tammy@townofdolores.com any time before the dated Board meeting. (If attending virtually you will be required to state your name and address). No public comments were made.

9 STAFF/COMMITTEE REPORTS/PRESENTATIONS:

9.1 Sheriff's Report: Steve Nowlin reported to the Board the calls for service in the town. The Board commented about unlicensed vehicles on the streets, Sheriff Nowlin will investigate it. He made a comment about an event held at the Dolores Library. Approximately 300 citizens showed up to talk to Congressman Hurd's representative, she could not find a place to park and was overwhelmed and did not appear. The Sheriff's Department offered their assistance, but it was unsuccessful.

9.2 Chamber of Commerce: Susan Lisek presented a calendar of events throughout the year. The Board discussed the location of the events as Joe Rowell Park will be under contraction.

9.3 Managers Report: Leigh Reeves reported on the following:

- The new oven was installed at the community center.
- Grant updates for the Parks Community for the amount of \$15,000.00 from Outride.org. FEMA the Town is ready to submit, there are some slight issues with access currently.
- Short Term Rental (STR) proposed an increase in license fees.
- Property dispute on Riverside Avenue
- Building Permit Request at 43 Porter Way.

9.4 Attorneys Report: Jon Kelly discussed public hearings and reminded the Board to listen to the evidence. He discussed the contents of the ordinances coming up in the meeting.

9.4 Treasurers Report: Kelley Unrein presented the Treasurers report. She presented a chart of accounts for expenditure and revenues. Trustee Youngquist requested a year-to-year report on future spending.

9.5 Commissioner: Jim Candelaria reported on the following:

- CSU Department Heads are providing ranching and farming education, and meetings.
- Road Department is chip sealing 18.1 miles of road.
- On the Federal side, the firefighters are funded, hospital funding is not administered well.
- Funding for Secure Rural Schools was requested, and it is unknown if it will go through.

10. TRUSTEES REPORTS AND ACTIONS: Please keep comments to 5 minutes

10.1 Mayor Chris Holkestad: Inquired about the 11th street property, and asked what recourse the town has for vacant houses. Attorney Kelly stated there were some options.

10.2 Trustee Kalin Grigg: Informed the Board that he was the advocate for the Montelores Coalition for Water Preservation Project, and would like to step down, asking if there was any interest from other Board Members to take the position. The goal is to develop regional water policy and manage the growth of outdoor activities that have impact on the natural environment.

10.3 Trustee Sheila Wheeler: Provided an article about Cortez asking for help with their safe

streets plan, she asked the Board if the Town should do the same.

She voiced concerns about a proposed tent/glamping center that is being considered in Mancos. She asks the board to review this issue. The company is proposing a tent center approximately a 352-acre facility. The owner is Undercanvas Inc. She asked the Board to follow this because of the high impact it could have in the area and thinks it would not benefit the environment.

10.4 Trustee Mark Youngquist: Agreed with Trustee Wheeler concerning the tent/glamping project.

10.5 Trustee Chris Curry: Had no comment.

10.6 Trustee Linnea Peterson: Had no comment.

10.7 Trustee Marie Roan stated the Town should consider a 4th of July celebration, not necessarily using fireworks but a community get-together or a possible block party.

11. PUBLIC HEARINGS/ORDINANCE APPROVAL:

11.1 Discussion/Action Montezuma Mexican Restaurant: Discussion and Public Hearing of a violation. Possible approval of hotel/restaurant liquor license. The Mayor opened the hearing. Manager Reeves, Sheriff Nowlin and Attorney Kelly explained the purpose of the hearing. The violation was service to a minor, the Sheriff and Attorney gave the Board options for penalties. Juan Jimenez owner of the Montezuma Mexican Restaurant spoke of the violation and the events. Mr. Jimenez stated that his employee was newly hired, and that this person was cited as well as the bar. When asked if he required training for the servers, he stated that there is a large turnover, and it makes it difficult and expensive to require training. The Board asked if training should be required for future license holders? Attorney Kelly states that would be something to be considered. *Mayor Holkestad moved to approve that hotel/restaurant liquor license for Montezuma Mexican Restaurant LLC, seconded by Trustee Roan. The motion was approved by roll call and passed unanimously.*

11.2 Discussion/Possible Action second reading of Ordinance 584 Series 2025 repealing ordinance 543 Series 2020 the emergency ordinance concerning the corona virus (COVID-19). Attorney Kelly introduced the ordinance with no changes made. *Trustee Grigg moved to approve Ordinance 584 Series 2025, seconded by Trustee Curry. The motion passed by a roll call vote.*

11.3 Discussion/Possible Action second reading of Ordinance 585 Series 2025 repealing Ordinance 544 Series 2020 providing virtual meetings and providing for its adoption as an emergency ordinance but making certain permanent provisions for participation in public meetings by virtual means. Mayor Holkestad opened the hearing for public comment, no comments were given, the hearing was closed. The Board discussed making a procedural policy in the future. *Trustee Curry moved to approve Ordinance 585 Series 2025, seconded by Trustee Peterson. The motion passed by a roll call vote.*

11.4 Discussion/Possible Action first reading of Ordinance 586 Series 2025 2nd amendment of the Dolores Marijuana Code set forth in Chapter 5.16 of the Dolores Municipal Code,

concerning the licensing of medical marijuana centers and amending ordinance 546 Series 2020 and ordinance 553 Series 2021, regulating marijuana establishments in the Town of Dolores, including sales, cultivation, manufacturing, and testing businesses. Attorney Kelly introduced the ordinance. *Trustee Curry moved to approve ordinance 586 Series 2025 on the first reading, seconded by Trustee Peterson. The motion passed unanimously by roll call vote.*

11.5 Discussion: Introduction of the Dolores Town Liquor Code. Attorney Kelly introduced the proposed ordinance stating that there have been some changes in the Colorado Liquor Code, this ordinance will bring the code up to date. He will present the first reading of the ordinance at the March 24th, 2025, Board meeting.

12. DISCUSSION/POSSIBLE ACTION OF RESOLUTIONS

12.1 Approval Resolution R647 Shums Coda contract: *Trustee Roan moved to approve Resolution R647 Series 2025, seconded by Trustee Peterson. The motion was approved unanimously.*

12.2 Approval Resolution R649 Series 2025 MOU with Dolores School District RE-4a: *Trustee Grigg moved to approved Resolution R649 Series 2025, seconded by Trustee Peterson. The motion was approved unanimously.*

13. ADMINISTRATIVE BOARD BUSINESS:

14. UPCOMING BOARD, COMMITTEE AND SPECIAL GROUP MEETINGS:

14.1 Dolores Parks/Playground Advisory Meeting March 13th, 2025, 6:00 p.m.

14.2 Board Coffee March 22nd, 2025, 9 a.m. to 11:00 a.m. Community Center

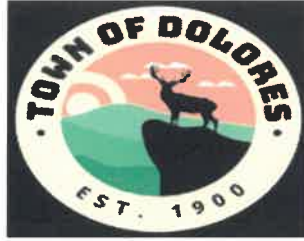
14.3 Board Meeting and Workshop March 24th, 2025, 5:30 p.m.

14.4 Dolores Community Center Committee Meeting March 25th, 2025, 6:00 p.m.

15. ADJOURNMENT: Mayor Holkestad adjourned the meeting at 8:03 p.m.

Mayor Chris Holkestad

Town Clerk Tammy Neely



**MINUTES
DOLORES COLORADO**

TOWN BOARD OF TRUSTEES MEETING

MARCH 24TH, 2025, 5:30 P.M. WORKSHOP 6:30 P.M. MEETING

THE MEETING WAS HELD AT THE TOWN HALL 601 CENTRAL AVENUE.

**IF YOU WISH TO VIEW THE RECORDING, PLEASE VISIT THE TOWN WEBSITE UNDER GOVERNMENT TOWN
BOARD MEETING FOR THE ZOOM LINK**

<https://townofdolores.colorado.gov>

**Due to a change in Zoom, there are separate links for the 2nd and 4th Monday meeting of the Dolores
Board of Trustees**

WORKSHOP: 5:30 P.M.:

- 1. Farmers Market:** The Board discussed plans for the upcoming Farmers Market with Community Members, and Farmers Market vendors.
- 2. Special Events:** The Board discussed options for upcoming events in the parks.

BOARD MEETING 6:30 P.M.

- 1. CALL TO ORDER:** Mayor Holkestad called the meeting to order at 6:35 p.m.
- 2. PLEDGE OF ALLEGIANCE**
- 3. ROLL CALL:** Board Members present: Mayor Chris Holkestad, Trustees Marie Roan, Linnea Peterson, Chris Curry, and Sheila Wheeler. Trustees Mark Youngquist and Kalin Grigg were absent.
- 4. ACTION/APPROVAL OF THE AGENDA:** Trustee Peterson moved to approve the agenda, adding the Farmers Market and Special Events discussions and possible actions, seconded by Trustee Curry. The motion passed unanimously.
- 5. IDENTIFICATION OF ACTUAL OR PERCEIVED CONFLICTS OF INTEREST.** No conflicts were identified.
- 6. ACTION/APPROVAL OF THE CONSENT AGENDA:** The Consent Agenda is intended to allow

the Board by a single motion to approve matters that are considered routine or non-controversial. Here will be no separate discussion of these items unless a Board Member requests an item to be removed from the Consent Agenda and considered separately. Items removed from the Consent Agenda will be Considered under specific Agenda item numbers.

6.1 Special Event Liquor License for the Dolores Chamber of Commerce at the Dolores Bike Hostel 507 Central Avenue, April 1st, 2025, from 5:30 p.m. to 10:00 p.m.

7. REMOVED CONSENT AGENDA ITEMS:

8. CITIZENS TO ADDRESS THE BOARD: This is an opportunity for Citizens to address the Board at this time or during a Public Hearing. Each Person will have 5 minutes. The Town Board encourages public comment by the following sources: Live at the Town Hall, virtually via ZOOM (see the Town Website for the link), or by submitting your comments, via email, to the Town Clerk at tammy@townofdolores.com any time before the dated Board meeting.

8.1 Sara Vass: Commented on the safety issues of events, mainly parking. The events are growing rapidly and highway parking become difficult.

8.2 Rachel Vass: Contested fees on Short Term Rentals

9 STAFF/COMMITTEE REPORTS/PRESENTATIONS:

9.1 Managers Report: Leigh Reeves reported to the Board on the following:

- The new oven is installed at the Community Center.
- Last year's employee filled the summer parks position.
- The FEMA Go application has been submitted.
- Fishing is Fun is requesting to increase the size of the project.
- Will be requesting funding from DOLA for the comprehensive plan.
- A grease trap program has been developed by the Building Official mandated by the State.
- Street Sweeping will start next week.
- Recycling: Options for pick up are Waste Management or the City of Cortez. Manager Reeves would like to access funding to continue looking at options.
- An RFP will go out for roll-off dumpsters. Town is helping with tree removal.
- Town is digging up some covered accesses in the streets for SGM to evaluate the current configuration of the water and sewer and improving GIS information. A soil evacuation will also be completed.
- Martin Built Homes added a culvert that was required by the Town. The developer

will be adding two additional properties.

- Flanders Park: Railroad ties are being added to deter driving on the new grass.
- Caselle Program is moving forward, the current program Ampstun is no longer taking calls.

9.2 Attorneys Report: Jon Kelly reported the following:

- Waiting for ATMOS to get with him on the franchise agreement.
- Liquor code will be brought to the table at the next Board meeting.

9.3 Treasurers Report: Kelley Unrein updated the Board on the revenues and expenditures.

9.4 Commissioner: Jim Candelaria: reported the county will be holding a public meeting for the large-scale solar projects, the code is currently too vague. The goal is not to end up with a situation that is sitting idle. The hearing will be on April 8th, 2025, at 9:00 a.m.

10. TRUSTEES REPORTS AND ACTIONS: Please keep comment to 5 minutes

10.1 Mayor Chris Holkestad asked when the water fountain at the restrooms will be turned on. He requested the Board visit about speed bumps on side streets and the fire ban.

10.2 Trustee Kalin Grigg

10.3 Trustee Sheila Wheeler stated that the Board of Education was disassembled at the State level and inquired if it was something that should be looked at.

10.4 Trustee Mark Youngquist

10.5 Trustee Chris Curry reported that the snow at the cemetery parking is melting and leaving behind an oily substance. The staff will look into it.

10.6 Trustee Linnea Peterson asked if it was possible to combine the building inspector with code enforcement.

10.7 Trustee Marie Roan asked if the farmer market can be advertised? Banners? Signs? She asked if there was a vision for the downtown area.

11. PUBLIC HEARINGS/ORDINANCE APPROVAL:

11.1 Ordinance 586 Series 2025 second and final reading: second amendment of the Marijuana Code Chapter 5.16 of the Dolores Municipal Code amending Ordinances 546 Series 2020 and 553 Series 2021 regulating medical marijuana and recreational marijuana establishments in the town of Dolores including sales, cultivation, manufacturing, and testing businesses. Mayor Holkestad opened the hearing for public comment. No comment was made by Board or the public. The hearing was closed. *Trustee Peterson moved to approve Ordinance 586 Series 2025, seconded by Mayor Holkestad. The motion was approved unanimously by a roll call vote.*

12. DISCUSSION/POSSIBLE ACTION OF RESOLUTIONS

12.1 Farmers Market: Manager Reeves asked the Board if there should be a set of rules and consider a waiver. There is no funding for music, should music be available to play for tips for payment? *Trustee Wheeler moved to leave the Farmers Market as it stands, seconded by Trustee Curry. The motion was approved unanimously.*

12.2 Special Events (Not Liquor License):

- **Riverfest:** *Trustee Wheeler moved to approve Riverfest at Joe Rowell Park, seconded by, Trustee Peterson. The motion carried unanimously.*
- **Community Yard Sale:** *Trustee Peterson moved to approve the Community Yard Sale, seconded by Trustee Curry. The motion passed unanimously.*
- **Boggy Draw Beatdown:** The race will start and finish at Flanders Park. Camping will be allowed. *Mayor Holkestad moved to approve Boggy Draw Beatdown at Flanders Park, seconded by Trustee Peterson. The motion passed unanimously by a roll call vote.*
- **Escalante Days/Softball Tournament:** *Trustee Peterson moved to approve both Escalante Days and the softball tournament at Joe Rowell Park. The motion failed for a lack of a second. Trustee Roan moved to approve Escalante Days in Flanders Park, and the softball tournament at Joe Rowell Park, seconded by Trustee Curry. The motion was passed by 4 yes and 1 no votes.*
- **Harvestfest:** The Board questioned the location of Harvestfest. *Mayor Holkestad moved to have the Harvestfest at Flanders Park, seconded by Trustee Curry. The motion failed by 4 no votes and 1 yes (Roll called). Trustee Peterson moved to have Harvestfest at Joe Rowell Park, seconded by Mayor Holkestad. The motion passes unanimously by roll call.*
- **Chamber Banquet:** *Trustee Peterson moved to approve the Chamber Banquet at the Dolores Community Center, seconded by Trustee Roan. The motion was approved unanimously by roll call vote.*

13. ADMINISTRATIVE BUSINESS:

13.1 Discussion/Possible Action: Stop sign on 4th Street. Manager Reeves presented plans for the placement of four 4 Way stop signs at the intersection of 4th street and Riverside. Jersey Barriers will be placed on 4th street to correct street issues. *Trustee Curry moved forward with the 4 way stop on the intersection of 4th and Riverside, seconded by Trustee Wheeler. The motion was approved unanimously by roll call vote.*

13.2 Discussion: Recycling was covered in the Managers report previously.

14. EXECUTIVE SESSION to consult the Town Attorney concerning a property matter pursuant to 24-6-402(4)(f)(I), CRS. *Mayor Holkestad moved to approve going into executive session at 8:16 p.m., seconded by Trustee Peterson. The motion was approved by a roll call vote.*

15. UPCOMING BOARD, COMMITTEE AND SPECIAL GROUP MEETINGS:

15.1 Dolores Community Center Committee Meeting March 25th, 2025, 6:00 p.m.

15.2 Coffee Corner with the Trustees: at the Dolores Community Center March 22nd, 2025, from 9:00 a.m. to 11:00 a.m.

15.3 Planning and Zoning – April 1st, 2025 – 6:30pm Townhall

15.4 Parks Committee – April 10th, 2025 – 6:00pm Townhall

15.5 Board Meeting – April 14th, 2025 – 5:30pm Townhall

15.6 Workshop/Board Meeting – April 28th, 2025 – 5:30pm WS, 6:30pm Board Meeting
Townhall

15.7 Community Center Advisory Board meeting – April 29th, 2025, 6:00pm Townhall

15.8 Board Meeting - May 26th meeting moved to Tuesday, May 27th in observance of the
Memorial Day Holiday

16. ADJOURNMENT: Mayor Holkestad adjourned the meeting at 8:45 p.m.

Mayor Chris Holkestad

Town Clerk Tammy Neely

DR 8400 (02/16/24)
COLORADO DEPARTMENT OF REVENUE
Liquor Enforcement Division
PO BOX 17087
Denver CO 80217-0087
(303) 205-2300

Submit to Local Licensing Authority

GST LIQUOR
PO BOX 937
Dolores CO 81323

Fees Due	
Annual Renewal Application Fee	\$
Renewal Fee	477.50
Storage Permit \$100 X _____	\$
Sidewalk Service Area \$75.00	\$
Additional Optional Premise Hotel & Restaurant \$100 X _____	\$
Related Facility - Campus Liquor Complex \$160.00 per facility	\$
Amount Due/Paid	\$

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

Retail Liquor License Renewal Application

Please verify & update all information below. Return to city or county licensing authority by due date.

Note that the Division will not accept cash.

☒ Paid by check

Uploaded to Movelt on Date

☐ Paid Online

Licensee Name

GST LIQUORS, INC

Doing Business As Name (DBA)

GST LIQUOR

Liquor License Number

03-01436

License Type

Retail Liquor Store (city)

Sales Tax License Number

25430190

Expiration Date

06/10/2025

Due Date

04/26/2025

Business Address

Street Address

102 SOUTH 11TH STREET

Phone Number

970-390632

970-882-2229

City, State, ZIP Code

Dolores CO 81323

Mailing Address

Street Address

PO BOX 937

City, State, ZIP Code

Dolores CO 81323

Email

gstliquors@hotmail.com

Operating Manager

Linda Kay Johnson

Date of Birth

10-18-63

Home Address

Street Address		Phone Number
13925 Rd 26		970-739-8215
City	State	ZIP Code
Corte2	Co	81323

1. Do you have legal possession of the premises at the street address? ☒ Yes ☐ No

Are the premises owned or rented?

☒ Owned

*If rented, expiration date of lease

☐ Rented*

2. Are you renewing a storage permit, additional optional premises, sidewalk service area, or related facility? ☐ Yes ☒ No

If yes, please see the table in the upper right hand corner and include all fees due.

3. Are you renewing a takeout and/or delivery permit? ☐ Yes ☒ No

(Note: must hold a qualifying license type and be authorized for takeout and/or delivery license privileges) If selecting 'Yes', an additional \$11.00 is required to renew the permit.

If so, which are you renewing? ☐ Delivery ☐ Takeout ☐ Both Takeout and Delivery

4. Since the date of filing of the last application, has the applicant, including its manager, partners, officer, directors, stockholders, members (LLC), managing members (LLC), or any other person with a 10% or greater financial interest in the applicant, been found in final order of a tax agency to be delinquent in the payment of any state or local taxes, penalties, or interest related to a business? ☐ Yes ☒ No

Since the date of filing of the last application, has the applicant, including its manager, partners, officer, directors, stockholders, members (LLC), managing members (LLC), or any other person with a 10% or greater financial interest in the applicant failed to pay any fees or surcharges imposed pursuant to section 44-3-503, C.R.S.? ☐ Yes ☒ No

5. Since the date of filing of the last application, has there been any change in financial interest (new notes, loans, owners, etc.) or organizational structure (addition or deletion of officers, directors, managing members or general partners)? ☐ Yes ☒ No

If yes, explain in detail and attach a listing of all liquor businesses in which these new lenders, owners (other than licensed financial institutions), officers, directors, managing members, or general partners are materially interested.

Name (Individual/Business)

GST Liquors Inc

Social Security Number/Tax Identification Number

46-3330149

Home Phone Number

970-739-8215

Business/Work Phone Number

970-882-2229

Street Address

102 South 11th Street

City

Dolores

State ZIP Code

CO

81323

Printed name of person signing on behalf of the Applicant/Licensee

Linda Kay Johnson

Applicant/Licensee's Signature (Signature authorizing the disclosure of confidential tax information) Date Signed

Linda Kay Johnson

3-25-25

Privacy Act Statement

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

6. Since the date of filing of the last application, has the applicant or any of its agents, owners, managers, partners or lenders (other than licensed financial institutions) been convicted of a crime?

☐ Yes ☒ No

If yes, attach a detailed explanation.

7. Since the date of filing of the last application, has the applicant or any of its agents, owners, managers, partners or lenders (other than licensed financial institutions) been denied an alcohol beverage license, had an alcohol beverage license suspended or revoked, or had interest in any entity that had an alcohol beverage license denied, suspended or revoked?

☐ Yes ☒ No

If yes, attach a detailed explanation.

8. Does the applicant or any of its agents, owners, managers, partners or lenders (other than licensed financial institutions) have a direct or indirect interest in any other Colorado liquor license, including loans to or from any licensee or interest in a loan to any licensee?

☐ Yes ☒ No

If yes, attach a detailed explanation.

Affirmation & Consent

I declare under penalty of perjury in the second degree that this application and all attachments are true, correct and complete to the best of my knowledge.

Type or Print Name of Applicant/Authorized Agent of Business

Linda Kay Johnson

Title

manager

Signature

Linda K Johnson

Date (MM/DD/YY)

3-25-25

Report & Approval of City or County Licensing Authority

The foregoing application has been examined and the premises, business conducted and character of the applicant are satisfactory, and we do hereby report that such license, if granted, will comply with the provisions of Title 44, Articles 4 and 3, C.R.S., and Liquor Rules.

Therefore this application is approved.

Local Licensing Authority For

Title

Attest

Signature

Date (MM/DD/YY)

DR 8495 (02/16/24)
COLORADO DEPARTMENT OF REVENUE
Liquor Enforcement Division
PO BOX 17087
Denver CO 80217-0087
(303) 205-2300

Tax Check Authorization, Waiver, and Request to Release Information

I, Linda Kay Johnson

am signing this Tax Check Authorization, Waiver and Request to Release Information (hereinafter

"Waiver") on behalf of

(the "Applicant/Licensee")

GST Liquors Inc.

to permit the Colorado Department of Revenue and any other state or local taxing authority to release information and documentation that may otherwise be confidential, as provided below. If I am signing this Waiver for someone other than myself, including on behalf of a business entity, I certify that I have the authority to execute this Waiver on behalf of the Applicant/Licensee.

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

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

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

Report to the Board of Trustees on the
Planning & Zoning Commission meeting held
April 1, 2025

Discussions of potential interest to the Board and items for upcoming P&Z meeting agendas:

Agenda Item/Description	Discussion
10. Discussion	<p>Comprehensive Plan. Commission review of the 1997 Comprehensive Plan and the 2019 Comprehensive Plan review conducted by the P&Z commissioners. What follows is a synopsis of the commissioners' discussion of the status, updates, and new topics—following with suggestions about how P&Z might proceed with the comp plan update.</p> <ul style="list-style-type: none"> • Mark: We have a comp plan, so are not starting from nothings. We should integrate the 2019 comp plan review with the 1997 comp plan into a single document. Identify those goals/objectives that have been met, say so, and eliminate them from the report. Have everything in one place and move forward from there. • Community survey. Where is it? It was conducted by James Dietrich, Center for Community Development at Fort Lewis College (and now a staff member at Montezuma County). • Topics to add to comp plan: Wildfire mitigation. How town interfaces with AG community. How town interfaces with – Tourism, recreation. CSU – agri-tourism. • Tourism and Recreation are a comp plan topic that is required by DOLA. <p>To do:</p> <ul style="list-style-type: none"> • Put emphasis on priorities, making more specific what needs to be done and in what order. • Identify potential grantors. Determine their expectations for awarding funding align the potential organization and content of Dolores' updates to be responsive to grantors' requirements. • More discussion about 3-mile influence area. What do we want to do? What can we do? • Mark thinks that the County is updating their LUC and comp plan. Dolores should coordinate with the County. • Identify and integrate previous relevant documents. Ann will prepare an inventory of documents relevant to the comp plan that can be easily updated. Leigh will work on some of the demographic info. • Linda asked the commissioners to prepare lists of topics that should be deleted / added to the comp plan for the May 6 P&Z meeting.
11. Future agenda items:	<p>These items are being retained on the agenda:</p> <ol style="list-style-type: none"> 1. Comprehensive Plan sub-plans, including: funding, weed management, watershed management, hazards mitigation, etc. 2. Public outreach and education 3. Work with staff to edit the Special Exception Permit application. 4. Examine the 30% front occupancy in the Corridor and Downtown Mixed-Use zones. 5. Parking in town

DCC Advisory Committee Meeting 3.25.25

Mission: Cultivating growth and opportunity in a welcoming, inclusive, and accessible environment, where community can connect, learn, and thrive together.

Vision: To be a vibrant gathering space where community members connect, collaborate, and celebrate diverse interests in a welcoming and well-maintained space. We strive to create an adaptable and stable environment that evolves with the needs and aspirations of our rural community, fostering a sense of unity, resilience, and shared purpose.

Attendees: Sarah Vass, Leigh Reeves, Jen Stark, Janneli Miller

Discussion Items:

-*Grant submission update and final assistance?- Sarah Vass

Letters of support done. Sarah to submit the letters. Social media needs to happen. Promoting farmers on the social media page. Use Dolores Community Center as the host of the Instagram page. Birthdate 4.1.1976. Social media pages will be done by 3/29/2025. Goal of one post a week. Submitted online with attachments. Total amount for ask \$7,400. Sink, dishwasher, safety mats, hood filters, 40lb grease trap, a few faucets, undercounter dishwasher, side handwashing sink.

-Griddle cleaning instructions update- Sarah

Something is up and posted next to griddle, griddle cleaning box, instructions to be added to a users manual for the DCC.

- A new check list and inspection sheet for check out for people that use the kitchen for the DCC manager to work through. Before April 18th. This includes asking have people to do a Google Review and complete the exit survey.
- Jen to keep up with monthly with the DCC manager to check in and address any issues.

- Oven Checklist sample? Sarah

We will work to update the oven checklist and the griddle supplement, before April 18th. Up the cleaning fee for the new equipment. Along with a veggie spray for the cast iron. Up the cleaning fee to \$500.00. The advisory committee will take pictures of the assembly and have a users manual available by April 18th as well.

-Generate a stock of cleaning supplies for available use by renters. Identify what items those might be. Ask Sarah and Leigh for the list. Figure out what exactly will be out and in what quantities to be used by renters for cleaning.

-4 H Volunteer date/ dates? Chaperones and or reps from DCC? Leigh

Leigh will contact 4 H for dates to help with seats and yard and any left over cupboard cleaning or emptying. Likely a Sunday.

- Yard sale date and or advertisement, storage if items, pricing?

June 14th. Flea market and community yard sale. Has to be at Flanders. Drop off at Dolores Food market Store parking lot June 13th. This will go out on Instagram and be posted on website.

- Review/ update of any of February's items- Sarah
- Check with Molly about coming ware for Seniors and who wants it.

- *Advisory Committee member access to the DCC website admin-Jen to work with Leigh and Janneli. Access to do any necessary changes to the website for the grant.

- Work plan agenda for spring for the DCC, Leigh? Fred? Sarah?
Google reviews and exit survey. Part of the check out sheet.

- *Volunteer management for DCC- Jen
Addressing long term volunteer management system. This includes annual volunteer opportunities, court ordered service opportunities and Friends of the DCC.

- Mascot discussion: Janneli Miller
Launch a mascot competition on the website. Original work and in scale like design. Launch at the yard sale date>

- Other items?: None

- Next meeting items
Tuesday, April 29th

- Adjournment

Town board April 14, 2025

Building Official report

Current projects:

1. #1140 - Final
2. #1169 – Ice and Water inspection
3. #1153 - Final
4. #1178 – Insulation inspection
5. #1147 – Final
6. #1178 – Drywall inspection
7. #1175 – Framing inspection
8. #1181 – Framing Inspection
9. #1169 – Water and sewer line inspection
10. #1175 – Insulation inspection

New permits: 1 permit - \$465

1. #1181 - Deck

Consultations - Phone and in person

18 Phone and in-person

Construction Inspections

15

Future projects on the horizon:

None reported

Business Inspections

3

Food trailer/truck inspections

1 attempted

STR Inspections

None

Internet Technology

No report

SPECIAL PROJECTS

None

STR's

One application being submitted

Compliance issues

Grease trap binders have been distributed

Other items

None this period

MAINTENANCE DAILY REPORT MARCH 2025

- 1 Plants. Randy. Called out for a water leak at 102 N 17th Street.
- 3 Plants. Finished the turbidity report. Clean and lubed the motor graders. Cleaned the shop.
- 4 Plants. Serviced online meters at the water tank. Serviced the wastewater plant pumps. Checked the meter at 106 N 6th. Pulled the monthly bacti and wastewater samples.
- 5 Plants. Repaired meter remotes. Checked meters on Merritt Way for leaks. Repaired the pressure wash hose reel.
- 6 Plants. Pulled the weekly chlorine samples. Marked utility locates. Installed new warning light on the Ranger UTV. Repaired meter remotes.
- 7-9 Plants. Audra. On Friday Audra serviced the online meters at the water tank.
- 10 Plants. Checked the meter at 18680 Hwy 145. Repaired the meter at 1350 Merritt Way. Installed grease pan on the oven at the Community Center. Serviced the online meters at the water tank. Finished the DMRs for the Wastewater plant. Changed the gutter brooms on the sweeper truck. Serviced the air diffusers at the wastewater plant #1 lagoon.
- 11 Plants. Serviced the sweeper truck. Marked locates. Hauled off a fallen tree form the bar ditch on Hillside Ave.
- 12 Plants. Pulled the weekly chlorine samples. Replaced meter remote at 18650 Hwy 145. Cleaned sidewalks at Flander' Restroom. Attended the water line replacement meeting. Trapped gophers.
- 13 Plants. Marked utility locates. Hauled trees to the green waste dump. Worked on the water plant turbidity meters. Picked up trash and cleaned the restroom.
- 14-16 Plants. R J.
- 17 Plants. Serviced the online meters at the water tank. Serviced the chlorine 17 at the water plant. Performed sewer plant lagoon maintenance.
- 18 Plants. Made metal stakes to stake down parking barriers at Flanders Park. Cleaned the shop tools.
- 19 Plants. Pulled the weekly chlorine samples. Bladed streets. Filled potholes. Replaced street signs.
- 20 Plants. Opened the valve cans and manholes for SGM to Shoot grades and depths. Bladed streets filled potholes.

- 21-23 Plants. Justin. 3-21 Justin and R J fixed road signs on Railroad. 3-23 Audra checked on the water plant.
- 24 Plants. Marked utility locates. Serviced the meters at the water tank. Installed railroad ties at Flanders as parking barriers. Swept the sidewalks. Cleaned restrooms and trapped gophers.
- 25 Plants. Read meters. Continued street sweeping. Checked the meter at 1400 Merritt Way. Bladed Merritt Way. Trapped gophers.
- 26 Plants. Pulled chlorine samples. Replaced a yard hydrant at JRP pavilion. Repaired water line at 1400 Merritt Way.
- 27 Plants. Swept streets. Opened the restrooms at JRP and Riverside Parks. Marked utility locates.
- 28-30 Plants. Randy
- 31 Plants. Marked utility locates. Serviced the online meters at the water tank. Picked up trash and cleaned the restrooms. Replaced the pickup head curtains on the sweeper truck.

3/27/2025 4:54:49PM

TOWN OF DOLORES

Billing Period Report

For 1 3/1/2025 - 3/31/2025

Include Write Off Accounts: True

Account Active Hold	Location Hold End	Transaction Type	Amount*	Transaction Date	EID	Last Reading	New Reading	Usage
Billing Period Totals								
		Balance Forward	41,735.93					567
		Payments & Credits						
		Payment Cash	-1,216.24					13
		Payment Check	-37,605.52					335
		Payment Credit Card	-7,406.53					74
		Payment E-Check	-2,496.64					27
		WATER ADJUSTMENT	-545.76					2
		Payments & Credits	-49,270.69					451
X		SEWER						
		SEWER	20,384.33					495
		SEWER	20,384.33					495
X		WATER						
		LATE CHARGE	466.41					59
		RECONNECT FEE	150.00					3
		WATER	28,629.86					563
		WATER ADJUSTMENT	300.00					2
		WATER	29,546.27					627
		Ending Balance	\$42,395.84					2,140

To be paid for
March usage

3/27/2025 4:54:49PM

TOWN OF DOLORES

Billing Period Report

For 1 3/1/2025 - 3/31/2025

Include Write Off Accounts: True

Account Active Hold	Location Hold End	Transaction Type	Amount*	Transaction Date	EID	Last Reading	New Reading	Usage
		SEWER						
			4,500					
		Commercial	914,100					
		MultiFamily	3,000					
		Other	1,000					
		PublicGovt	1,100					
		Residential	1,100,900					
			2,024,600					
		WATER						
			4,500					
		Commercial	917,900					
		MultiFamily	13,000					
		Other	1,000					
		PublicGovt	122,700					
		Residential	1,183,400					
			2,242,500					
		Total Usage	4,267,100					

usage by usertype

Negative Usage

No customers were billed for negative usage in this period.

TOWN OF DOLORES
Payment Application Report
From 03/01/2025 to 03/31/2025
Billing Cycle: 1
Subtotal by Service Type Applied To: True
Including Complete and Incomplete Batches
Transaction Type: (Any)
Payment Type: (Any)
Billing Payments

W/s
Payments
Received
March 2025

Service Type SEWER Total:	Charges Applied To: 527	\$(21,699.89)
Service Type WATER Total:	Charges Applied To: 669	\$(29,573.62)
Billing Payments Total:	Charges Applied To: 1,196	\$(51,273.51)
Grand Total:	Charges Applied To: 1,196	\$(51,273.51)

* Denotes an overpayment

^ Customer does not have an account.

TOWN OF DOLORES

Payment Application Report

From 03/01/2025 to 03/31/2025

Billing Cycle: 1

Subtotal by Transaction Type Applied To: True

Including Complete and Incomplete Batches

Transaction Type: (Any)

Payment Type: (Any)

General
Fees
Received
March 2025

Other Receipt Payments

Applied To BUILDING PERMIT Total:	Charges Applied To: 1	\$(465.00)
Applied To BUSINESS LICENSE Total:	Charges Applied To: 2	\$(50.00)
Applied To COMNET FRANCHISE Total:	Charges Applied To: 1	\$(831.57)
Applied To COURT FINES Total:	Charges Applied To: 1	\$(165.00)
Applied To DEVELOPMENT FEE Total:	Charges Applied To: 1	\$(250.00)
Applied To DOG LICENSE Total:	Charges Applied To: 14	\$(170.00)
Applied To EMPIRE FRANCHISE Total:	Charges Applied To: 1	\$(4,885.53)
Applied To LIQUOR LICENSE Total:	Charges Applied To: 5	\$(900.00)
Applied To MISC-GENERAL Total:	Charges Applied To: 18	\$(8,496.65)
Applied To PARKS AND REC REVENUE Total:	Charges Applied To: 4	\$(300.00)
Applied To PROP TAX-OWNERSHIP Total:	Charges Applied To: 1	\$(1,020.62)
Applied To PROPERTY TAX Total:	Charges Applied To: 1	\$(24,593.54)
Applied To R&B TAX Total:	Charges Applied To: 1	\$(3,216.70)
Applied To WATER DOCK Total:	Charges Applied To: 16	\$(1,735.50)

TOWN OF DOLORES

Payment Application Report

From 03/01/2025 to 03/31/2025

Billing Cycle: 1

Subtotal by Transaction Type Applied To: True

Including Complete and Incomplete Batches

Transaction Type: (Any)

Payment Type: (Any)

Gen fees recieved
March 2025

<hr/>		
Other Receipt Payments Total:	Charges Applied To: 67	\$(47,080.11)
<hr/>		
Grand Total:	Charges Applied To: 67	\$(47,080.11)

* Denotes an overpayment

^ Customer does not have an account.



March 26, 2025

Town of Dolores
Board of Directors/Administration
PO Box 630
Dolores, CO 81323

Board of Directors and Administration,

The Board of Directors of Southwest Health System, Inc. (SHS) is writing to ask for your consideration of our strong support for the funding of federal programs that support healthcare delivery in rural communities like Southwest Colorado.

SHS is a locally governed, not-for-profit hospital and health system operating a 20-bed critical access hospital in Cortez, CO along with several clinics, including in Mancos and a school-based health clinic at Cortez High School. In 2024, SHS served over 15,000 residents at our hospital from Montezuma and Dolores Counties. SHS has more than 9,500 people relying on one of our providers for primary care services. Of the residents in Montezuma County, 36.12% are enrolled in Health First Colorado, the state's Medicaid program, including 3,426 children¹.

In 2025, SHS anticipates approximately 24% of the revenues for our health system will come from Medicaid programs or approximately \$20.5 million of approximately \$85 million total revenues. Even relatively small changes in Medicaid revenues are likely to have a significant impact on SHS's ability to serve residents in our community and those who travel to visit areas like Mesa Verde National Park or other public lands.

Our ability to sustain healthcare services are only beginning to recover from a multi-year period of operating losses². In 2018 the hospital's available cash created the conditions that nearly closed the hospital. A large reduction in staff resulted and the hospital remained open. Fiscal policies related to the pandemic helped us briefly stabilize the hospital. However, they were one-time in nature and again in 2023, the hospital was on the brink of closing labor and delivery services. Maintaining Medicaid funding is critical to these decisions, and when a service is lost, it is no longer available to anyone in the region, regardless of their insurance.

In addition to being a healthcare service provider, SHS is one of the largest employers in the region. In Montezuma County, home to SHS, Health Care and Social Assistance is the largest industry and SHS is the largest employer in this industry³. In 2023, SHS paid \$37,718,679 in salaries and wages and \$7,092,568 in employee benefits and payroll taxes. The Median Household Income for Montezuma County is \$63,005³. Many healthcare professions pay well above the median income in our region. Changes in healthcare services have an economic impact. When we retain local healthcare services, the economy is strengthened and when they are lost the vibrancy of the community is put at risk.

Thank you for supporting all the residents of rural communities, including those that are served by Southwest Health System. Together we can improve the health of people who live in our community and support a vibrant economy.


Sincerely,


Shirley Jones
Chairperson


Eric Croke
Vice-Chairperson


Jay Wood
Secretary – Treasurer


Mary Dodd
Director

Signed by:

David Dull, MD
Director

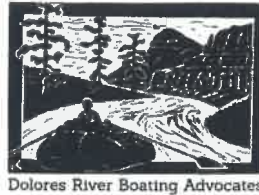

Jim Rogers, MD
Director


Margi Stangl
Director

¹ <https://hca.colorado.gov/sites/hca/files/Montezuma%20County%20Fact%20Sheet%202024.pdf>

² In 2020, 2021, 2022 and 2023 the hospital had operating losses of \$2,014,272, \$983,357, \$3,326,350, and \$1,980,861.

³ <https://www.economicdata.org/databoard>



Threats to Public Land - Fact Sheet

March, 2025

Executive and Secretarial Orders:

- An executive order “Unleashing American Energy” was issued on January 20th: “To encourage energy exploration and production on Federal lands and waters... in order to meet the needs of our citizens and solidify the United States as a global energy leader long into the future.”
- Numerous Secretarial Orders were issued by the Secretary of the Interior that further reinforce the “energy dominance” agenda:
 - This directed a review of all appropriations from the Inflation Reduction Act and Infrastructure Investment and Jobs Act to ensure consistency with President Trump’s energy dominance policies.
 - There was a rushed review of all federal lands closed to energy production including national monuments and other protected areas; these reviews have not been publicized.
- **However, the United States is not in an energy crisis at all**, in fact, oil and natural gas exports hit a record high in 2023.¹
 - Half of the 26 million acres of drilling leases on federal lands are not being used.²
 - Oil and gas drilling is already allowed on 81% of lands in the west and 74% in Colorado.³
 - According to BLM data, BLM approved nearly as many leases under Biden (13,658) as in the first Trump administration (14,608) and the amount of oil pumped from federal lands under the Biden administration was almost twice the amount during the Trump administration.
- These policies directly threaten environmental quality, recreational access, cultural sites, and the foundation of public input and process for the benefit of large corporations and the wealthy.

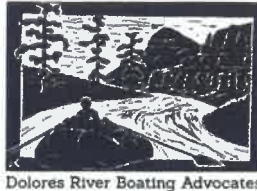
Legislation:

- 🗳️ H.R. 521: Ending Presidential Overreach on Public Lands Act, which would remove the ability of the president to designate national monuments.
- 🗳️ HR 1206: To require the BLM to withdraw the ‘Public Lands Rule’ which puts conservation on equal footing as oil and gas development on public lands.
- 🗳️ H.R. 471: Fix Our Forests Act - hiding behind wildfire mitigation, this bill would weaken environmental laws such as the National Environmental Policy Act (NEPA) and the Endangered Species Act and make it easier to log national forests.

¹ US Energy Information Administration. *U.S. crude oil exports reached a record in 2023*. March 2024.

² Bureau of Land Management. *Report on the Federal Oil and Gas Leasing Program*. November 2021.

³ The Wilderness Society. *Open For Drilling: The Outsized Influence of Oil & Gas on Public Lands*. January 2025.



- 🗳️ H.R. 1997: Productive Public Lands Act - recklessly reissues nine western land management plans, five in Colorado, that were created by diverse stakeholders over many years to open up all lands to energy development.
- 🗳️ H.R. Public Lands in Public Lands Act - bans the sale or transfer of most public lands managed by the Department of the Interior and U.S. Forest service. The bill also requires Congressional approval for disposals of publicly accessible federal land tracts over 300 acres and for public land tracts over 5 acres if accessible via a public waterway.

Budget reconciliation and public land sell-off attempts:

- **Congressional Push for Public Land Privatization:** On January 3rd, one of the first actions taken by the new Congress was the passage of a rules package that facilitates the sale of federal lands. This move is part of a broader GOP agenda to open public lands to privatization.⁴ The administration also launched an initiative that identifies federal lands suitable for building affordable housing.
- **Selling public lands to pay for a “Sovereign Wealth Fund:”** An executive order that would create a sovereign wealth fund would require the U.S. to come up with massive amounts of money. Both the Secretary of the Interior and U.S. Treasury Secretary have indicated that natural resources and federal lands are worth hundreds of billions if sold.⁵

Firing of federal employees:

- Over 8,400 employees responsible for managing public lands either left or were fired, with no guarantees against further cuts⁶. While a judge has ordered probationary employees to have their job offers reinstated, many have moved on or may be fired later or under different pretenses.
- These workers conduct critical activities including public safety, visitor management, scientific research, managing grazing, and more. Cuts will have severe impacts to rural economies, visitor experience, and emergency responses, including wildfire.
- The Department of Interior is also canceling leases on federal buildings. The Bureau of Indian Affairs building in Towaoc and Bureau of Reclamation office in Durango are being closed.

Freezing and terminating federal funding:

- Billions of dollars in federal grants were cancelled or frozen for seemingly arbitrary reasons, which have impacted rural farmers who depended on NRCS funds for equipment and training (including Mancos Conservation District), Tribal communities rely on funding for water conservation, and climate-mitigation projects.

⁴ New York Times. *House Republicans Make it Easier to Shed Public Land*. March 1, 2025.

⁵ Center for American Progress. “Trump Quietly Plan to Liquidate Public Lands to Finance His Sovereign Wealth Fund. February 20, 2025.

⁶ The Department of Interior has lost 5,000 employees. [2,700 employees](#) took the buy-out and [2,300 were fired](#). The [Forest Service fired 3,400 employees](#).



Dolores River Boating Advocates

Economic Benefit of Public Lands

March, 2025

Montezuma County:

- Outdoor recreation and heritage site visitors spend \$78,452,930 in Montezuma County and the total economic output is \$100,700,100 (including sales tax) per year and support 724 jobs.¹
- 76% of county residents indicated that outdoor recreation affected their decision to move to Montezuma County.
- There are approximately 956,061 “uses” of public lands in Montezuma County annually.²
- Mesa Verde and Hovenweep National Parks bring \$30 million annually to Montezuma County.³
- 39% of lands in Montezuma County and 61% in Dolores County are federal lands.⁴

Colorado:

- BLM lands alone contributed \$8.8 billion to Colorado’s economy in Fiscal Year 2023 and 39,000 jobs in Colorado are tied to BLM public lands.⁵
- BLM Colorado supports grazing on nearly 94% of surface acres in the state, administering leases on about 2,400 separate grazing allotments. These lands generate 76.5 million dollars in economic benefit.⁶
- In 2023, outdoor recreationists in Colorado spent over \$52.1 billion dollars on trips and equipment, contributing to a total economic output of \$65.8 billion and supporting 132,500 jobs.⁷
- 96% of Coloradans went outside to recreate with 72% recreating outdoors once or more per week.
- Hunting and fishing bring over \$3.25 billion to Colorado every year, impacting all 64 counties. Hunting and fishing also support more than 25,000 full-time jobs across the state, from small businesses to manufacturers to the tourism industry.⁸

¹ RPI Consulting. *Montezuma County Outdoor Recreation Use and Economic Impact Study*. April 2024.

² RPI Consulting. *Montezuma County Outdoor Recreation Use and Economic Impact Study*. April 2024.

³ 2022 National Park Visitor Spending Effects, National Park Service; Mesa Verde National Park Visitor Study 257.

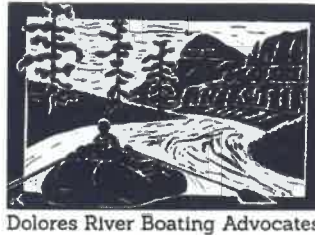
⁴ Headwaters Economics. *Federal Lands in the West: Liability or Asset?* 2017.

⁵ Bureau of Land Management. *What We Manage: Colorado*.

⁶ Bureau of Land Management.

⁷ Colorado Parks and Wildlife. *The 2023 Economic Contributions of Outdoor Recreation in Colorado*. November 2024.

⁸ Colorado Wildlife Council. *Boosting Colorado’s Economy*.



Dolores River Boating Advocates

National:

- Outdoor recreation generated \$1.2 trillion in economic output (2.3% of GDP), comprises 3.1% of U.S. employees and accounted for 5 million jobs in 2023.⁹ increased by 41% from 2012-2023.
 - This is more than three-and-a-half times the size of air transportation, three-and-a-half times the size of motor vehicle manufacturing, two times the size of agriculture and forestry, and one-and-half times the size of oil and gas development and mining.¹⁰
- Advocates for selling off public lands often argue that states and counties are financially burdened by the presence of large amounts of federally owned land because they cannot tax this land. However, since 1976 the federal government has offset this issue by providing Payment in Lieu of Taxes to counties with large amounts of public lands.
 - These payments help fund essential state services like roads and schools, offsetting the lack of property taxes from federal land holdings. For example, between 2022-2024 the State of Utah received over \$139 million dollars in PILT payments. This is in addition to the benefits of the outdoor recreation and tourism economy.
- Outdoor recreation on BLM lands contributes more than \$11 billion to the economy¹¹ and substantial income to individuals, small and large businesses, and rural communities through hunting, fishing, camping, climbing, riding off-highway vehicles, and many other activities.
- A 2020 study of communities near 14 monuments designated between 1991 and 2014 demonstrated new businesses and jobs boosts because of the new monuments.¹²
 -
- In 2023, lands managed by the Bureau of Land Management (BLM) generated \$201 billion in total economic output. This supported 783,000 jobs and contributed \$8 billion to the federal Treasury—all with a budget of just \$1.7 billion.
- From the early 1970s to the early 2010s, population, employment, and personal income on average all grew two times faster or more in western rural counties with the highest share of federal lands compared to counties with the lowest share of federal lands.¹³

⁹ Bureau of Economic Analysis. Outdoor Recreation Satellite Account, U.S. and States, 2023.

¹⁰ Headwater Economics. *The Outdoor Recreation Economy by State*. 2024.

¹¹ Bureau of Land Management. *A Sound Investment*.

¹² Walls et. al. *National monuments and economic growth in the American West*. Science Advances. March 2020.

¹³ Headwater Economics. *Federal Lands in the West: Liability or Asset?* 2017.

MONTEZUMA COUNTY PUBLIC LANDS

Montezuma County has a significant portion of its land under federal management, with about **68%** being federal public land; 32% managed by BLM

- This large percentage of federal land in the county plays a crucial role in maintaining open spaces and providing essential wildlife habitat as well as economic benefits from tourism.

EMPLOYMENT – all public lands (general)

- Approximately 100 permanent employees
- At peak during the summer season, total employment may reach **400**

PUBLIC LAND USE

- Mesa Verde National Park: nearly **½ million** visitors
- Mancos State Park: 30,000 visitors
- BLM Trails, Forest Service Trails, Reservoirs, and other use: nearly **1 million** visitors

ECONOMIC IMPACT:

- \$78,452,930 in estimated annual visitor spending
- \$100,700,100 in annual economic output
- 720 jobs in the county

Figure 1 – Montezuma County Outdoor Recreation and Heritage Asset Use Summary

Outdoor Recreation Asset in Montezuma County	Total Uses (Annual)
BLM Trails and Roads	76,338
Canyons of the Ancients Visitor Center	29,614
Forest Service Trails and Roads	234,716
Forest Service Campgrounds	13,043
McPhee Reservoir: Inspected Boat Launches	12,886
Paddle Sports on Upper Dolores River, McPhee Reservoir, and other recreation water bodies	29,150
Mancos State Park	32,078
Mesa Verde National Park	499,790
Hovenweep National Monument (Utah)	28,446
Total	956,061

Source: RPI Consulting Summative Results

Figure 9 – Montezuma County Annual Outdoor Recreation Uses: State Park and National Park Service Assets

	Total Uses (Annual)
Mancos State Park	32,078
Mesa Verde National Park	499,790
Hovenweep National Monument	28,446
Total Visits	560,314

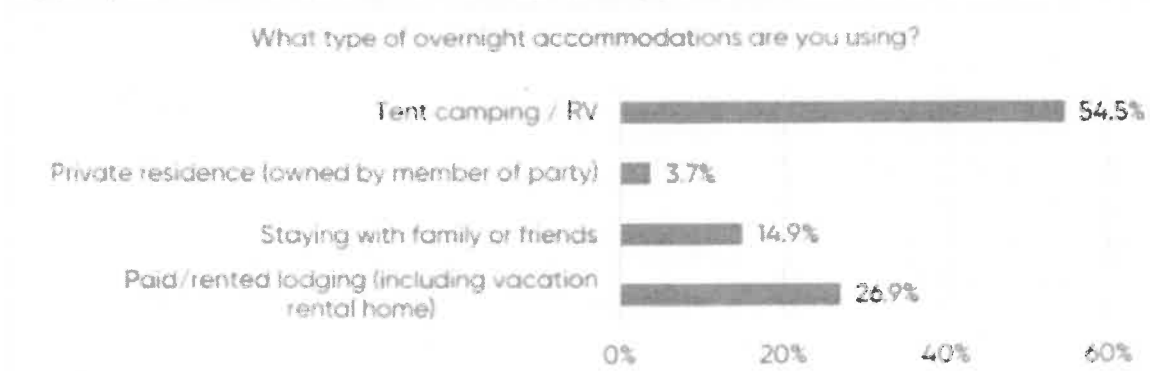
Source: RPI Consulting Summative Results

Visitation at Mesa Verde National Park and visitation at Hovenweep National Monument have exhibited a parallel trend with a steady increase in visitation until 2016 when visitation leveled and both exhibited a sharp decline in 2020 due to pandemic related restrictions and impacts.

Economic Impact Analysis The outdoor recreation assets in the county contribute to visitors' experiences and draw visitors to the area. Outdoor recreation assets in Montezuma County contribute because visitors from outside of the county spend money in the local economy. Economic impacts occur as a result of new money being injected into the local economy. The impact analysis first requires summation of the expenditures of the 180,970 annual visitor parties. The nearly \$78,452,930 in estimated annual visitor spending by these visitors occurs in several sectors including food and drinks, retail shopping, recreation, entertainment, and overnight accommodations. Economic multipliers resulting from this spending generates additional sales and jobs for a total of \$100,700,100 in annual economic output and 720 jobs in the county.

About 27% of visitor respondents indicated that they were staying in paid or rented lodging. Over half of visitor respondents indicated they were tent/RV camping and 15% were staying with family or friends. Visitor respondents staying in paid lodging and those paying for tent/RV camping have the most impact on the local economy.

Figure 20 – Survey Results: Type of Overnight Accommodations



Source: Montezuma County Outdoor Recreation Intercept Survey, 2023

Resources

[Montezuma County Outdoor Recreation Use and Economic Impact April 2024](#)

<https://www.npshistory.com/publications/employment/careers.pdf>

Call Type	Number Events	Avg Dispatch	Avg Response	Avg Travel	Avg On Scene	Total On Scene	Total Time
ANIMAL AT LARGE	2	5.43	14.5	0	0	0	251.17
ANIMAL FOUND	2	7.33	57.37	63.38	25.67	51.33	228.7
ANIMAL WELFARE CHECK	1	5.1	3	0.02	0	0	23.38
ATTEMPT TO SERVE CIVIL	5	0.27	0.03	0.03	0	0	87.25
CRIMINAL MISCHIEF	1	3.3	0.75	32.98	150.47	150.47	52.5
DISTURBANCE	1	2.88	0.03	20.18	0.03	0.03	63.65
DOG RUNNING AT LARGE	3	7.07	26.45	22.6	39.28	117.85	316.25
DOMESTIC VIOLENCE	1	0.7	0.33	19.68	7.88	7.88	21.43
EXTRA PATROL	6	0.43	0.2	21.65	0	0	510.6
FALL VICTIM	1	0	0.03	5.78	21.85	21.85	25.65
FOLLOWUP	4	0.48	0.27	17.57	0	0	456.47
HARASSMENT BY PHONE	1	3.8	1.07	18.85	0	0	57.95
OVERDOSE; ALCOHOL	1	0	0.07	25.9	36.12	36.12	62.87
PHONE CALL	1	4.28	1.4	0	0	0	19.07
RESIDENTIAL ALARM	1	1.2	0.27	43.85	35.1	35.1	14.97
ROAD RAGE	1	9.32	0.02	4.1	0	0	26.62
SECURITY CHECK	46	891.77	29.13	225.82	54.72	2516.97	50201.33
SUSPICIOUS ACTIVITY	1	47.97	4.25	41.13	0	0	32.68
TRAFFIC ACCIDENT	6	15.17	9.98	52.33	55.98	335.9	1477.5
TRAFFIC STOP	8	0.28	8.43	0.03	0	0	623.87
TRESPASS	1	4.93	0.05	43.48	20.62	20.62	13.2
VERBAL DISPUTE	1	2.15	0.1	15.55	8.8	8.8	8.4
VERBAL DISTURBANCE	1	2.53	0.07	28.3	6.95	6.95	27.53
VIN INSPECTION	3	2.07	0.1	0.9	0	0	502.9
WELFARE CHECK	1	0.05	0.07	19.38	30.5	30.5	0.03

Calls for Service Sector 801-March 2025

100

Call Type	Number Events	Avg Dispatch	Avg Response	Avg Travel	Avg On Scene	Total On Scene	Total Time
ANIMAL FOUND	2	7.18	1.48	45.95	46.77	93.53	236.47
ANIMAL WELFARE CHECK	1	3.65	1.45	7.55	0	0	28.67
ATTEMPT TO SERVE CIVIL	1	0.1	0.02	0	0	0	6.35
CODE ENFORCEMENT	1	0	0	0	0	0	0.03
CONSENSUAL CONTACT	1	0.12	0.05	0.03	0	0	1.52
CUSTODY DISPUTE	1	1.9	33.93	0	0	0	62.12
DISTURBANCE	1	0.97	0.12	13.37	0	0	10.47
DOG RUNNING AT LARGE	1	6.73	0.3	0	0.3	0.3	0.65
DOMESTIC VIOLENCE	1	3.87	0.02	8.75	19.62	19.62	40.62
DRUGS	2	0.15	0.23	4.22	0	0	0.27
EXTRA PATROL	4	0.17	0.03	0.03	0	0	368.33
FOLLOWUP	3	0.53	17.63	0.1	33.62	100.85	201.5
INFORMATION ONLY	1	0.13	0	0	0	0	0.2
JUVENILE PROBLEM	1	4.48	3.45	26.68	0.02	0.02	138.53
NEIGHBOR DISPUTE	1	3.15	0	0	0	0	16.22
OFF HIGHWAY VEHICLE	1	0.08	0	0.02	0	0	0.37
PARKING COMPLAINT	3	1.8	2.72	0.02	0	0	57.2
PHONE CALL	2	11.88	0	0	0	0	92.1
PROPERTY DAMAGE	3	38.7	32.43	58.87	74.95	224.85	725.85
RECKLESS	1	4.48	13.78	0	0	0	84.4
REDDI REPORT	1	2.68	0.03	0	0	0	3.9
SECURITY	1	0	0	0	0	0	0.08
SEXUAL ASSAULT	1	12.6	47.3	0	0	0	29.57
STOLEN VEHICLE	2	24.63	11.77	0	0	0	184.63
SUSPICIOUS PERSON	2	4.52	0.3	73.95	48.25	96.5	47.4
SUSPICIOUS VEHICLE	1	0.27	0	0	0	0	0.67
THREATS	2	19.53	10.08	0	0	0	136.37
TRAFFIC STOP	16	1.77	8.1	1.58	2.13	34.13	1981.33
VIN INSPECTION	3	1.98	17.97	0	11.73	35.2	128.3
WELFARE CHECK	4	12	38.48	60.07	13.3	53.2	364.87

Calls for Service-March 2025

65

To: Dolores Town Board

From: Leigh Reeves. Town Manager

Date: April 9, 2025

Community Center & Facilities

- **Oven Inspection:** We're still working with Hobart to get the new oven inspected and properly set up so the warranty can be activated.
 - **Early Painting Help:** Dave Harper got an early start on his summer work by painting parts of the community center. He's already painted the doors, foyers, kitchen, and the small southeast room.
 - **Quilt Shed Request:** The Dolores Mountain Quilters have asked if they can place a 10 x 20 shed on community center property to store their quilt display items.
 - **Pros:** They're an important part of our community, and this would give them a central, easy-to-access storage space.
 - **Cons:** It would be one more structure on the property, and depending on the location, it might take away some parking spaces.
-

Property & Development Updates

- **Property Purchase Proposal:** We have a proposal (Resolution 651) to buy the property at 43 Porter Way for \$55,000. This wasn't included in our budget for the year, so the money would need to come out of our reserves. I'd like your approval to explore how we can keep this land under town ownership. It's a small piece of land that wouldn't easily qualify for a conservation easement.
- **P&Z Commission Vacancy:** With Mark Tucker's retirement, there is one open seat on the Planning & Zoning Commission. Commissioner Nemenic is up for reappointment. We have two strong candidates for the open position: Megan Mustoe and Cathy Lilly, both town residents who care deeply about Dolores' future. Their letters of interest are in your board packet. This is Resolution 650.
- **New Business at 18398 Hwy 145:** A new tenant is planning to open an art gallery and coffee shop. David and I walked through the building with her to go over what's needed. The renter will need to:

- Pay past-due water bills,
 - Get a backflow preventer inspection before the water can be turned back on.
 - Used Bookstore Opening: I'll be meeting on Monday, April 14th with someone interested in opening a used bookstore in town.
 - The property West of the Exxon building received a technical grant to find funding for affordable rental units. They have several ideas that could bring in 8-10 rental units of 1 bedroom and 2 bedroom floor plans.
-

Grant & Funding Updates

- FEMA BRIC Grant: Unfortunately, the federal government has canceled all BRIC funding, which affects our grant for engineering a stormwater emergency plan.
 - Fishing is Fun Grant: We should know in the next few weeks if we're getting more funds from Colorado Parks & Wildlife (CPW).
 - Comprehensive Plan Funding:
 - I'm working with Logan-Simpson on a communication plan for our updated comprehensive plan.
 - DOLA has given us the green light to apply for a grant to help pay for this.
 - The estimated cost is \$40,000 for the communication work and \$10,000 for expert consulting, totaling \$50,000.
 - Town staff is updating as much demographic info as possible using U.S. Census and state data on the comp plan to save on consulting fees.
 - There's currently no legal requirement to update comp plans, but that may change soon, possibly requiring updates every 5 years.
 - If we apply, we'll need to provide a 50% match (about \$25,000). I'll need direction from the board on whether to move forward.
-

Town Maintenance & Parks

- Street Work: Our team is still sweeping the streets and has also started road grading to smooth out bumps caused by winter weather and rain.

- **Baseball Field Prep:** We're helping the local baseball league get the fields ready for the season. Unfortunately, we didn't get enough data from the school or the league to apply for a Daniels Fund grant.
- **Flanders Park Restroom Security:** We installed a security camera to protect the new restroom and the \$15k water filling station from vandalism.
- **Park Murals:** I'm working with the school district to restore or repaint the faded murals in JRP and Riverside Parks.
- **Event Permits & Alcohol Sales:** I'll be meeting with Scott Clow, Susan, Tammy, and the Sheriff to discuss permits for Riverfest. I previously met with Susan, Tammy, Val, Deanna and the Sheriff about the Rotary Club, and Chamber events. Before approving these, we should discuss whether we want to allow beer and wine only, or hard liquor too. Tax licenses will be required for these events.
- I have a call out to the Escalante softball tournament co-ordinator. The Sheriff has requested he pay for two deputies to manage this event. I need direction from the board as we may need to rescind his permit. Last year there were several broken windshields and softballs going into traffic on the highway.

Community Cleanup & Farmers Market

- **Spring Cleanup Flyers:** We've posted two flyers—one with general info about cleanup days, and another asking for volunteers.
- **Volunteer Support:** Some residents need help bringing green waste or bulky items to the curb. We're looking for volunteers to assist.
- **Farmers Market Music & Food Trucks:** Staff needs clearer guidance on whether we'll pay musicians and how much we can offer. We've also had interest from food trucks and musicians who want to join the market.
- I will be working with the owner of the Mobile Home park at 18396 Hwy 145. It is an extreme fire danger due to all of the trash and old debris shoved in the spaces between the mobile homes and the fences.. Additionally, it is 10 feet on the property of the owner to the East and he is trying to make his property fire defensible for this coming dry season. I will be consulting with Jon on the best way to get this resolved.

Technology & Administration

- David Douady has officially retired. He has worked here for the last 6+ years. He has definitely made the town a safer place to be. We will continue his work on health and safety issues and a reduction in flood insurance cost through FEMA.
- I will be working with a contract building inspector to get what the town needs to continue its exemplary building department. We will follow Health and Safety ICC, building codes moving forward, as we do now. We of course still need builders to come to town hall for their permits. Starting next week, we will have building staff here on Tuesdays and Fridays to do inspections and answer questions. We will also host a meeting with contractors on a date yet to be determined.
- Zoom & Teams Transition: Kelley and I will be running the Zoom portion of our meetings from now on. We're thinking about switching to Microsoft Teams, which would help improve security and cut costs.
- Wi-Fi & Camera at FP: Netforce finished installing a new camera at Flanders Park restroom. We had a brief issue with the internet connection, but it's now fixed. The Wi-Fi password is posted in the park.

Citizen & Business Communication

- 11th Street School Safety: I'm working with a resident on 11th Street to fix a safety issue. Cars are parking near a stop sign at 11th and Hillside, forcing kids to walk or bike into the street on their way to and from elementary school.
- Town Hall Incident: On March 31st, a business owner became upset after being asked about a business license. He entered Townhall and the Assistant Clerk's office, yelling and refusing to leave. The police were called, and we now have a police report and case number. Thankfully, no one was hurt.
 - The incident showed us that our building security needs improvement. We will:
 - Add a door connecting the clerk's office to the Sheriff's office, so staff has an emergency exit.
 - Install a panic button that connects directly to 911 dispatch.
 - I wasn't in the office that day, but I've since spoken with the business owner, and we've resolved the issue.

- **Water Main Leak:** There was a leak on Merritt Way, and we had to shut off water for 2–3 hours. I called all the affected homeowners to give them a heads-up. I'm trying to be more proactive with citizen communication when issues arise.
-

	2025 Budget	Q1	January	February	March	Monthly or quarterly Budget	% of budgeted amount	Rationale
INCOME								
Tax Revenue	\$ 1,009,250.00	\$ 206,011.85	\$ 7,869.96	\$ 91,695.03	\$ 106,446.86	\$ 84,104.17	127%	Property tax, sales tax at 21% of budgeted for the year (\$32769)
Franchise Revenues	\$ 83,000.00	\$ 39,442.52	\$ 27,062.65	\$ 6,662.77	\$ 5,717.10	\$ 6,916.67	63%	
Licenses	\$ 35,000.00	\$ 7,974.75	\$ 4,001.00	\$ 2,363.75	\$ 1,670.00	\$ 2,916.67	65%	
Grant Revenues	\$ 765,000.00	\$ 191,500.56	\$ 6,258.14	\$ 184,375.00	\$ 867.42	\$ 65,416.67	1%	Advance on Coco, March final on Generator
Conservation Trust Fund	\$ 30,000.00	\$ 2,776.07	\$ -	\$ -	\$ 2,776.07	\$ 7,500.00	9%	Quarterly
Parks and Rec Revenue	\$ 11,000.00	\$ 4,500.00	\$ 200.00	\$ 1,950.00	\$ 2,350.00	\$ 916.67	256%	Advanced payments for summer use
Community Center Revenue	\$ 30,000.00	\$ 16,135.44	\$ 1,755.00	\$ 9,920.00	\$ 4,460.44	\$ 2,500.00	178%	several annual payments
Water and Sewer Revenue	\$ 626,000.00	\$ 150,715.78	\$ 45,633.74	\$ 38,616.64	\$ 66,465.40	\$ 52,166.67	127%	Briggs total amount for year on track
Equipment Sale Revenue	\$ -	\$ 7,025.00	\$ 7,025.00	\$ -	\$ -	\$ -		None expected for remainder of year
Other Revenue Sources	\$ 85,000.00	\$ 22,158.23	\$ 6,819.83	\$ 6,161.19	\$ 9,177.21	\$ 7,083.33	130%	Primarily Interest and dividends
Total Revenue	\$ 2,694,250.00	\$ 646,240.20	\$ 106,625.32	\$ 341,744.38	\$ 199,870.50	\$ 224,520.83	89%	
					Monthly (1/12)	\$ 224,520.83	89%	
					Quarterly (1/4)	\$ 673,552.50	95%	
EXPENSES								
Mayor, Trustees, and Committees	17,200.00	\$ 3,250.00	\$ -	\$ -	\$ 3,250.00	\$ 4,300.00	76%	Quarterly
Staff Salaries and Benefits	883,151.89	\$ 251,295.84	\$ 85,731.76	\$ 69,955.08	\$ 95,709.00	\$ 73,512.66	130%	Three pay checks in March
Information Technology	80,500.00	\$ 19,846.96	\$ 5,151.10	\$ 5,501.42	\$ 8,196.44	\$ 6,708.33	137%	Video camera and video service for owl
Engineering Costs		\$ 3,394.13			\$ 3,394.13			Porter W/24
Grant Expenses	759,503.51	\$ 203,125.00	\$ 2,690.00	\$ 184,375.00	\$ 16,060.00	\$ 184,375.00	9%	Phase 2 water engineering
Parks Expenses	48,000.00	\$ 5,419.40	\$ 4,065.94	\$ 673.68	\$ 679.78	\$ 4,000.00	17%	seasonal
Community Center Expenses	53,520.00	\$ 13,461.50	\$ 1,331.31	\$ 7,964.49	\$ 4,165.70	\$ 4,710.00	88%	Oven purchase
Miscellaneous Expenses	27,500.00	\$ 24,366.98	\$ 24,366.98	\$ -	\$ -	\$ -		Paid out for the year
Equipment	67,000.00	\$ 17,274.48	\$ 5,758.16	\$ 5,758.16	\$ 5,758.16	\$ 5,758.16	100%	CAT payments
Sheriff Expenses	275,000.00	\$ -	\$ -	\$ -	\$ -	\$ -		Paid quarterly, waiting for invoice (68750)
General Operations	172,555.00	\$ 35,394.37	\$ 12,426.36	\$ 5,060.24	\$ 17,907.77	\$ 14,379.58	125%	Liability insurance paid
Streets Operation Expenses	99,500.00	\$ 9,533.22	\$ 2,519.39	\$ 924.84	\$ 6,088.89	\$ 3,000.00	203%	Street paint ordered
Water Operation Expenses	184,950.00	\$ 68,819.91	\$ 54,828.59	\$ 7,430.72	\$ 6,560.60	\$ 15,412.50	43%	
Sewer Operation Expenses	23,900.00	\$ 5,946.64	\$ 745.92	\$ 2,623.36	\$ 2,577.36	\$ 1,991.67	129%	Electricity costs
Total Expenses	2,688,380.40	\$ 651,132.43	\$ 199,617.51	\$ 290,167.09	\$ 171,347.83	\$ 222,365.03	77%	Underbudget for the month
					Monthly (1/12)	\$ 222,365.03	77%	
					Quarterly (1/4)	\$ 667,095.10	99%	on track for quarter
Net Revenue	25,869.60		\$ (92,992.19)	\$ 51,577.29	\$ 28,522.67	\$ 667,095.10	99%	

Catherine Lilly
700 Hillside Ave.
Dolores, CO, 81323
801-739-4351
Evilplankton1@gmail.com

March 31, 2025

To the members of the Planning and Zoning Commission:

I am writing to submit my application for one of the two openings on the Planning and Zoning Commission. I have lived in Dolores since 2022. I am also over 18 years of age. Hence, I meet the eligibility requirements.

I am an attorney by trade, and I currently work part-time for a criminal defense firm in Utah handling their remote hearings. I believe my legal background would lend a valuable perspective to the PZC as I am attuned to statutory requirements and due process as applied to how government works with citizens. Although my practice has been in criminal law, I am confident that my skills will translate well into interpreting and applying local zoning ordinances.

More than just a legal background, I would bring genuine enthusiasm for city planning to our community. I truly enjoy life here in Dolores and the many amenities it offers, and I would really appreciate the opportunity to help improve upon or expand them to make our town even better. These include our parks, the quality of our neighborhoods, the river walk, our businesses, our farmers market, and our arts and festival events. I recently attended the coffee with the trustees event at the Dolores Community Center. I was intrigued by the conversations about our farmers market and efforts to help neighbors keep their properties clean and fire-safe. I would like to contribute more to those conversations.

Another interest of mine is affordable housing. I see the pleas on social media by potential renters and buyers looking for affordable places to live. I would like to be part of the process of tackling the affordable housing problem in our community so that ordinary people like teachers, civil servants, and other middle-to-low income families, have a safe and comfortable place to live in Dolores. In the same vein, I would like to work toward expanding our business district. I have spoken with a handful of people looking to open businesses in the area, but struggle with the lack of commercial space. Hence, I feel whatever steps we can take as a town to promote development for small businesses would be a real plus. Lastly, I would love to do anything I can to help people improve their current residential and commercial properties.

Thank you for your time and consideration. Feel free to contact me if you have any questions. Good luck in your search for members for the PZC.

Sincerely,

Cathy Lilly

March 11, 2025

Town of Dolores trustees, Planning & Zoning Commission members, and leadership:

I'm interested in volunteering on the Planning & Zoning Commission for at least a two-year term. I have lived in Dolores for over a year and currently reside at 501 Central Ave.

Dolores is a special place and I hope to live here for decades. For me, the biggest perks to living in Dolores is its walkability, the established water/sewer infrastructure, and the town's amount of open space, river access, trails, and parks that are enjoyed by all. Since moving here, I've volunteered at community events, replaced graffiti with a mural between 4th and 5th avenue, submitted a logo for the town's competition, and planned another mural for the library's storage container next to the river trail.

I bring my legal and collaborative skillsets from owning a rural law firm, working in financial compliance and small business banking, and as an associate general counsel for a national organization. In these experiences, I have always focused on how to pragmatically comply with policy, rules, and regulations for colleagues' and clients' projects and programs at organizational, local, state, and national levels.

I also have experience with rural economic development. I participated in county and regional economic development planning committees in Utah. These groups helped local and county leadership identify and promote economic diversification after decades of economic reliance on the coal mining industry. By the time I left, there was a county-supported emerging entrepreneurs' group, enhanced mountain-biking culture and marketing, and new industries were moving to the local industrial park. These experiences built my civic understanding of how many different perspectives, experiences, and interests can move forward big ideas in a thoughtful, inclusive, and forward-looking manner.

If offered the opportunity to volunteer on the Planning & Zoning Commission, I would strive to serve my community to collaboratively review and enact planning endeavors that support the current and future community resilience of the Town of Dolores. Thank you for your consideration.

Sincerely,

Megan Mustoe

RESOLUTION R651
SERIES 2025
A RESOLUTION FILLING VACANCIES ON THE PLANNING AND ZONING
COMMISSION

WHEREAS, pursuant to CRS § 31-23-201 et seq. the Board of Trustees has the power to create a Planning and Zoning Commission and appoint a Commissioner and fill a vacancy.

WHEREAS, two of the five current commissioners have expired terms in 2025 and are now vacant and the Board of Trustees wishes to fill the vacancy in accordance with ordinance 574 Series 2024 adopting staggered terms of the commissioners.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES:

1. A vacancy was declared on the Planning and Zoning Commission which shall be filed after soliciting applications for a three-year term.
2. The Trustees find that the term of recently appointed Commissioner Lainey Nemanic has expired and shall be extended to a full term, which expires at the first regular meeting of the Board of Trustees in April 2028. Ms. Nemanic shall be re-appointed with the passage of this resolution.
3. _____ is found to meet the qualifications of office and is hereby appointed to serve a three-year term for the Town of Dolores Planning and Zoning Commission with said terms to expire at the first regular meeting the Board of Trustees in April of 2027.

Introduced, passed, and adopted April 14th, 2025.

DOLORES BOARD OF TRUSTEES:

By: _____

Mayor Chris Holkestad

By: _____

Town Clerk Tammy Neely

TOWN OF DOLORES

RESOLUTION NO. 650

Series 2025

**A RESOLUTION AUTHORIZING THE TOWN TO ENTER INTO A CONTRACT TO PURCHASE REAL PROPERTY
LOCATED AT 43 PORTER WAY**

WHEREAS, the Town of Dolores, Colorado, is a statutory town incorporated under the laws of the state of Colorado.

WHEREAS the Board of Trustees is authorized pursuant to Colorado law to enter into agreements in order to acquire real property and land as may be necessary, or suitable for the public interest.

WHEREAS, the real property located at 43 Porter Way was previously owned by the Town of Dolores but was transferred to a third party on about October 2, 2013.

WHEREAS, the Town of Dolores is located in a narrow river canyon and is prone to sheet flooding from tributaries to the Dolores River.

WHEREAS, the property at 43 Porter Way is a narrow lot bisected by a watercourse that drains a significant area. This channel has flooded in the past, most recently in 2023 when the channel in question overflowed and overwhelmed the culvert adjacent to the lot under Central Avenue.

WHEREAS, the Town's sanitation facilities are located in close proximity immediately downstream from 43 Porter Way. The Town's shop is located a short distance away.

WHEREAS, the Town has identified flooding and mudflows in the watercourse through 43 Porter Way as a critical threat to the Town's infrastructure including the sanitation plant, Central Ave, and the nearby public works facility, and that proper maintenance of, and emergency access to, the watercourse channel through 43 Porter way is critical importance to protect the citizens of the Town.

WHEREAS, the Board of Trustees finds that it improvidently conveyed the property from public ownership in 2013.

WHEREAS, the current owner of 43 Porter Way property has expressed a willingness to sell the property to the Town of Dolores for the sum of \$55,000.

WHEREAS the Trustees find it necessary and suitable and in the best interest of the Town for the health, safety and welfare of the residents of the Town of Dolores that the Town of Dolores enter into a contract for the purchase of the within described real property as set forth in this resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF DOLORES as follows:

1. The Board of Trustees, pursuant to Colorado law, hereby authorizes the Town of Dolores to enter into a contract to purchase the real property located at 43 Porter Way by the Town, for the sum of \$55,000.00, which contract shall:
 - a. Contain the customary terms and provisions of a standard Colorado Real Estate Commission approved contract form applicable to this transaction.

- b. The payment of \$500 of earnest money is to be held by Colorado Title and Closing Services, LLC.
 - c. Provide for customary closing costs and prorations,
 - d. Contain customary terms for a title commitment to be selected by the buyer;
 - e. Inspection, survey, and appraisal provisions are waived;
 - f. Conveyance of title by special warranty deed; and,
 - g. Closing within 21 days of the issuance of the title commitment.
2. The Board of Trustees appropriately and/or allocates the funds necessary to complete purchase of the property for the sum of \$55,000 with a total cost not to exceed \$57,250, to be paid from the Town's reserves and authorizes the expenditure of the same.
 3. The Town Manager and Mayor are authorized to execute a contract to purchase the subject property at 43 Porter Way as described herein on the terms described herein and to close on the purchase without further action by the Board of Trustees.
 4. The Town Manager and Mayor are authorized to execute any other documents that may be reasonably necessary in furtherance of the action contemplated in this resolution.
 5. If any section, clause, phrase, word other provisions of this resolution shall for any reason be held invalid, such holding shall not affect the validity of the remaining sections, sentences, clauses, phrases words or other provisions and the validity of this resolution shall stand notwithstanding.

INTRODUCED, READ, AND PASSED AS A RESOLUTION AT THE SPECIAL MEETING OF THE BOARD OF TRUSTEES OF THE TOWN OF DOLORES HELD ON APRIL 14, 2025, AT WHICH A QUORUM WAS PRESENT.

ADOPTED by the Board of Trustees of the Town of Dolores, Colorado, April 14, 2025

THE BOARD OF TRUSTEES OF THE TOWN OF DOLORES:

By: _____ Chris Holkestad, Mayor

Attest: _____ Tammy Neely, Town Clerk