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**CORTEZ CITY COUNCIL
REGULAR MEETING
TUESDAY, AUGUST 22, 2023
7:30 P.M.**

1. CALL TO ORDER, PLEDGE OF ALLEGIANCE, ROLL CALL, APPROVAL OF AGENDA.
2. CONSENT AGENDA

The listing under "Consent Agenda" is a group of items to be acted on with a single motion and vote. This agenda is designed to expedite the handling of limited routine matters by City Council. Either the public or a Councilmember may request that an item may be removed from the Consent Agenda at that time, prior to Council's vote. The Mayor will ask if a citizen or Councilmember wishes to have any specific item removed from the Consent Agenda for discussion.

- a. Approval of the Council Worksession and Agenda Minutes for August 8, 2023.
- b. Approval of the Expenditure List for August 22, 2023
- c. Approval of a Special Event Permit for the Cortez Area Chamber of Commerce to host a partnership event with Hospice of Colorado on Wednesday, September 20, 2023, on the premises located at 512 North Broadway, Cortez.
- d. Approval of a renewal Retail Liquor Store Liquor License for Tubros LTD, DBA Cork N Bottle, located at 443 East Main Street, Cortez.
- e. Approval of a Change in Premises application from Jodi Jahrling, DBA Zu Gallery, located at 48 West Main Street, Cortez.

3. PUBLIC PARTICIPATION

There is no limit to the number of speakers, although public comments will be held to an overall time limit of 30 minutes.

(Speakers have a time limit of three (3) minutes per person, may only speak once, and may not cede time to another commenter. Please reference rules below.)

4. PRESENTATIONS

- a. **2023 July Financial Statements**

5. PUBLIC HEARINGS

- a. **Ordinance No. 1322, Series 2023**

Second Reading and Public Hearing on Ordinance No. 1322, Series 2023, amending the City of Cortez Zoning Map for a 9.64 acre parcel located at 1050 Lebanon Road, Cortez, Colorado, to change the zoning on the parcel from C, Commercial Highway to I, Industrial District.

Presenter: Contract City Planner Nancy Dosdall

b. Resolution No. 21, Series 2023

Resolution No. 21, Series 2023, is for a Public Hearing on an Application for a Conditional Use Permit for an approximately 10-acre parcel located at 1050 Lebanon Road, Cortez, owned by Anthony Moore and Mary Lancaster, dba Independent Log Company.

Presenter: Contract City Planner Nancy Dosdall

6. UNFINISHED BUSINESS

7. NEW BUSINESS

a. Resolution No. 20, Series 2023

Resolution No. 20, Series 2023, approves an application for a minor subdivision plat for a three-lot subdivision located at 1552, 1602, and 1702 S. Broadway. The applicant is Mike Mikkelsen, on behalf of the Owners, Mark Mikkelsen, Lana Mikkelsen, Gary Sisco, and Sherry Sisco.

Presenter: Contract City Planner Nancy Dosdall

b. Appointment to the Planning and Zoning Commission

Appointment of Applicant for the Planning and Zoning Commission

Presenter: Linda Smith, City Clerk

c. Amendment to City Manager Employment Contract

Amendment to City Manager Employment Contract

Presenter: Patrick Coleman, City Attorney

d. Amendment to City Attorney Employment Agreement

Amendment to City Attorney Employment Agreement

Presenter: Drew Sanders, City Manager

8. DRAFT RESOLUTION/ORDINANCES

9. CITY ATTORNEY'S REPORT

10. CITY MANAGER'S REPORT

11. CITY COUNCIL COMMITTEE REPORTS

a. Mayor's Report on Workshop

b. Other Board Reports

12. OTHER ITEMS OF BUSINESS

a. Executive Session as needed.

13. PUBLIC PARTICIPATION

There is no limit to the number of speakers and no overall time limit.

(Speakers have a time limit of three (3) minutes per person, may only speak once, and may not cede time to another commenter. Please reference rules below.)

14. ADJOURNMENT

PURSUANT TO RESOLUTION 11, SERIES 2022, PUBLIC COMMENT:

--Individuals may comment regarding items on the Council agenda or any other topic they wish to address the City Council about, including items discussed in a previous Council Workshop. Those wishing to comment must register by completing an "Intent to Speak" card (located outside of the Council chambers). Completed cards will be collected at the start of the meeting and delivered to the Mayor, who will call each speaker to the podium at the appropriate time. Comments specific to agenda items scheduled for public hearings should be reserved and delivered during the public hearing session.

--Courtesy, civility, and respect for others is expected. All comments should be addressed directly to the Council. Commenters who are called upon by the Mayor to speak are the only persons allowed to speak during the allotted time. Comments, or other distractions from the audience intended for commenters or others are not permitted. The Mayor, as the chairperson for the meeting, retains the discretion to deviate from the formats described below.

--There are two general opportunities for citizens to address the Council:

For the first opportunity (which will occur toward the start of the meeting) there is no limit to the number of speakers, although public comments will be held to an overall time limit of 30 minutes so City business may proceed. Speakers have a time limit of 3 minutes per person, may only speak once, and may not cede time to other commenters.

For the second opportunity (which will occur toward the end of the meeting) there is no limit to the number of speakers, and no overall time limit. Speakers have a time limit of 3 minutes per person, may only speak once, and may not cede time to other commenters.

--Other Opportunities to Participate

Citizens may also participate via email if addressed to councilcomments@cortezco.gov. Comments received by 3:00pm the day of a Council meeting will be delivered to Council the same day and entered into the meeting minutes. Citizens may also send letters to the Council by addressing them to "City Council" 123 Roger Smith Ave., Cortez, CO 81321. In-person deliveries are also accepted.

MOTION TO GO INTO EXECUTIVE SESSION:

--For a conference with the City attorney for the purpose of receiving legal advice on specific legal questions under C.R.S. Section 24-6-402(4)(b);

--For the purpose of determining positions relative to matters that may be subject to negotiations, developing strategy for negotiations, and/or instructing negotiators under C.R.S. Section 24-6-402(4)(e);

--To discuss the purchase, acquisition, lease, transfer, or sale of real, personal, or other property interest under C.R.S. Section 24-6-402(4)(a)

--For discussion of a personnel matter under C.R.S. Section 24-6-402(4)(f) and not involving: any specific fire employees who have requested discussion of the matter in open session: any member of this body or any elected official: the appointment of any person to fill an office of this body or of an elected official: or personnel policies that do not require the discussion of matters personal to particular employees

--For discussion of a matter required to be kept confidential by the following federal or state law, or regulation: _____ under C.R.S. Section 24-6-402(4)(c)

--For discussion of specialized details of security arrangements or investigations under C.R.S. Section 24-6-402(4)(d)

--For consideration of documents protected by the mandatory nondisclosure provisions of the Open Records Act under C.R.S. Section 24-6-402(4)(g)

AND THE FOLLOWING ADDITIONAL DETAILS ARE PROVIDED:

(a brief description must be included following the statute citation regarding why the executive session is being held)



CITY OF CORTEZ
123 ROGER SMITH AVENUE
CORTEZ, CO 81321

Linda Smith
City Clerk
123 Roger Smith Avenue
Cortez, CO. 81321
lsmith@cortezco.gov

Memorandum

To: CORTEZ CITY COUNCIL

From: DONNA MURPHY, DEPUTY CITY CLERK

Date: 08/16/2023

RE: Approval of the Council Worksession and Agenda Minutes for August 8, 2023.

Attachments

Worksession Minutes
Council Agenda Minutes 08.08.2023

CITY COUNCIL
REGULAR WORKSHOP/SPECIAL MEETING
TUESDAY AUGUST 8, 2023
5:45 p.m.

1. The Workshop was called to order at 5:47 p.m., at the City Council Chambers. Councilmembers present included, Mayor Rachel Medina, Mayor Pro-tem Arlina Yazzie, Robert Dobry, Matt Keefauver, David Rainey, Dennis Spruell, and Lydia DeHaven. Also present were Planning and Zoning Commission members: Chairperson Robert Rime, Katrina Weiss, and Jim Skorvc. Staff members present included, Chief of Police Vern Knuckles, Finance Director Kelly Koskie, Community and Economic Development Director Rachael Marchbanks, Contract City Planner Nancy Dosdall, Community and Economic Development Specialist Helen West, Permit Technician/Deputy Clerk Cheryl Lindquist, Director of Parks and Recreation Creighton Wright, IT Technician Aaron Holleman, Deputy City Clerk Donna Murphy, City Manager Drew Sanders, and City Attorney Patrick Coleman. There were six people present in the audience.

2. A joint worksession was held with the Planning and Zoning Commission and City Council regarding the update to the City of Cortez Land Use Code. Jennifer Gardner and McKayla Dunfey from the consulting group of Logan Simpson were in attendance to give an assessment report for the update to the Land Use Code. Ms. Gardner presented a project overview of the update process noting the guiding principles, who is involved, and public outreach/listening sessions that were conducted. Conversation was held for each chapter of the Land Use Code with suggested recommendations at which time Council and the P&Z Commission had the opportunity to ask questions and make suggestions. Ms. Garner spoke of the next steps of the process and presented a timeline for completion noting that drafting of Module 1 will take place in the fall/winter of 2023.

3. General Discussion: None

The regular workshop was adjourned at 7:14 p.m.

CITY COUNCIL
REGULAR MEETING
TUESDAY, AUGUST 8, 2023

1. The meeting was called to order in the City Council Chambers at 7:30 p.m., with the Pledge of Allegiance. Roll Call was taken and the following Councilmembers were present: Mayor Rachel Medina, Mayor Pro-tem Arlina Yazzie, Lydia DeHaven, Robert Dobry, Matthew Keefauver, David Rainey, and Dennis Spruell. Staff present included: Chief of Police Vernon Knuckles, Community and Economic Development Director Rachael Marchbanks, Contract City Planner Nancy Dosdall, Community and Economic Development Specialist Helen West, Permit Technician/Deputy Clerk Cheryl Lindquist, Airport Manager Jeremy Patton, Director of Parks and Recreation Creighton Wright, Court Clerk/Administrator Carla Odell, Director of Public Works Brian Peckins, Refuse/Recycling Foreman Colby Earley, Public Information Officer Kelly Codner, Human Resources Director Matt Cashner, Library Director Isabella Sharpensteen, IT Technician Aaron Holleman, Deputy City Clerk Donna Murphy, City Manager Drew Sanders, and City Attorney Patrick Coleman. There were 34 people present in the audience.

Councilmember DeHaven moved that the agenda be approved. Councilmember Rainey seconded the motion and the vote was as follows:

DeHaven	Dobry	Keefauver	Medina	Rainey	Spruell	Yazzie
Yes	Yes	Yes	Yes	Yes	Yes	Yes

2. The Consent Agenda items acted upon by Council were as follows:
 - a. Approval of the Council Worksession/Special Meeting and Agenda Minutes of July 25, 2023.
 - b. Approval of the Expenditure List for August 8, 2023.
 - c. Approval of a renewal Fermented Malt Beverage and Wine Liquor License for Dillon Companies, LLC, DBA City Market #8, located at 508 East Main Street, Cortez.

Councilmember Dobry moved that the Consent Agenda be approved as amended. Councilmember Keefauver seconded the motion, and the vote was as follows:

DeHaven	Dobry	Keefauver	Medina	Rainey	Spruell	Yazzie
Yes	Yes	Yes	Yes	Yes	Yes	Yes

3. PUBLIC PARTICIPATION:

- Susan Kemnetz- spoke about the dangerous crosswalk on South Broadway and Third Street noting that she has witnessed multiple vehicles running through the crosswalk when the lights are flashing.
- Charles Jeter- spoke about the City's response to emails and housing.

4. PRESENTATIONS:

a. Truck- Naming Contest Winners. Public Works Director Peckins presented Council with the winning names in the “Truck Naming Contest” that was held from June 16 - July 20, 2023. He stated that entries were accepted online as well as in City office buildings, and Third Thursdays. 218 entries were received and a five-person selection committee selected the winners. The winners will each receive a \$100 Cortez Cash gift card. The following are the winning truck names and contest winners: PacMan- Jayson Bedker, Bin Diesel- Carol Duran, Truck Norris- Chelsi Podrazik-Frascht, Sidewinder- David Roberts, and Meryl Sweep- Ginny Rock.

b. Council Chambers AV Options- Round 2. Director of Finance Koskie presented Council with a presentation regarding the AV options for the Council Chambers noting that at the July 25, 2023 Council meeting the options were narrowed down with minor adjustments. Director Koskie asked Council for their input regarding the level and quality of user experience for City residents when accessing meeting videos. Discussion was held by Council and a decision to move forward with option two was made.

5. PUBLIC HEARINGS: None

6. UNFINISHED BUSINESS: None

7. NEW BUSINESS

a. Colorado LOMA Application (Local Match Application). Director of Finance Koskie spoke to Council regarding the Colorado LOMA Application (Local Match Application). She gave a brief history on the U.S. Department of Transportation RAISE grant that the City of Cortez has been recently awarded. She stated that the City is now eligible to apply for LOMA, the Local Match Application that will help the City meet the 20% RAISE grant match requirement. New criteria added to LOMA asks the City to verify the request as a “community priority” that the applicant Board, Council or Trustees must record their direct support of the funding request, and agree to conform to TABOR regulations. She stated that staff is recommending Council acknowledge the RAISE planning initiative as a community priority and approve the application for Colorado LOMA funds to offset its required match commitment.

Mayor Pro-tem Yazzie moved that Council acknowledge the RAISE planning initiative as a community priority, and thus approve the application for Colorado LOMA funds to offset its required match commitment. Councilmember Dobry seconded the motion, and the vote was as follows:

DeHaven	Dobry	Keefauver	Medina	Rainey	Spruell	Yazzie
Yes	Yes	Yes	Yes	Yes	Yes	Yes

b. Ordinance No. 1322, Series 2023. Contract City Planner Dosdall presented Council with Ordinance No. 1322, Series 2023. She stated that an approximately 10-acre parcel of land located at 1050 Lebanon Road is currently zoned “C” Commercial Highway and there is a request to rezone

the parcel to “I” Industrial. She stated that the ordinance is being introduced on first reading and Council will vote to set a public hearing and second reading of the ordinance to be held on August 22, 2023 at which time public comment will be heard. Mayor Medina reiterated the process of moving the ordinance along to second reading.

Councilmember Dobry moved that Council introduce and approve Ordinance No. 1322, Series 2023, on first reading and set a public hearing to consider on second reading the rezone request from Commercial “C” to Industrial, “I” for the approximately 10-acre parcel located at 1050 Lebanon Road. Councilmember Keefauver seconded the motion, and the vote was as follows:

DeHaven	Dobry	Keefauver	Medina	Rainey	Spruell	Yazzie
Yes	Yes	Yes	Yes	Yes	Yes	Yes

c. Resolution No. 18, Series 2023. Sarah McClain of Western Spaces, LLC, presented Council with the 2023 Housing Action Plan for the City of Cortez. She thanked the members of the housing committee; which included individuals from around the community, City Council and the Planning and Zoning Commission. She gave a brief introduction of the plan and provided an overview of the process which included a needs assessment (how much and what type of housing is needed for whom at what prices), an action plan (establish goals, identify and prioritize housing policies, define roles and responsibilities, and the timeline), and management and ongoing monitoring of the plan (administration, coordination, tracking and monitoring, and need: capacity funding and partners). She spoke about the active community voice which was instrumental in shaping the approach and ensuring the plan fits the needs of the community noting that key themes from the community included housing quality, work within the market, more housing across the spectrum and the rehabilitation of existing inventory. She stated that it was determined that there is a housing need across the full spectrum of income levels and housing production has not kept pace with population and economic growth. The greatest housing needs include: ownership units priced below 140% AMI (area median income), rental units priced below 80% AMI, and the rising need for homeless/transitional and special needs housing. The plan establishes three goals that describe the outcome that Cortez seeks to achieve: 1) preserve, protect, revitalize and maintain the quality and attainability of the community’s existing housing stock, 2) increase the amount of housing in Cortez and encourage a diverse mix of housing types, and 3) focus new housing on the full range of incomes in need and for various life stages with priority placed on entry level rentals, first time ownership, missing middle and supportive housing. She concluded with strategies for the Action Plan including education/outreach, building collaborative relationships, top priority items for immediate implementation and priority items that will need to be revisited periodically to evolve with the needs of the City.

Councilmember Keefauver moved that Council approve Resolution No. 18, Series 2023, accepting and adopting the 2023 Housing Action Plan for the City of Cortez. Councilmember Spruell seconded the motion, and the vote was as follows:

DeHaven	Dobry	Keefauver	Medina	Rainey	Spruell	Yazzie
Yes	Yes	Yes	Yes	Yes	Yes	Yes

d. Bid Results- 2023 Street Improvement Plan Project. Director of Public Works Peckins presented Council with the bid results for the 2023 Street Improvement Project stating that the City's Public Works Department prepared the bid plans and specification for the project and advertised the project on the City's website and in the Cortez Journal. He stated that three sets of bid documents were picked up, and a pre-bid meeting was held on July 26, 2023, with all interested prospective bidders. Bids were opened on July 28, 2023, with only one bid received from Oldcastle SW Group, Inc., in the amount of \$885,950.24. Council discussion included: the budget and where the portion of the street improvement will take place.

Councilmember DeHaven moved that Council award the bid for the 2023 Street Improvement Project to Oldcastle SW Group, Inc. at its bid price of \$885,950.24. Councilmember Rainey seconded the motion, and the vote was as follows:

DeHaven	Dobry	Keefauver	Medina	Rainey	Spruell	Yazzie
Yes	Yes	Yes	Yes	Yes	Yes	Yes

e. Resolution No. 19, Series 2023. City Attorney Coleman stated that a city staff member filed a confidential complaint about an interaction between themselves and the City Manager. The complaint was presented to the City Manager's Supervisor, City Council for resolution. He stated that an independent investigation was conducted and outside legal counsel was retained. Through discussion with City Council in executive session, outside legal counsel Bill Kelly prepared an action plan to resolve the complaint through a resolution and recommends that Council approve and adopt the action plan through Resolution No. 19, Series 2023. Mayor Medina shared the actions that Council is taking in light of the situation. She stated the City will conduct training on personnel policies and the complaint process, including measures against retaliation, for all City employees. Supervisors and managers will attend further training on handling responses to complaints regarding personnel policies. The City is also initiating an independent review of the City's workplace complaint policies and investigation procedures. She stated that Council would like the public and staff to know that Council takes workplace harassment, intimidation, and complaints about safety very seriously and whether grievances are founded or not they should be put through the process with respect and objectivity. Council strives to have an environment where staff feels safe and there exists a trusted system for when a situation arises. She stated that the actions stated in the resolution provide the proper response to this issue. Councilmember Keefauver stated sometimes good things come out of a negative situation and he feels that good things have come out of this situation including standardizing the way the City conducts training and that having a safe and respectful work environment regardless of their department and that the action plan is a positive thing.

Councilmember DeHaven moved that Council approve Resolution No. 19, Series 2023, and thereby approving an action plan resolving a personal matter. Mayor Pro-tem Yazzie seconded the motion, and the vote was as follows:

DeHaven	Dobry	Keefauver	Medina	Rainey	Spruell	Yazzie
Yes	Yes	Yes	Yes	Yes	Yes	Yes

8. DRAFT RESOLUTION/ORDINANCES: None

9. CITY ATTORNEY'S REPORT: None

10. CITY MANAGER'S REPORT: City Manager Sanders gave a report on the following items:

- Small updates have been made to the City of Cortez website to help make it more user friendly for the public, i.e. one- click Council/P&Z live stream meetings and recordings access on the home page. The website user group meets regularly and continues to fine tune the new website and work out any complications and 'bugs' that emerge.
- Ms. Carla Odell, Municipal Court Clerk/Administrator, organized and hosted the very successful first Municipal Court Networking Event on July 28, 2023. Court Clerks, Administrators, and Judges from around the area converged here in Cortez for presentations from Judge Padilla and the ADC, Alternative Defense Counsel, along with networking, and lunch. It was a great event for everyone to get to know one another and be able to work together.
- The 19th Annual Cortez Balloon Rendezvous was a huge success with a least 20 balloons participating. The Friday night balloon glow was a wonderous sight, and the Saturday morning mass ascension was viewed by more than 100 people in Parque de Vida, and countess others throughout the City.

11. CITY COUNCIL COMMITTEE REPORTS

a. Mayor's Report on Workshop. Mayor Medina stated that during the worksession a joint workshop was held with the Planning and Zoning Commission and City Council regarding the Assessment Report for the City of Cortez Land Use Code Update. The workshop also included the Land Use Code consultants from Logan Simpson. She commented that it was a very productive meeting in which issues with the code were presented, changes to the code were addressed, and the Land Use Code is ready to be drafted. She stated that through the drafting of each module of the code public engagement is encouraged.

b. Public Arts Committee. Councilmember Rainey attended the meeting of the Arts Committee and stated that it was one of the best meetings he has attended in a long time. He mentioned that the Committee has a lot of plans in the works and are networking through the creative community to spread awareness of the arts.

c. Historic Preservation Board. Councilmember Dobry stated that the Board is holding a public meeting on August 23, 2023, at 6:00 p.m. in the Mesa Verde Room at City Hall, in which the results of the priority property survey of the 17 gas stations, motels and restaurants that are eligible for various levels of preservation will be presented.

12. OTHER ITEMS OF BUSINESS:

a. Executive Session. Councilmember Dobry moved that Council adjourn into Executive Session at 8:33 p.m. for the purpose of 1) determining positions relative to matters that may be subject to negotiations, developing strategy for negotiations, and/or instructing negotiators under C.R.S.

Section 24-6-402(4)(e) and to discuss the purchase, acquisition, lease, transfer, or sale of real, personal, or other property interest under C.R.S. Section 24-6-402 (4)(a) to discuss the purchase of real estate and 2) To discuss a personnel matter pursuant to C.R.S. Section 24-6-402(4)(f)(I), and for a conference with special employment counsel Bill Kelly for the purpose of receiving legal advice on specific legal questions pursuant to C.R.S. Section 24-6-402(4)(b), all of which specifically relate to a personnel matter involving the City Manager, who has not requested discussion of the matter in open session. Councilmember DeHaven seconded the motion and the vote was as follows:

DeHaven	Dobry	Keefauver	Medina	Rainey	Spruell	Yazzie
Yes	Yes	Yes	Yes	Yes	Yes	Yes

Council returned from Executive Session at 10:29 p.m.

Participants in the Executive Session to discuss the purchase, acquisition, lease, transfer, or sale of real, personal, or other property interest under C.R.S. Section 24-6-402(4)(a), and for the purpose of determining positions relative to matters that may be subject to negotiations, developing strategy for negotiations, and/or instructing negotiators under C.R.S. Section 24-6-402(4)(e), all in connection with the possible purchase of real estate included: City Manager Sanders, City Attorney Coleman, Mayor Medina, Mayor Pro-tem Yazzie, Councilmember DeHaven, Councilmember Dobry, Councilmember Keefauver, Councilmember Rainey, Councilmember Spruell, and Finance Director Koskie.

Participants in the Executive Session to discuss a personnel matter pursuant to C.R.S. Section 24-6-402(4)(f)(I), and for a conference with Special Employment Counsel Bill Kelly for the purpose of receiving legal advice on specific legal questions pursuant to C.R.S. Section 24-6-402(4)(b), all of which specifically relate to a personnel matter involving the City Manager, who has not requested discussion of the matter in open session included City Manager Sanders, City Attorney Coleman, Mayor Medina, Mayor Pro-tem Yazzie, Councilmember DeHaven, Councilmember Dobry, Councilmember Keefauver, Councilmember Rainey, Councilmember Spruell, and Special Council Bill Kelly.

Participants in the privileged attorney-client session included Mayor Medina, Mayor Pro-tem Yazzie, Councilmember DeHaven, Councilmember Dobry, Councilmember Keefauver, Councilmember Rainey, Councilmember Spruell, and Special Council Bill Kelly

No adoption of any policy, position, resolution, rule, regulations, or other formal action occurred during Executive Session.

13. PUBLIC PARTICIPATION:

- Charles Jeter- spoke about housing expectations and deed restrictions for First Responders/ Public Safety.

14. ADJOURNMENT: Mayor Pro-tem Yazzie moved that the regular meeting be adjourned at 10:35 p.m. Councilmember Dobry seconded the motion, and the vote was as follows:

DeHaven
Yes

Dobry
Yes

Keefauver
Yes

Medina
Yes

Rainey
Yes

Spruell
Yes

Yazzie
Yes

Rachel B. Medina, Mayor

ATTEST:

Donna Murphy, Deputy City Clerk



CITY OF CORTEZ
123 ROGER SMITH AVENUE
CORTEZ, CO 81321

Kelly Koskie
Director of Finance
123 Roger Smith Ave
Cortez, CO. 81321
kkoskie@cortezco.gov

Memorandum

To: CORTEZ CITY COUNCIL

From: SARA COFFEY, PAYROLL/SALES TAX ADMINISTRATOR

Date: 08/16/2023

RE: Approval of the Expenditure List for August 22, 2023

Attachments

Expenditure List

EXPENDITURE LIST FOR WEEK ENDING AUGUST 11, 2023

Department	Vendor Name	Description	Amount
Finance	POSTAL PROS, INC.	INVOICES	\$ 516.62
		Total	\$ 516.62
Events	CORTEZ RETAIL ENHANCEMENT ASSN	CORTEZ CASH CARDS	\$ 100.00
	LE PEW PORTA-JOHNS INC.	BALLOON GLOW RENTALS	\$ 360.00
	POSTAL PROS, INC.	THIRD THURSDAY INSERT	\$ 333.93
	SOUTHWEST COLORADO CONCERTS	SPONSORSHIP	\$ 400.00
		Total	\$ 1,193.93
Library	FARMERS TELECOMMUNICATIONS IN	PHONES	\$ 43.69
	CORTEZ SANITATION DISTRICT	SEWER	\$ 45.00
	CITY OF CORTEZ	REFUSE	\$ 135.60
	CITY OF CORTEZ	WATER	\$ 47.80
		Total	\$ 272.09
Building Maint	CORTEZ ELECTRIC	Service Call/Materials - Light repairs - Municipal Co	\$ 713.27
	AMAZON CAPITAL SERVICES	C-Clamp Set, 6 piece	\$ 214.85
		Total	\$ 928.12
City Hall Operations	FARMERS TELECOMMUNICATIONS IN	PHONES	\$ 101.83
	CORTEZ SANITATION DISTRICT	SEWER	\$ 745.00
	ATMOS ENERGY	GAS SERVICE	\$ 467.28
	CITY OF CORTEZ	REFUSE	\$ 235.40
	CITY OF CORTEZ	WATER	\$ 815.77
		Total	\$ 2,365.28
Welcome Center	FARMERS TELECOMMUNICATIONS IN	PHONES	\$ 43.69
	CORTEZ SANITATION DISTRICT	SEWER	\$ 45.00
	ATMOS ENERGY	GAS SERVICE	\$ 30.13
	CITY OF CORTEZ	REFUSE	\$ 94.80
	CITY OF CORTEZ	WATER	\$ 37.15
		Total	\$ 250.77
Police Department	AT&T MOBILITY	PHONES	\$ 131.73
	TRANSUNION RISK AND ALTERNATIVE	PERSON SEARCH	\$ 75.00
	AXIS HEALTH SYSTEM	Blanket Purchase Order for Jail Contract	\$ 350.00
	ORKIN LLC	PEST CONTROL SERVICES	\$ 187.99
	CORTEZ SANITATION DISTRICT	SEWER	\$ 57.00
	ATMOS ENERGY	GAS SERVICE	\$ 76.57
	CITY OF CORTEZ	REFUSE	\$ 218.30
	CITY OF CORTEZ	WATER	\$ 47.80
	AMAZON CAPITAL SERVICES	Welan 1-1/2 inch Overlay Cabinet Door Hinge, 2/p	\$ 7.99
	COMFORT AIR MECHANICAL	Service Call - Model AOU30RLXB - PD	\$ 110.00
		Total	\$ 1,262.38

EXPENDITURE LIST FOR WEEK ENDING AUGUST 11, 2023

Department	Vendor Name	Description	Amount
Animal Shelter	FOUR CORNERS M.A.S.H., LLC	CASTRATION	\$ 92.00
	FOUR CORNERS M.A.S.H., LLC	SPAY	\$ 96.00
	ORKIN LLC	PEST CONTROL SERVICES	\$ 110.99
	CORTEZ SANITATION DISTRICT	SEWER	\$ 93.00
	CITY OF CORTEZ	REFUSE	\$ 54.00
	CITY OF CORTEZ	WATER	\$ 72.65
	DOLORES ANIMAL HOSPITAL	VACCINATION	\$ 26.75
		Total	\$ 545.39
Public Works	SUPERIOR AUTO	BALL MOUNT	\$ 30.39
		Total	\$ 30.39
Outdoor Pool	FARMERS TELECOMMUNICATIONS IN	PHONES	\$ 49.34
	CORTEZ SANITATION DISTRICT	SEWER	\$ 189.00
	CITY OF CORTEZ	REFUSE	\$ 161.40
	CITY OF CORTEZ	WATER	\$ 86.52
	RAINDROPS OF THE FOUR CORNERS	SODIUM THIOSULFATE	\$ 170.86
		Total	\$ 657.12
Golf Pro	ORKIN LLC	Blanket PO - Pest Control Services - Pro Shop	\$ 109.99
	CORTEZ SANITATION DISTRICT	SEWER	\$ 141.00
	CITY OF CORTEZ	REFUSE	\$ 235.40
	CITY OF CORTEZ	WATER	\$ 136.55
		Total	\$ 622.94
Golf Course Maint	CORTEZ SANITATION DISTRICT	SEWER	\$ 45.00
	CITY OF CORTEZ	REFUSE	\$ 235.40
	CITY OF CORTEZ	WATER	\$ 47.80
	SMITH'S MATERIALS	ROAD BASE DELIVERY	\$ 1,144.83
		Total	\$ 1,473.03
Parks	SPRINKLER PROS	Blanket PO - Lawn Maintenance 3rd/4th St Pocket	\$ 685.00
	SPRINKLER PROS	Blanket PO - Lawn Maintenance Brandon's Gate &	\$ 900.00
	CORTEZ SANITATION DISTRICT	SEWER	\$ 351.00
	ATMOS ENERGY	GAS SERVICE	\$ 36.21
	CITY OF CORTEZ	REFUSE	\$ 1,810.15
	CITY OF CORTEZ	WATER	\$ 3,824.54
	CORTEZ ELECTRIC	PARK PAVILLION - BAD UNDERGROUND	\$ 622.94
	FERGUSON WATERWORKS #1116	CREDIT	\$ (21.15)
	FERGUSON WATERWORKS #1116	CREDIT	\$ (14.22)
	FERGUSON WATERWORKS #1116	6 FT GATE	\$ 92.01
	FERGUSON WATERWORKS #1116	ROTOR, PVC	\$ 101.19
	FERGUSON WATERWORKS #1116	ROTORS, DECODERS	\$ 1,305.32
	SLAVENS TRUE VALUE	FASTENERS	\$ 1.50
	SPARKS PLUMBING	SNAKE RESTROOM	\$ 260.00

EXPENDITURE LIST FOR WEEK ENDING AUGUST 11, 2023

Department	Vendor Name	Description	Amount
	SEW BY SO	BEAUTIFICATION GRANT	\$ 812.25
		Total	\$ 10,766.74
Recreation	JUSTIN LEWIS	UMPIRE SOFTBALL GAMES - 12	\$ 360.00
	JUSTIN LEWIS	UMPIRE SOFTBALL GAMES - 12	\$ 360.00
		Total	\$ 720.00
Planning & Building	NCSI	APPLICANT PROFILES	\$ 18.50
		Total	\$ 18.50
Shop	FOUR STATES TIRE CO.	Blanket PO - Tire Repairs and Alignments	\$ 20.00
	FOUR STATES TIRE CO.	Blanket PO - Tire Repairs and Alignments	\$ 20.00
	FOUR STATES TIRE CO.	Blanket PO - Tire Repairs and Alignments	\$ 20.00
	FOUR STATES TIRE CO.	Blanket PO - Tire Repairs and Alignments	\$ 20.00
	FOUR STATES TIRE CO.	Blanket PO - Tire Repairs and Alignments	\$ 45.00
	FOUR STATES TIRE CO.	Blanket PO - Tire Repairs and Alignments	\$ 124.00
	FOUR STATES TIRE CO.	Blanket PO - Tire Repairs and Alignments	\$ 164.00
	FOUR STATES TIRE CO.	Blanket PO - Tire Repairs and Alignments	\$ 289.27
	O'REILLY AUTO PARTS	Blanket PO - Parts for Fleet Repairs and Supplies	\$ (371.06)
	O'REILLY AUTO PARTS	Blanket PO - Parts for Fleet Repairs and Supplies	\$ 21.99
	O'REILLY AUTO PARTS	Blanket PO - Parts for Fleet Repairs and Supplies	\$ 78.96
	O'REILLY AUTO PARTS	Blanket PO - Parts for Fleet Repairs and Supplies	\$ 371.06
	PARTNERS IN PARTS, INC.	Blanket PO - Parts/Supplies for Fleet Maintenance	\$ (138.55)
	PARTNERS IN PARTS, INC.	Blanket PO - Parts/Supplies for Fleet Maintenance	\$ 16.30
	PARTNERS IN PARTS, INC.	Blanket PO - Parts/Supplies for Fleet Maintenance	\$ 136.13
	SLAVENS TRUE VALUE	KEYS	\$ 3.29
	STOTZ EQUIPMENT	Blanket PO - Parts/Supplies for Fleet Maintenance	\$ 46.30
	SUPERIOR AUTO	Blanket PO - Parts/Supplies for Fleet Maintenance	\$ (5.64)
	SUPERIOR AUTO	Blanket PO - Parts/Supplies for Fleet Maintenance	\$ (1.92)
	SUPERIOR AUTO	Blanket PO - Parts/Supplies for Fleet Maintenance	\$ 3.43
	SUPERIOR AUTO	Blanket PO - Parts/Supplies for Fleet Maintenance	\$ 5.01
	SUPERIOR AUTO	Blanket PO - Parts/Supplies for Fleet Maintenance	\$ 7.44
	SUPERIOR AUTO	Blanket PO - Parts/Supplies for Fleet Maintenance	\$ 7.79
	SUPERIOR AUTO	Blanket PO - Parts/Supplies for Fleet Maintenance	\$ 8.00
	SUPERIOR AUTO	Blanket PO - Parts/Supplies for Fleet Maintenance	\$ 8.69
	SUPERIOR AUTO	Blanket PO - Parts/Supplies for Fleet Maintenance	\$ 9.70
	SUPERIOR AUTO	Blanket PO - Parts/Supplies for Fleet Maintenance	\$ 11.89
	SUPERIOR AUTO	Blanket PO - Parts/Supplies for Fleet Maintenance	\$ 15.04
	SUPERIOR AUTO	Blanket PO - Parts/Supplies for Fleet Maintenance	\$ 18.48
	SUPERIOR AUTO	Blanket PO - Parts/Supplies for Fleet Maintenance	\$ 23.07
	SUPERIOR AUTO	Blanket PO - Parts/Supplies for Fleet Maintenance	\$ 23.68
	SUPERIOR AUTO	Blanket PO - Parts/Supplies for Fleet Maintenance	\$ 30.22
	SUPERIOR AUTO	Blanket PO - Parts/Supplies for Fleet Maintenance	\$ 60.01
	SUPERIOR AUTO	Blanket PO - Parts/Supplies for Fleet Maintenance	\$ 65.97
	SUPERIOR AUTO	Blanket PO - Parts/Supplies for Fleet Maintenance	\$ 84.69

EXPENDITURE LIST FOR WEEK ENDING AUGUST 11, 2023

Department	Vendor Name	Description	Amount
	SUPERIOR AUTO	Blanket PO - Parts/Supplies for Fleet Maintenance	\$ 309.15
	SENERGY PETROLEUM	86E10 Unleaded Gas for Service Center	\$ 4,818.46
	FARMERS TELECOMMUNICATIONS IN	PHONES	\$ 94.56
	PITNEY BOWES PURCHASE POWER	Blanket PO - Postage for Service Center	\$ 34.69
	CORTEZ SANITATION DISTRICT	SEWER	\$ 122.00
	CITY OF CORTEZ	REFUSE	\$ 380.65
	CITY OF CORTEZ	WATER	\$ 593.61
	OFFICE DEPOT	455939 Bunn Coffee Filters, 12-cup, 1000/bx	\$ 26.76
		Total	\$ 7,622.12
Technology	DELL MARKETING L.P.	VLA VMWare Product Support VSphere 8 Ent. Quo	\$ 2,834.54
	DELL MARKETING L.P.	VLA VMWare Product Support VSphere 8 Ent.	\$ 9,751.60
	DELL MARKETING L.P.	EcoLoop Pro Briefcase	\$ 37.13
	DELL MARKETING L.P.	Latitude 3540 Laptop - Quote 3000157616976.1	\$ 1,110.24
	iT1 SOURCE LLC	PWR-C1-715WAC-P= Power supply 715watt for Ca	\$ 2,691.00
	FARMERS TELECOMMUNICATIONS IN	PHONES	\$ 526.56
		Total	\$ 16,951.07
Streets	CHAVEZ CONSTRUCTION	2023 Concrete Cost Share - Curb & Gutter	\$ 5,202.84
	CHAVEZ CONSTRUCTION	2023 Concrete Cost Share - Cost-share Concrete	\$ 5,028.50
		Total	\$ 10,231.34
Airport	CITY OF CORTEZ	REFUSE	\$ 45.05
	BRAND CENTRAL	HATS WITH EMBROIDERY	\$ 420.00
		Total	\$ 465.05
Dispatch	LANGUAGE LINE SERVICE	INTERPRETATION SERVICES	\$ 62.18
	FARMERS TELECOMMUNICATIONS IN	PHONES	\$ 106.48
		Total	\$ 168.66
Rec Center	NCSI	APPLICANT PROFILES	\$ 55.50
	FARMERS TELECOMMUNICATIONS IN	PHONES	\$ 45.74
	CORTEZ SANITATION DISTRICT	SEWER	\$ 573.00
	CITY OF CORTEZ	REFUSE	\$ 235.40
	CITY OF CORTEZ	WATER	\$ 259.56
	ROSEBERRY'S PLUMBING & HEATING	LAP POOL HEATER REPAIR	\$ 1,272.00
	WESTERN PAPER DISTRIBUTORS	CLEANING SUPPLIES	\$ 404.08
	WESTERN PAPER DISTRIBUTORS	CLEANING SUPPLIES	\$ 434.10
		Total	\$ 3,279.38
Water	POSTAL PROS, INC.	POSTAGE	\$ 672.99
	COLORADO DEPT OF PUBLIC HEALTH/	Drinking Water Fee July 2023 to June 2024 - PWSID	\$ 865.00
	GREEN ANALYTICAL LABS, INC.	Blanket PO - Lab Testing Services	\$ 124.20
	GREEN ANALYTICAL LABS, INC.	Blanket PO - Lab Testing Services	\$ 520.20
	CITY OF CORTEZ	REFUSE	\$ 54.00

EXPENDITURE LIST FOR WEEK ENDING AUGUST 11, 2023

Department	Vendor Name	Description	Amount
	USA BLUEBOOK	40475 Buffer, Yellow 7.00 4L	\$ 55.20
	USA BLUEBOOK	40477 Buffer, Blue 10.00 4L	\$ 55.20
	USA BLUEBOOK	94094 Blue-White Flex Pro 1/2 2-channel tubing"	\$ 104.39
	CRUZAN IRRIGATION	4 inch Suction hose assembly, fittings, clamps	\$ 351.32
		Total	\$ 2,802.50
CCN Fund	MAMMOTH NETWORKS	Blanket PO - D1A, CRTZ2018-001R 2Gbps commit	\$ 1,695.00
		Total	\$ 1,695.00
Refuse	POSTAL PROS, INC.	POSTAGE	\$ 672.99
		Total	\$ 672.99
Total			\$ 65,511.41

EXPENDITURE LIST FOR WEEK ENDING AUGUST 18, 2023

Department	Vendor Name	Description	Amount
City Attorney	KELLY LAW PARTNERS, LLC	LEGAL SERVICES	\$ 6,705.00
		Total	\$ 6,705.00
Events	LE PEW PORTA-JOHNS INC.	THURD THURSDAY RENTAL	\$ 360.00
		Total	\$ 360.00
Library	CENTER POINT LARGE PRINT	BOOKS	\$ 589.68
	INGRAM LIBRARY SERVICES	BOOKS	\$ 15.93
	INGRAM LIBRARY SERVICES	BOOKS	\$ 15.93
	INGRAM LIBRARY SERVICES	BOOKS	\$ 17.08
	INGRAM LIBRARY SERVICES	BOOKS	\$ 17.59
	INGRAM LIBRARY SERVICES	BOOKS	\$ 19.61
	INGRAM LIBRARY SERVICES	BOOKS	\$ 31.48
	INGRAM LIBRARY SERVICES	BOOKS	\$ 34.57
	INGRAM LIBRARY SERVICES	BOOKS	\$ 36.40
	INGRAM LIBRARY SERVICES	BOOKS	\$ 37.84
	INGRAM LIBRARY SERVICES	BOOKS	\$ 68.53
	INGRAM LIBRARY SERVICES	BOOKS	\$ 398.87
	INGRAM LIBRARY SERVICES	BOOKS	\$ 482.16
	BLACKSTONE PUBLISHING	AUDIO BOOKS	\$ 69.55
	BLACKSTONE PUBLISHING	AUDIO BOOKS	\$ 108.00
	ALPINE SECURITY & ELECTRONICS	ALARM SERVICES	\$ 45.50
	TRANE US INC	Non-Trane Equipment - Original PO #220908	\$ 22,566.00
	TRANE US INC	RTU Roof Top Units - Original PO #220908 - Library	\$ 74,018.00
		Total	\$ 98,572.72
City Hall Operations	ALPINE SECURITY & ELECTRONICS	ALARM SERVICES	\$ 30.00
	ALPINE SECURITY & ELECTRONICS	ALARM SERVICES	\$ 45.50
		Total	\$ 75.50
Welcome Center	ALPINE SECURITY & ELECTRONICS	ALARM SERVICES	\$ 45.50
	MESA VERDE COUNTRY V.I.B.	Contracted Services for CO Welcome Center for 20	\$ 2,501.00
	MESA VERDE COUNTRY V.I.B.	Contracted Services for CO Welcome Center for 20	\$ 2,501.00
		Total	\$ 5,047.50
Police Department	AT&T MOBILITY	PHONES	\$ 116.15
	VERIZON WIRELESS	DEMO LAPTOP	\$ 40.01
	AXON ENTERPRISE	Axon VR (2nd year of contract)	\$ 7,338.38
	MONTEZUMA COUNTY LANDFILL	POLICE/ANIMALS	\$ 183.00
	COLORADO DEPT OF PUBLIC SAFETY	Resiliency & Leadership Event	\$ 225.00
	CRYSTAL BRITE LAUNDRY	Blanket PO for uniform cleaning services	\$ 5.50
	CRYSTAL BRITE LAUNDRY	Blanket PO for uniform cleaning services	\$ 11.00
	CRYSTAL BRITE LAUNDRY	Blanket PO for uniform cleaning services	\$ 11.00
	CRYSTAL BRITE LAUNDRY	Blanket PO for uniform cleaning services	\$ 11.00

EXPENDITURE LIST FOR WEEK ENDING AUGUST 18, 2023

Department	Vendor Name	Description	Amount
	CRYSTAL BRITE LAUNDRY	Blanket PO for uniform cleaning services	\$ 11.00
	CRYSTAL BRITE LAUNDRY	Blanket PO for uniform cleaning services	\$ 11.00
	CRYSTAL BRITE LAUNDRY	Blanket PO for uniform cleaning services	\$ 11.00
	CRYSTAL BRITE LAUNDRY	Blanket PO for uniform cleaning services	\$ 11.00
	CRYSTAL BRITE LAUNDRY	Blanket PO for uniform cleaning services	\$ 11.00
	CRYSTAL BRITE LAUNDRY	Blanket PO for uniform cleaning services	\$ 11.00
	CRYSTAL BRITE LAUNDRY	Blanket PO for uniform cleaning services	\$ 22.00
	CRYSTAL BRITE LAUNDRY	Blanket PO for uniform cleaning services	\$ 22.00
	CRYSTAL BRITE LAUNDRY	Blanket PO for uniform cleaning services	\$ 22.00
	CRYSTAL BRITE LAUNDRY	Blanket PO for uniform cleaning services	\$ 22.00
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	CRYSTAL BRITE LAUNDRY	Blanket PO for uniform cleaning services	\$ 22.00
	CRYSTAL BRITE LAUNDRY	Blanket PO for uniform cleaning services	\$ 22.00
	CRYSTAL BRITE LAUNDRY	Blanket PO for uniform cleaning services	\$ 22.00
	CRYSTAL BRITE LAUNDRY	Blanket PO for uniform cleaning services	\$ 24.50
	MONTEZUMA COUNTY SHERIFF	JULY 2023 INMATE CHARGES	\$ 3,900.00
	ALPINE SECURITY & ELECTRONICS	ALARM SERVICES	\$ 45.50
	MANE SHIPPING LLC	SHIPPING	\$ 56.06
	CBW ENTERPRISES LLC	Repair evidence cooler	\$ 751.88
		Total	\$ 12,982.98
Animal Shelter	FOUR CORNERS M.A.S.H., LLC	CASTRATIONS	\$ 276.00
	FOUR CORNERS M.A.S.H., LLC	CASTRATIONS	\$ 388.00
	ALPINE SECURITY & ELECTRONICS	ALARM SERVICES	\$ 45.50
	CORTEZ COPY & PRINT	IMPOUND FORMS	\$ 325.00
		Total	\$ 1,034.50
Public Works	MONTEZUMA COUNTY LANDFILL	STREET MAINTENANCE	\$ 1,176.00
	MONTEZUMA COUNTY LANDFILL	COMPOST & YARD WASTE	\$ 39.79
	MONTEZUMA COUNTY LANDFILL	MATTRESS	\$ 459.00
		Total	\$ 1,674.79
Outdoor Pool	ALPINE SECURITY & ELECTRONICS	ALARM SERVICES	\$ 45.50
	STERICYCLE INC.	HAZARDOUS WASTE DISPOSAL	\$ 416.79
	AMERICAN RED CROSS	LIFEGUARDING CLASS	\$ 84.00
	AMERICAN RED CROSS	CPR CLASS	\$ 108.00
	ATMOS ENERGY	GAS SERVICE	\$ 865.58
	RAINDROPS OF THE FOUR CORNERS	CHEM, SODA ASH	\$ 684.60
	DURANGO COCA COLA BOTTLING CO	OUTDOOR POOL CONCESSIONS	\$ 279.22
	SYSCO FOOD SERVICES	OUTDOOR POOL CONCESSIONS	\$ 237.35
	SCOTT'S SEWER & DRAIN	TOILET REPAIR	\$ 125.00
		Total	\$ 2,846.04
Golf Pro	ALPINE SECURITY & ELECTRONICS	ALARM SERVICES	\$ 35.50

EXPENDITURE LIST FOR WEEK ENDING AUGUST 18, 2023

Department	Vendor Name	Description	Amount
	COMFORT AIR MECHANICAL	REPLACED THERMOSTAT	\$ 301.03
		Total	\$ 336.53
Golf Course Maint	ALPINE SECURITY & ELECTRONICS	ALARM SERVICES	\$ 45.50
	ATMOS ENERGY	GAS SERVICE	\$ 34.95
		Total	\$ 80.45
Parks	ALPINE SECURITY & ELECTRONICS	ALARM SERVICES	\$ 22.00
	MARK BOBLITT	IRRIGATION ASSISTANCE	\$ 1,950.00
	BRAVO CLEANING & RESTORATION	Blanket PO - Janitorial Services for the Outside Res	\$ 2,577.62
	BRAVO CLEANING & RESTORATION	Blanket PO - Trash Collection Service for the Parks	\$ 3,660.00
	BELT SALVAGE	PIPE	\$ 76.05
	SLAVENS TRUE VALUE	BEAUTIFICATION GRANT	\$ 227.50
		Total	\$ 8,513.17
Recreation	ALPINE SECURITY & ELECTRONICS	ALARM SERVICES	\$ 22.00
	JUSTIN LEWIS	UMPIRE SOFTBALL GAMES - 12	\$ 360.00
		Total	\$ 382.00
Lodger's Tax	MESA VERDE COUNTRY V.I.B.	Blanket PO - Tourism Services Contract 2023	\$ 53,312.63
		Total	\$ 53,312.63
Shop	BELT SALVAGE	CREDIT FOR SCRAP	\$ (96.30)
	KEESEE MOTORS	HC3Z9A299G Sender assembly - Return - Unit 1237	\$ (134.11)
	KEESEE MOTORS	HC3Z9A299G Sender assembly - Unit 1237	\$ 134.11
	KEESEE MOTORS	HC3Z9H307AK Sender and pump - Unit 1237	\$ 404.36
	ALPINE SECURITY & ELECTRONICS	ALARM SERVICES	\$ 45.50
	ORKIN LLC	Blanket PO - Pest Control Services - Service Center	\$ 176.99
	ATMOS ENERGY	GAS SERVICE	\$ 34.37
	ATMOS ENERGY	GAS SERVICE	\$ 35.93
	ATMOS ENERGY	GAS SERVICE	\$ 47.55
		Total	\$ 648.40
Technology	MONTEZUMA COUNTY LANDFILL	ELECTRONICS	\$ 188.25
	AMAZON CAPITAL SERVICES	Samsung LF27T - Credit for lost shipment	\$ (285.86)
	AMAZON CAPITAL SERVICES	Logitech MK345 Keyboard/mouse combo	\$ 39.99
	AMAZON CAPITAL SERVICES	Samsung LF27T450FQNXGO Monitors - to replace	\$ 263.62
	AMAZON CAPITAL SERVICES	Samsung LF27T450FQNXGO Monitors - Dispatch	\$ 285.86
	CENTURYLINK	DID	\$ 3.43
	CONVERGEONE, INC	Meraki Enterprise License MSLIC-ENT-3YR	\$ 7,722.00
	CONVERGEONE, INC	AnyConnect Apex, Firepower FPR4110, SmartNet F	\$ 109,947.09
		Total	\$ 118,164.38
Streets	TRAUTNER GEOTECH	Blanket PO - Testing Services - Concrete Cost Share	\$ 885.00
		Total	\$ 885.00

EXPENDITURE LIST FOR WEEK ENDING AUGUST 18, 2023

Department	Vendor Name	Description	Amount
Airport	COLORADO DEPT OF PUBLIC HEALTH	ANNUAL FEE, PERMIT COR900217	\$ 298.00
		Total	\$ 298.00
Rec Center	ALPINE SECURITY & ELECTRONICS	ALARM SERVICES	\$ 30.00
	ALPINE SECURITY & ELECTRONICS	ALARM SERVICES	\$ 45.50
	CORTEZ FIRE PROTECTION DISTRICT	CPR CLASS	\$ 160.00
	FIREFLY DESIGNS INC	ENGRAVING	\$ 141.75
	UNITED WAY OF SOUTHWEST COLO	AMERICORPS HOST SITE FEE 4TH QUARTER	\$ 4,250.00
		Total	\$ 4,627.25
Water	AMAZON CAPITAL SERVICES	Aimoh #10 Double Window Security Envelopes, 50	\$ 25.68
	GREEN ANALYTICAL LABS, INC.	Blanket PO - Lab Testing Services	\$ 124.20
	SAN JUAN BASIN HEALTH DEPT.	Blanket PO - Lab Testing for Bac-T's	\$ 350.00
	ALPINE SECURITY & ELECTRONICS	ALARM SERVICES	\$ 45.50
	VERIZON WIRELESS	CRADLE PORTS	\$ 160.22
	ATMOS ENERGY	GAS SERVICE	\$ 228.12
	CHEMTRADE CHEMICALS US LLC	Blanket PO - Liquid Alum AL2	\$ 7,788.68
	AMAZON CAPITAL SERVICES	APC RBC18 Replacement UPS Battery	\$ 151.99
	SENERGY PETROLEUM	220 Synthetic Gear Oil, 5 gallon	\$ 269.15
	BELT SALVAGE	PIPE	\$ 19.80
	CORE AND MAIN	13721-008 Annual Maintenance Belt Clip Reading	\$ 460.00
	CORE AND MAIN	13721-005 Annual Maintenance MRX Reading Har	\$ 1,800.00
	CORE AND MAIN	13980-104 Neptune 360 SAAS Annual Subscription	\$ 4,460.00
		Total	\$ 15,883.34
Refuse	MONTEZUMA COUNTY LANDFILL	RECYCLE CREDIT	\$ (582.92)
	MONTEZUMA COUNTY LANDFILL	Blanket PO - Landfill Charges	\$ 31,900.90
	CIRSA	ADDITION OF REFUSE TRUCK	\$ 691.46
	BELT SALVAGE	Steel, cold rolled bars, plates, sheets and strips for	\$ 1,124.80
	MCNEILUS TRUCK AND MANUFACTU	1253669 E-Stop Assembly for New Refuse Units	\$ 1,164.82
	MONTEZUMA COUNTY LANDFILL	RECYCLE CHARGE	\$ 950.40
		Total	\$ 35,249.46
Total			\$ 367,679.64



CITY OF CORTEZ
123 ROGER SMITH AVENUE
CORTEZ, CO 81321

Linda Smith
City Clerk
123 Roger Smith Avenue
Cortez, CO. 81321
lsmith@cortezco.gov

Memorandum

To: CORTEZ CITY COUNCIL

From: DONNA MURPHY, DEPUTY CITY CLERK

Date: 08/08/2023

RE: Approval of a Special Event Permit for the Cortez Area Chamber of Commerce to host a partnership event with Hospice of Colorado on Wednesday, September 20, 2023, on the premises located at 512 North Broadway, Cortez.

Attachments

SEP- Chamber



CITY OF CORTEZ
123 ROGER SMITH AVENUE
CORTEZ, CO 81321

8/8/2023

MEMO TO: Honorable Mayor and City Council

FROM: Donna Murphy, Deputy City Clerk

SUBJECT: APPLICATION FOR A SPECIAL EVENT PERMIT FOR THE CORTEZ AREA
CHAMBER OF COMMERCE

BACKGROUND

The application referred to above was filed with the City Clerk's office on June 26, 2023. The application appears to be complete, the fees have been paid, and the public notice sign has been posted on the premises. The Special Event Permit would allow The Cortez Area Chamber of Commerce to host a partnership event with Hospice of Montezuma on Wednesday, September 20, 2023, on the premises located at 512 North Broadway, Cortez.

ISSUES

Non-profit organizations are allowed fifteen Special Event Permits per year. This application is the second event for 2023.

RECOMMENDATION

Staff recommends approval of a Special Event Permit to the Cortez Area Chamber of Commerce for a partnership event with Hospice of Montezuma on Wednesday, September 20, 2023 from 4:00 p.m. until 11:00 p.m. on the premises located at 512 North Broadway, Cortez.



CITY OF CORTEZ
123 ROGER SMITH AVENUE
CORTEZ, CO 81321

Linda Smith
City Clerk
123 Roger Smith Avenue
Cortez, CO. 81321
lsmith@cortezco.gov

Memorandum

To: CORTEZ CITY COUNCIL

From: DONNA MURPHY, DEPUTY CITY CLERK

Date: 08/08/2023

RE: Approval of a renewal Retail Liquor Store Liquor License for Tubros LTD, DBA Cork N Bottle, located at 443 East Main Street, Cortez.

Attachments

Renewal- Cork N Bottle



CITY OF CORTEZ
123 ROGER SMITH AVENUE
CORTEZ, CO 81321

8/8/2023

MEMO TO: Honorable Mayor and City Council

FROM: Donna Murphy, Deputy City Clerk

SUBJECT: RENEWAL APPLICATION ON A RETAIL LIQUOR STORE LICENSE FOR
TUBROS LTD, DBA CORK N BOTTLE, LOCATED AT 443 EAST MAIN
STREET, CORTEZ

BACKGROUND

The renewal application referred to above was filed in the City Clerk's office on July 25, 2023. The application appears to be complete and all fees were paid.

ISSUES

The fire inspection report shows no violation to the Fire Code.

The police report shows no liquor violations were found over the past twelve months.

The sales tax account is current.

RECOMMENDATION

Staff recommends approval of renewal Retail Liquor Store License for Tubros LTD, DBA Cork N Bottle, located at 443 East Main Street, Cortez.



CITY OF CORTEZ
123 ROGER SMITH AVENUE
CORTEZ, CO 81321

Linda Smith
City Clerk
123 Roger Smith Avenue
Cortez, CO. 81321
lsmith@cortezco.gov

Memorandum

To: CORTEZ CITY COUNCIL

From: DONNA MURPHY, DEPUTY CITY CLERK

Date: 08/17/2023

RE: Approval of a Change in Premises application from Jodi Jahrling, DBA Zu Gallery,
located at 48 West Main Street, Cortez.

Attachments

Memo- Zu Gallery
Proposed Diagram
Letter from Building Inspector



CITY OF CORTEZ
123 ROGER SMITH AVENUE
CORTEZ, CO 81321

8/16/2023

MEMO TO: Honorable Mayor and City Council

FROM: Donna Murphy, Deputy City Clerk

SUBJECT: APPLICATION FOR A CHANGE IN PREMISES FROM JODI JAHRLING, DBA ZU GALLERY, LOCATED AT 48 WEST MAIN STREET, CORTEZ

BACKGROUND

A request for a Change of Premises has been received from Jodi Jahrling, DBA Zu Gallery. A drawing of the proposed change to the licensed premises is attached. The change would add additional outdoor dining space on the sidewalk located at 48 West Main Street to the existing licensed premises. The applicant has worked with the Building Department to ensure all code is met and to standard. The Building Inspector has no issues moving forward with the change of premise application. The application appears to be in order and the fee to the Colorado Department of Revenue has been paid.

ISSUES

When a request is made for a change of premises, licensing authorities are to consider only the requirements of Regulation 47-302, subsections 44-3-302(1)(b), 44-3-202(2)(a)(I)(A), and 44-3-202(2)(a)(I)(D), C.R.S., the main factor is the reasonable requirements of the neighborhood and the desires of the inhabitants. If permission to change the licenses premises is denied, the licensing authority shall give notice in writing and shall state grounds upon which the application was denied. The licensee shall be entitled to a hearing on the denial if a request in writing is made to the licensing authority within fifteen days after the date of notice.

RECOMMENDATION

Staff recommends approval of the Change of Premise Application from Jodi Jahrling., DBA Zu Gallery to add additional outdoor dining space on the sidewalk located at 48 West Main Street, Cortez.

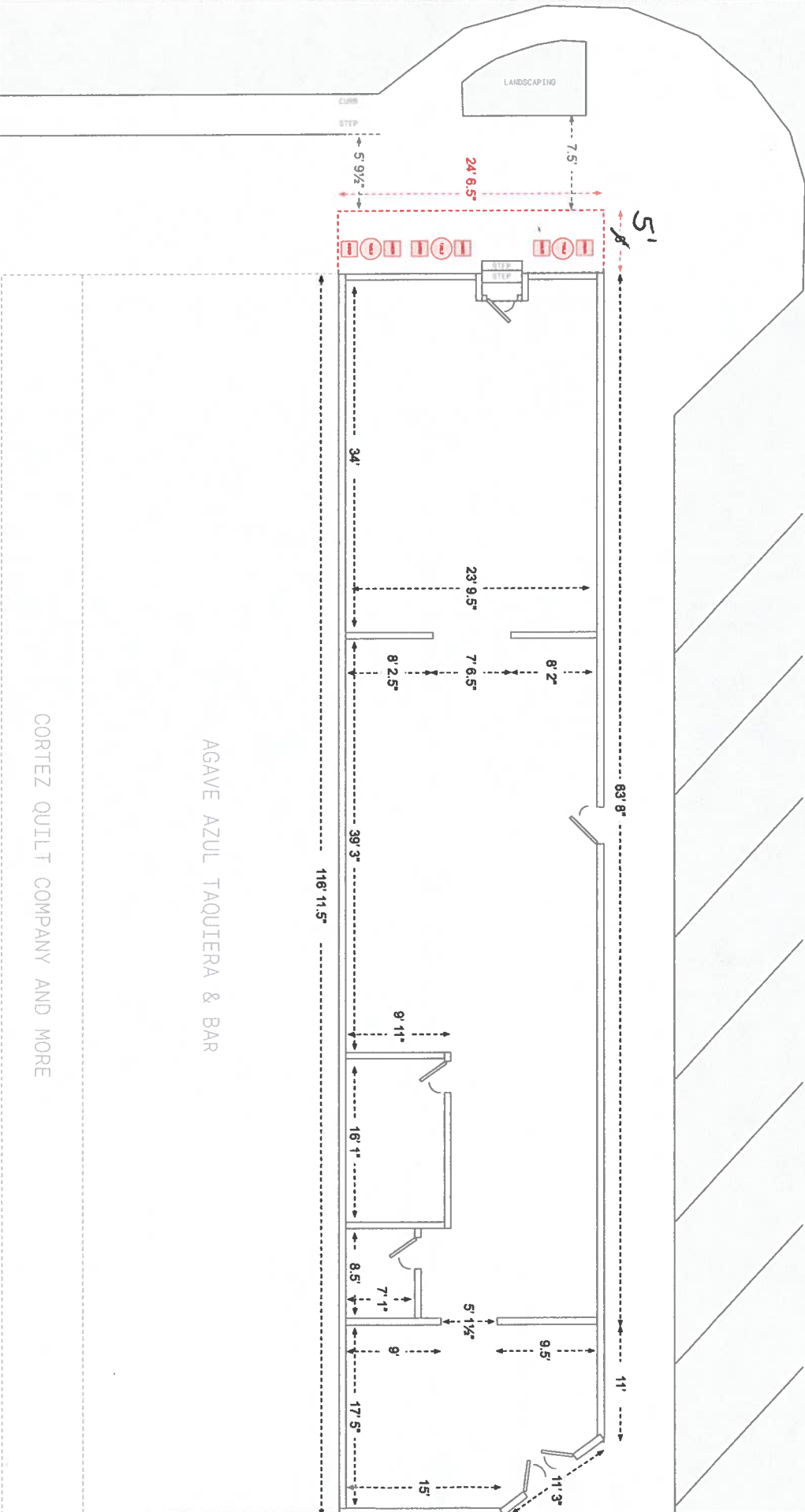
ZU GALLERY
48 W MAIN ST
CORTEZ, CO 81321

TO BE
PROPOSED

N CHESTNUT STREET



W MAIN STREET



AGAVE AZUL TAQUIERA & BAR

CORTEZ QUILT COMPANY AND MORE



City of Cortez
City Hall
123 Roger Smith Ave.
Cortez, CO 81321

August 16, 2023

REFERENCE: Outdoor Dining/Liquor License change in premises

This letter is to confirm that the proposed Liquor License Change in Premises/Outdoor Dining for Zu Gallery, located at 48 West Main St. Cortez has been approved by the City of Cortez Building Department and Fire Code Official. The use of a public sidewalk is an Approved Use in the City of Cortez Land Use Code. A portion of the public sidewalk not to exceed five (5) feet on the front (South) side of the building shall be sectioned-off with appropriate barriers and signage pursuant to Colorado State law and City of Cortez licensing requirements. This increase in occupant load does not alter existing restroom facility or building egress requirements.

Sincerely,

Sean K. Canada
Building Official / Fire Code Official
City of Cortez
E-mail: scanada@cortezco.gov

cc: File 21-000225/21-000701, City Attorney



CITY OF CORTEZ
123 ROGER SMITH AVENUE
CORTEZ, CO 81321

Kelly Koskie
Director of Finance
123 Roger Smith Ave
Cortez, CO. 81321
kkoskie@cortezco.gov

Memorandum

To: CORTEZ CITY COUNCIL

From: KELLY KOSKIE, DIRECTOR OF FINANCE

Date: 08/16/2023

RE: 2023 July Financial Statements

Attachments

Memo July 2023 Financial Statements
2023 July Financial Statements



City of Cortez
123 Roger Smith Ave
Cortez, CO 81321

Item No:

Meeting Date: August 22nd, 2023

TITLE: Financial Statements

SUBMITTING DEPARTMENT: Finance

ATTACHMENTS: 2023 July Financial Statements

You will find attached the Financial Statements for July 2023. They are broken down by revenue and expense (labeled at the top of each page). They are also broken down by department.

Items to Note:

Recreation Center Enterprise Fund

This department is doing well with a net income almost double of projected. While there may be a few equipment repairs yet to do this year, they are still on track for a strong 2nd half of the year.

Finance Department

The 2021 Audit is well underway. Drew2 began requesting Account Receivables and Inventory backup documentation this week for Audit testing. As always, we are responding to his requests as quickly as humanly possible.

As always, I'm available for questions by phone 970-565-3402, in person, or by email at

kkoskie@cortezco.gov

Kelly Koskie

Finance Director, City of Cortez

CITY OF CORTEZ
REVENUES WITH COMPARISON TO BUDGET
FOR THE 7 MONTHS ENDING JULY 31, 2023

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	<u>TAXES</u>					
001-0000-311-10-01	PROPERTY TAXES	.00	433,370.77	600,000.00	166,629.23	72.2
001-0000-311-10-03	INTEREST	.00	1,863.10	.00	(1,863.10)	.0
001-0000-311-11-00	S.O. MOTOR VEHICLE	.00	175,214.18	.00	(175,214.18)	.0
001-0000-311-12-01	SALES TAX	963,319.27	5,912,793.14	14,132,895.00	8,220,101.86	41.8
001-0000-311-12-03	BUILDING PERMIT USE TAX	1,666.58	60,280.23	103,648.00	43,367.77	58.2
001-0000-311-13-00	CIGARETTE	1,483.56	10,985.81	21,172.00	10,186.19	51.9
	TOTAL TAXES	966,469.41	6,594,507.23	14,857,715.00	8,263,207.77	44.4
	<u>FRANCHISE TAXES</u>					
001-0000-312-10-00	CABLE TV	.00	11,914.82	26,286.00	14,371.18	45.3
001-0000-312-11-00	EMPIRE ELECTRIC	36,097.57	286,554.24	479,806.00	193,251.76	59.7
001-0000-312-12-00	ATMOS ENERGY	49,957.32	216,316.83	207,760.00	(8,556.83)	104.1
001-0000-312-13-00	QWEST	1,000.00	7,000.00	12,000.00	5,000.00	58.3
	TOTAL FRANCHISE TAXES	87,054.89	521,785.89	725,852.00	204,066.11	71.9
	<u>PERMITS</u>					
001-0000-321-10-00	LIQOUR OCCUPATION	.00	1,125.00	16,733.00	15,608.00	6.7
001-0000-321-11-00	SALES/LODGERS TAX PERMIT	130.00	1,090.00	2,200.00	1,110.00	49.6
001-0000-321-12-00	BILLBOARD SIGNS	.00	995.25	1,875.00	879.75	53.1
001-0000-321-13-00	BUILDING	15,246.65	143,407.60	152,712.00	9,304.40	93.9
001-0000-321-14-00	MISC PUBLIC WORK PERMITS	90.00	450.00	1,410.00	960.00	31.9
001-0000-321-14-01	MISC BUS, LIC & PERMITS	.00	800.00	1,800.00	1,000.00	44.4
001-0000-321-14-02	P.W. MAPS/PUBLICATIONS	390.00	4,265.00	5,200.00	935.00	82.0
001-0000-321-15-00	RIGHT OF WAY CONSTR	668.00	1,268.00	5,926.00	4,658.00	21.4
	TOTAL PERMITS	16,524.65	153,400.85	187,856.00	34,455.15	81.7
	<u>LICENSES</u>					
001-0000-322-10-00	LIQOUR	12,067.50	44,541.25	97,034.00	52,492.75	45.9
001-0000-322-11-00	GAS/PLUMBER	.00	201.50	300.00	98.50	67.2
001-0000-322-12-00	DOG/CAT LICENSES	145.00	1,315.00	2,890.00	1,575.00	45.5
001-0000-322-13-00	MISC BUSINESS LICENSES	175.00	275.00	250.00	(25.00)	110.0
	TOTAL LICENSES	12,387.50	46,332.75	100,474.00	54,141.25	46.1

CITY OF CORTEZ
REVENUES WITH COMPARISON TO BUDGET
FOR THE 7 MONTHS ENDING JULY 31, 2023

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	<u>STATE/COLO</u>					
001-0000-332-10-00	HIGHWAY USER TAX	19,746.86	155,173.96	285,894.00	130,720.04	54.3
001-0000-332-11-00	STATE OF CO SNOW REMOVAL REIMB	.00	.00	3,000.00	3,000.00	.0
001-0000-332-12-00	LOCAL GOVT SEVERANCE TAX	.00	.00	60,000.00	60,000.00	.0
001-0000-332-13-00	MINERAL LEASING TAX	.00	.00	297,574.00	297,574.00	.0
001-0000-332-20-00	STATE MARIJUANA TAX	17,071.55	117,953.10	252,962.00	135,008.90	46.6
	TOTAL STATE/COLO	36,818.41	273,127.06	899,430.00	626,302.94	30.4
	<u>COUNTY</u>					
001-0000-333-10-00	LIBRARY AID	.00	(12,000.00)	.00	12,000.00	.0
001-0000-333-11-00	ROAD AND BRIDGE	21,690.01	112,982.86	193,096.00	80,113.14	58.5
001-0000-333-23-00	KENNEL SERVICES	.00	27,500.00	.00	(27,500.00)	.0
	TOTAL COUNTY	21,690.01	128,482.86	193,096.00	64,613.14	66.5
	<u>SCHOOL DISTRICT RE-1</u>					
001-0000-334-10-00	SCHOOL RESOURCE OFFICER	.00	.00	23,000.00	23,000.00	.0
	TOTAL SCHOOL DISTRICT RE-1	.00	.00	23,000.00	23,000.00	.0
	<u>SERVICES</u>					
001-0000-341-11-00	OUTDOOR POOL CONCESSIONS	6,462.62	10,441.25	10,010.00	(431.25)	104.3
001-0000-341-21-00	RECREATION PROGRAMS	1,540.00	8,215.00	5,736.00	(2,479.00)	143.2
	TOTAL SERVICES	8,002.62	18,656.25	15,746.00	(2,910.25)	118.5
	<u>FEES</u>					
001-0000-342-02-00	KENNEL ADOPTION FEES	180.00	1,685.00	3,880.00	2,195.00	43.4
001-0000-342-04-00	SPAY/NEUTER PROGRAM	1,205.00	13,377.00	22,642.00	9,265.00	59.1
001-0000-342-06-00	RABIES DEPOSIT	110.00	710.00	750.00	40.00	94.7
001-0000-342-10-00	ANNUAL IMPOUND FEES	880.00	4,230.00	11,940.00	7,710.00	35.4
	TOTAL FEES	2,375.00	20,002.00	39,212.00	19,210.00	51.0
	<u>FEES</u>					
001-0000-343-10-01	GREEN FEES	31,775.75	108,127.95	173,454.00	65,326.05	62.3
001-0000-343-10-02	PASSES/TICKETS	6,433.02	191,522.23	318,616.00	127,093.77	60.1
001-0000-343-10-08	GOLF CART REVENUE	877.50	49,477.50	105,974.00	56,496.50	46.7
	TOTAL FEES	39,086.27	349,127.68	598,044.00	248,916.32	58.4

CITY OF CORTEZ
REVENUES WITH COMPARISON TO BUDGET
FOR THE 7 MONTHS ENDING JULY 31, 2023

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	<u>FEES</u>					
001-0000-344-10-00	POOL	27,242.00	55,541.00	56,520.00	979.00	98.3
001-0000-344-10-01	SWIMMING POOL-MONTEZUMA	(200.00)	(200.00)	.00	200.00	.0
001-0000-344-10-03	PLAYGROUND DAYS	160.00	35,228.00	55,000.00	19,772.00	64.1
001-0000-344-11-00	RECREATION ACTIVITIES	.00	384.60	.00	(384.60)	.0
001-0000-344-11-02	BASKETBALL	.00	80.00	2,720.00	2,640.00	2.9
001-0000-344-12-01	SOFTBALL	900.00	2,100.00	4,075.00	1,975.00	51.5
001-0000-344-13-01	VOLLEYBALL	750.00	3,588.00	1,745.00	(1,843.00)	205.6
001-0000-344-20-00	VEHICLE INSPECTION FEES	140.00	240.00	760.00	520.00	31.6
	TOTAL FEES	28,992.00	96,961.60	120,820.00	23,858.40	80.3
	<u>CHARGES</u>					
001-0000-347-17-01	PARK RENTAL FEES	360.00	3,600.00	7,320.00	3,720.00	49.2
001-0000-347-18-00	CHIPPER/MULCHER	100.00	564.00	720.00	156.00	78.3
	TOTAL CHARGES	460.00	4,164.00	8,040.00	3,876.00	51.8
	<u>FINES</u>					
001-0000-351-10-00	MUNICIPAL COURT FINES	2,351.50	32,931.50	17,290.00	(15,641.50)	190.5
001-0000-351-10-01	DUI/SEAT BELT - COUNTY	478.04	4,095.64	3,314.00	(781.64)	123.6
001-0000-351-10-02	OVERTIME PARKING	.00	440.00	2,214.00	1,774.00	19.9
001-0000-351-10-03	D.A.R.E. FINES	35.00	350.00	.00	(350.00)	.0
	TOTAL FINES	2,864.54	37,817.14	22,818.00	(14,999.14)	165.7
	<u>FINES</u>					
001-0000-352-11-00	LIBRARY	99.05	465.89	.00	(465.89)	.0
	TOTAL FINES	99.05	465.89	.00	(465.89)	.0
	<u>INTEREST</u>					
001-0000-361-10-00	INVESTMENTS	68.66	64,473.43	9,140.00	(55,333.43)	705.4
001-0000-361-10-15	PINON PROJECT - INTEREST REPAY	802.25	5,648.00	8,434.00	2,786.00	67.0
001-0000-361-10-16	PINON PROJECT - PRINCIPAL PAY	413.79	2,864.28	12,000.00	9,135.72	23.9
001-0000-361-20-03	CHANGE IN MARKET VALUE	.00	5,066.30	18,951.00	13,884.70	26.7
	TOTAL INTEREST	1,284.70	78,052.01	48,525.00	(29,527.01)	160.9

CITY OF CORTEZ
REVENUES WITH COMPARISON TO BUDGET
FOR THE 7 MONTHS ENDING JULY 31, 2023

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	<u>REVENUE</u>					
001-0000-362-14-00	RODEO DRIVE MAINTENANCE	1,794.64	6,941.32	6,826.00	(115.32)	101.7
001-0000-362-17-00	CCN FUND REPAYMENT	.00	.00	62,000.00	62,000.00	.0
001-0000-362-18-00	WATER FUND LOAN REPAY	.00	339,020.62	.00	(339,020.62)	.0
001-0000-362-19-00	HYDRO FUND LOAN REPAY	.00	53,395.85	.00	(53,395.85)	.0
	TOTAL REVENUE	1,794.64	399,357.79	68,826.00	(330,531.79)	580.2
	<u>GIFTS/DONATIONS</u>					
001-0000-366-14-00	VALE GRANT P.,D. TRAINING	.00	.00	7,200.00	7,200.00	.0
001-0000-366-17-00	TREE DONATIONS	450.00	450.00	.00	(450.00)	.0
001-0000-366-19-00	LIBRARY DONATIONS	125.00	4,360.00	2,000.00	(2,360.00)	218.0
001-0000-366-20-00	KENNEL DONATIONS	2,500.00	7,500.00	.00	(7,500.00)	.0
001-0000-366-24-00	FRIENDS OF THE LIBRARY	263.00	1,586.50	1,050.00	(536.50)	151.1
	TOTAL GIFTS/DONATIONS	3,338.00	13,896.50	10,250.00	(3,646.50)	135.6
	<u>REVENUE</u>					
001-0000-367-15-00	EVIDENCE REVENUE	.00	4,874.00	42,620.00	37,746.00	11.4
001-0000-367-15-01	FRAUD RECOVERY	.00	1.38	.00	(1.38)	.0
001-0000-367-16-00	MISCELLANEOUS SALES & FEE	615.80	6,727.74	3,350.00	(3,377.74)	200.8
001-0000-367-16-03	WELCOME CENTER RENTS	2,931.15	8,793.45	3,456.00	(5,337.45)	254.4
001-0000-367-16-14	INSURANCE CLAIM REIMB	366.93	1,032.04	.00	(1,032.04)	.0
001-0000-367-18-01	SURPLUS AUCTION	.00	10,612.74	.00	(10,612.74)	.0
	TOTAL REVENUE	3,913.88	32,041.35	49,426.00	17,384.65	64.8
	<u>GRANTS</u>					
001-0000-368-01-01	AMERICAN RESCUE PLAN	.00	.00	259,450.00	259,450.00	.0
001-0000-368-01-02	COLORADO HISTORICAL SOC	5,244.00	19,470.00	15,440.00	(4,030.00)	126.1
001-0000-368-04-00	POLICE GRANTS	1,025.00	13,524.43	11,500.00	(2,024.43)	117.6
001-0000-368-11-00	VICTIM ASSISTANCE GRANT	.00	16,089.75	62,338.00	46,248.25	25.8
001-0000-368-44-00	GRANTS-LIBRARY	5,500.00	5,500.00	8,500.00	3,000.00	64.7
	TOTAL GRANTS	11,769.00	54,584.18	357,228.00	302,643.82	15.3
	<u>INTERNAL SERVICE CHGS</u>					
001-0000-371-11-00	LODGERS TAX FUND	.00	.00	244,676.00	244,676.00	.0
	TOTAL INTERNAL SERVICE CHGS	.00	.00	244,676.00	244,676.00	.0
	TOTAL FUND REVENUE	1,244,924.57	8,822,763.03	18,571,034.00	9,748,270.97	47.5

CITY OF CORTEZ
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 7 MONTHS ENDING JULY 31, 2023

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>GENERAL GOVERNMENT</u>						
<u>CITY COUNCIL</u>						
001-4010-400-10-01	REGULAR WAGES	2,900.00	19,900.00	47,250.00	27,350.00	42.1
001-4010-400-10-11	VOLUNTEER INCENTIVE PROGRAM	.00	600.00	.00	(600.00)	.0
001-4010-400-20-01	FICA/MEDICARE	221.86	1,522.37	2,900.00	1,377.63	52.5
001-4010-400-21-06	WORKMENS COMPENSATION	267.87	1,870.43	113.00	(1,757.43)	1655.3
001-4010-400-30-12	MV COUNTRY TOURISM CONTRACT	.00	28,081.00	112,324.00	84,243.00	25.0
001-4010-400-30-13	MUNICIPAL ATTORNEY SERVICES	.00	139.56	.00	(139.56)	.0
001-4010-400-30-19	INSURANCE & BONDS	.00	3,679.42	4,887.00	1,207.58	75.3
001-4010-400-30-20	FIREWORKS INSURANCE	.00	.00	4,250.00	4,250.00	.0
001-4010-400-40-00	TRAVEL & TRAINING	.00	9,732.26	10,000.00	267.74	97.3
001-4010-400-40-06	YOUTH COMMISSION	.00	.00	1,000.00	1,000.00	.0
001-4010-400-44-00	OFFICE SUPPLIES	.00	.00	500.00	500.00	.0
001-4010-400-50-00	MEMBERSHIP & DUES	.00	14,581.00	14,581.00	.00	100.0
001-4010-400-50-01	CREA VENDOR FEES	17,347.48	110,071.25	156,419.00	46,347.75	70.4
001-4010-400-53-00	CONTRIBUTIONS	.00	29,500.00	32,000.00	2,500.00	92.2
001-4010-400-53-04	HOMELESS SHELTER	.00	12,000.00	12,000.00	.00	100.0
001-4010-400-54-00	CONTINGENCY ACCOUNT	450.00	3,811,696.51	3,710,000.00	(101,696.51)	102.7
TOTAL CITY COUNCIL		21,187.21	4,043,373.80	4,108,224.00	64,850.20	98.4
<u>CITY ATTORNEY</u>						
001-4011-401-10-01	REGULAR WAGES	13,067.69	90,967.67	185,000.00	94,032.33	49.2
001-4011-401-16-00	CITY RETIREMENT	653.38	4,548.36	9,250.00	4,701.64	49.2
001-4011-401-20-01	FICA/MEDICARE	993.73	6,926.92	14,152.00	7,225.08	49.0
001-4011-401-21-01	HEALTH/LIFE INSURANCE	2,334.00	12,453.50	18,540.00	6,086.50	67.2
001-4011-401-21-05	DENTAL INSURANCE	105.00	595.00	1,680.00	1,085.00	35.4
001-4011-401-21-07	UNEMPLOYMENT	26.14	181.96	.00	(181.96)	.0
001-4011-401-30-13	PROFESSIONAL SERVICES	7,760.00	10,823.75	9,550.00	(1,273.75)	113.3
001-4011-401-40-00	ATTORNEY TRAVEL	.00	2,449.39	4,000.00	1,550.61	61.2
001-4011-401-41-00	ATTORNEY TRAINING EXP	.00	448.00	1,000.00	552.00	44.8
001-4011-401-42-01	TELEPHONE	85.00	595.00	.00	(595.00)	.0
001-4011-401-42-04	MEETING EXPENSE	.00	.00	300.00	300.00	.0
001-4011-401-44-00	OFFICE SUPPLIES	.00	518.40	4,950.00	4,431.60	10.5
001-4011-401-44-01	OFFICE FURNITURE	.00	.00	3,000.00	3,000.00	.0
TOTAL CITY ATTORNEY		25,024.94	130,507.95	251,422.00	120,914.05	51.9

CITY OF CORTEZ
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 7 MONTHS ENDING JULY 31, 2023

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	<u>HUMAN RESOURCES</u>					
001-4012-402-10-01	REGULAR WAGES	17,564.01	109,884.02	194,200.00	84,315.98	56.6
001-4012-402-10-10	EMPLOYEE INCENTIVES	.00	69.25	.00	(69.25)	.0
001-4012-402-16-00	CITY RETIREMENT	878.20	5,494.20	8,221.00	2,726.80	66.8
001-4012-402-20-01	FICA/MEDICARE	1,312.77	8,178.87	11,931.00	3,752.13	68.6
001-4012-402-21-01	HEALTH/LIFE INSURANCE	3,112.00	21,784.00	38,415.00	16,631.00	56.7
001-4012-402-21-05	DENTAL INSURANCE	140.00	980.00	1,680.00	700.00	58.3
001-4012-402-21-06	WORKMENS COMPENSATION	255.20	1,781.96	3,000.00	1,218.04	59.4
001-4012-402-21-07	UNEMPLOYMENT	35.13	219.83	439.00	219.17	50.1
001-4012-402-21-20	FEDERAL EXCISE TAX	.00	820.26	.00	(820.26)	.0
001-4012-402-30-19	INSURANCE & BONDS	.00	450.58	600.00	149.42	75.1
001-4012-402-30-34	EMPLOYEE LICENSES/TESTING	.00	.00	100.00	100.00	.0
001-4012-402-30-90	CONTRACT SERVICES-OTHER	.00	7,100.00	30,000.00	22,900.00	23.7
001-4012-402-40-00	TRAVEL & TRAINING	.00	258.17	6,000.00	5,741.83	4.3
001-4012-402-40-06	CITY-WIDE TRAINING	.00	1,995.61	11,000.00	9,004.39	18.1
001-4012-402-40-08	EMPLOYEE ORIENTATION	.00	707.34	1,500.00	792.66	47.2
001-4012-402-40-10	EMPLOYEE QUARTERLY AWARDS	656.00	2,547.36	7,500.00	4,952.64	34.0
001-4012-402-42-01	TELEPHONE	124.96	875.65	1,450.00	574.35	60.4
001-4012-402-44-00	OFFICE SUPPLIES	.00	281.29	1,800.00	1,518.71	15.6
001-4012-402-45-10	OTHER OPERATING SUPPLIES	.00	596.17	1,000.00	403.83	59.6
001-4012-402-46-02	OTHER REPAIR & MAINT	.00	493.37	1,000.00	506.63	49.3
001-4012-402-49-03	ADVERTISING - OTHER	.00	.00	500.00	500.00	.0
001-4012-402-50-00	MEMBERSHIP & DUES	.00	169.00	1,500.00	1,331.00	11.3
001-4012-402-51-00	PUBLICATION/SUBSCRIPTION	.00	.00	1,400.00	1,400.00	.0
	TOTAL HUMAN RESOURCES	24,078.27	164,686.93	323,236.00	158,549.07	51.0
	<u>MUNICIPAL COURT</u>					
001-4013-403-10-01	REGULAR WAGES	7,833.61	61,534.42	117,315.00	55,780.58	52.5
001-4013-403-10-10	EMPLOYEE INCENTIVES	.00	69.25	.00	(69.25)	.0
001-4013-403-16-00	CITY RETIREMENT	391.68	3,076.72	5,866.00	2,789.28	52.5
001-4013-403-20-01	FICA/MEDICARE	545.00	4,312.21	8,513.00	4,200.79	50.7
001-4013-403-21-01	HEALTH/LIFE INSURANCE	3,112.00	21,784.00	37,344.00	15,560.00	58.3
001-4013-403-21-05	DENTAL INSURANCE	140.00	980.00	1,680.00	700.00	58.3
001-4013-403-21-06	WORKMENS COMPENSATION	251.13	1,753.54	198.00	(1,555.54)	885.6
001-4013-403-21-07	UNEMPLOYMENT	15.66	123.02	319.00	195.98	38.6
001-4013-403-30-04	COMPUTER SERVICES	.00	105.00	.00	(105.00)	.0
001-4013-403-30-06	MUNICIPAL COURT SERVICES	3,074.58	17,895.06	23,375.00	5,479.94	76.6
001-4013-403-30-19	INSURANCE & BONDS	.00	2,031.52	2,698.00	666.48	75.3
001-4013-403-30-36	PROFESSIONAL SERVICES	.00	405.75	5,000.00	4,594.25	8.1
001-4013-403-40-00	TRAVEL & TRAINING	.00	64.00	2,500.00	2,436.00	2.6
001-4013-403-40-10	CITY ATTORNEY SERVICES	1,742.00	9,782.80	17,200.00	7,417.20	56.9
001-4013-403-42-01	TELEPHONE	85.00	595.00	360.00	(235.00)	165.3
001-4013-403-42-04	MEETING EXPENSE	.00	.00	800.00	800.00	.0
001-4013-403-44-00	OFFICE SUPPLIES	391.17	1,695.63	2,500.00	804.37	67.8
001-4013-403-45-11	DATA PROCESSING SUPPLIES	.00	595.50	.00	(595.50)	.0
001-4013-403-50-00	MEMBERSHIP & DUES	.00	60.00	.00	(60.00)	.0
	TOTAL MUNICIPAL COURT	17,581.83	126,863.42	225,668.00	98,804.58	56.2

CITY OF CORTEZ
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 7 MONTHS ENDING JULY 31, 2023

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	<u>CITY MANAGER</u>					
001-4014-404-10-01	REGULAR WAGES	15,904.00	119,120.00	216,345.00	97,225.00	55.1
001-4014-404-16-00	CITY RETIREMENT	795.20	5,956.00	6,590.00	634.00	90.4
001-4014-404-20-01	FICA/MEDICARE	1,130.34	8,514.42	9,290.00	775.58	91.7
001-4014-404-21-01	HEALTH/LIFE INSURANCE	3,112.00	21,784.00	19,207.00	(2,577.00)	113.4
001-4014-404-21-05	DENTAL INSURANCE	140.00	980.00	840.00	(140.00)	116.7
001-4014-404-21-06	WORKMENS COMPENSATION	456.75	3,189.29	.00	(3,189.29)	.0
001-4014-404-21-07	UNEMPLOYMENT	31.80	238.18	.00	(238.18)	.0
001-4014-404-30-19	INSURANCE & BONDS	.00	1,631.07	1,056.00	(575.07)	154.5
001-4014-404-40-00	TRAVEL & TRAINING	320.00	3,293.87	7,500.00	4,206.13	43.9
001-4014-404-40-03	CML TRAVEL EXPENSES	.00	2,618.42	3,500.00	881.58	74.8
001-4014-404-42-01	TELEPHONE	115.00	805.00	2,540.00	1,735.00	31.7
001-4014-404-42-02	TELEPHONE - INTERNAL	.00	98.35	.00	(98.35)	.0
001-4014-404-42-04	MEETING EXPENSE	.00	1,070.41	4,000.00	2,929.59	26.8
001-4014-404-44-00	OFFICE SUPPLIES	35.32	490.71	2,000.00	1,509.29	24.5
001-4014-404-44-01	OFFICE FURNITURE	.00	159.99	2,000.00	1,840.01	8.0
001-4014-404-46-02	OTHER REPAIR & MAINT	.00	.00	500.00	500.00	.0
001-4014-404-48-90	PRINTING - OTHER	.00	.00	500.00	500.00	.0
001-4014-404-50-00	MEMBERSHIP & DUES	.00	549.00	2,500.00	1,951.00	22.0
001-4014-404-51-00	PUBLICATION/SUBSCRIPTION	.00	28.00	500.00	472.00	5.6
001-4014-404-59-01	PROFESSIONAL & TECHNICAL	.00	.00	4,700.00	4,700.00	.0
001-4014-499-30-90	CONTRACT SERVICES-OTHER	3,082.50	9,900.00	20,000.00	10,100.00	49.5
001-4014-499-40-06	CITY-WIDE TRAINING	.00	653.49	2,000.00	1,346.51	32.7
001-4014-499-45-10	OPERATING SUPPLIES-OTHER	.00	7.50	2,500.00	2,492.50	.3
	TOTAL CITY MANAGER	25,122.91	181,087.70	308,068.00	126,980.30	58.8
	<u>FINANCE DEPARTMENT</u>					
001-4015-405-10-01	REGULAR WAGES	34,326.40	249,840.04	389,760.00	139,919.96	64.1
001-4015-405-11-01	OVERTIME	38.55	226.21	5,000.00	4,773.79	4.5
001-4015-405-16-00	CITY RETIREMENT	1,716.32	12,492.00	13,305.00	813.00	93.9
001-4015-405-20-01	FICA/MEDICARE	2,517.00	18,325.52	25,680.00	7,354.48	71.4
001-4015-405-21-01	HEALTH/LIFE INSURANCE	9,336.00	65,352.00	92,703.00	27,351.00	70.5
001-4015-405-21-05	DENTAL INSURANCE	420.00	2,940.00	4,500.00	1,560.00	65.3
001-4015-405-21-06	WORKMENS COMPENSATION	265.89	1,856.60	1,000.00	(856.60)	185.7
001-4015-405-21-07	UNEMPLOYMENT	68.71	500.16	900.00	399.84	55.6
001-4015-405-30-04	COMPUTER/SOFTWARE SERVICES	2,693.64	31,106.15	75,000.00	43,893.85	41.5
001-4015-405-30-07	CREDIT CARD CHARGES	1,283.36	9,038.53	9,000.00	(38.53)	100.4
001-4015-405-30-19	INSURANCE & BONDS	.00	1,885.04	2,829.00	943.96	66.6
001-4015-405-30-24	RECORDING SERVICES	.00	.00	500.00	500.00	.0
001-4015-405-30-28	PROPERTY TAX COLLECTION	433.79	10,950.51	5,000.00	(5,950.51)	219.0
001-4015-405-30-90	CONTRACT SERVICES-OTHER	.00	23,750.00	88,000.00	64,250.00	27.0
001-4015-405-40-00	TRAVEL & TRAINING	.00	2,309.23	4,500.00	2,190.77	51.3
001-4015-405-42-01	TELEPHONE	265.00	1,855.00	840.00	(1,015.00)	220.8
001-4015-405-42-03	POSTAGE	.00	69.91	2,000.00	1,930.09	3.5
001-4015-405-44-00	OFFICE SUPPLIES	.00	926.98	3,500.00	2,573.02	26.5
001-4015-405-44-01	CITY HALL OPERATIONS	.00	1,409.33	.00	(1,409.33)	.0
001-4015-405-48-90	PRINTING	515.79	3,582.09	500.00	(3,082.09)	716.4
001-4015-405-50-00	MEMBERSHIP & DUES	.00	3,232.20	1,250.00	(1,982.20)	258.6
001-4015-405-51-00	PUBLICATION/SUBSCRIPTION	.00	354.90	175.00	(179.90)	202.8
001-4015-405-59-00	MISCELLANEOUS	.00	(.01)	.00	.01	.0

CITY OF CORTEZ
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 7 MONTHS ENDING JULY 31, 2023

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	TOTAL FINANCE DEPARTMENT	53,880.45	442,002.39	725,942.00	283,939.61	60.9
	TOTAL ALL 16	.00	.00	.00	.00	.0
	<u>CITY CLERK</u>					
001-4018-408-10-01	REGULAR WAGES	9,312.01	69,757.42	166,111.00	96,353.58	42.0
001-4018-408-16-00	CITY RETIREMENT	362.16	2,716.20	6,932.00	4,215.80	39.2
001-4018-408-20-01	FICA/MEDICARE	709.06	5,313.28	10,564.00	5,250.72	50.3
001-4018-408-21-01	HEALTH/LIFE INSURANCE	1,556.00	10,892.00	38,464.00	27,572.00	28.3
001-4018-408-21-05	DENTAL INSURANCE	70.00	490.00	1,680.00	1,190.00	29.2
001-4018-408-21-06	WORKMENS COMPENSATION	249.09	1,739.31	2,000.00	260.69	87.0
001-4018-408-21-07	UNEMPLOYMENT	18.62	139.48	396.00	256.52	35.2
001-4018-408-30-14	ELECTION SERVICES	.00	.00	20,000.00	20,000.00	.0
001-4018-408-30-19	INSURANCE & BONDS	.00	529.96	703.00	173.04	75.4
001-4018-408-30-90	CONTRACT SERVICES-OTHER	.00	1,010.23	6,000.00	4,989.77	16.8
001-4018-408-40-00	TRAVEL & TRAINING	.00	568.38	4,500.00	3,931.62	12.6
001-4018-408-42-01	TELEPHONE	80.00	560.00	.00	(560.00)	.0
001-4018-408-44-00	OFFICE SUPPLIES	114.75	778.19	2,500.00	1,721.81	31.1
001-4018-408-45-08	EMPLOYEE BENCHMARKING	.00	.00	5,000.00	5,000.00	.0
001-4018-408-45-09	WELLNESS PROGRAM	400.00	7,068.55	27,500.00	20,431.45	25.7
001-4018-408-45-10	OTHER OPERATING SUPPLIES	65.00	460.73	2,000.00	1,539.27	23.0
001-4018-408-50-00	MEMBERSHIP & DUES	.00	310.00	550.00	240.00	56.4
	TOTAL CITY CLERK	12,936.69	102,333.73	294,900.00	192,566.27	34.7
	<u>GRANTS ADMINISTER</u>					
001-4040-404-30-90	CONTRACT SERVICES	.00	10,487.00	.00	(10,487.00)	.0
	TOTAL GRANTS ADMINISTER	.00	10,487.00	.00	(10,487.00)	.0
	<u>MARKETING</u>					
001-4044-404-10-01	REGULAR WAGES	4,971.20	37,284.08	62,228.00	24,943.92	59.9
001-4044-404-10-10	EMPLOYEE INCENTIVES	.00	69.25	.00	(69.25)	.0
001-4044-404-11-01	OVERTIME	.00	116.51	.00	(116.51)	.0
001-4044-404-16-00	CITY RETIREMENT	248.56	1,864.20	3,200.00	1,335.80	58.3
001-4044-404-20-01	FICA/MEDICARE	307.58	2,450.28	4,515.00	2,064.72	54.3
001-4044-404-21-01	HEALTH/LIFE INSURANCE	1,556.00	10,892.00	19,207.00	8,315.00	56.7
001-4044-404-21-05	DENTAL INSURANCE	70.00	490.00	840.00	350.00	58.3
001-4044-404-21-06	WORKMENS COMPENSATION	247.40	1,727.51	1,000.00	(727.51)	172.8
001-4044-404-21-07	UNEMPLOYMENT	9.94	74.78	169.00	94.22	44.3
001-4044-404-24-00	MARKETING	3,126.21	28,361.30	40,000.00	11,638.70	70.9
001-4044-404-30-19	INSURANCE & BONDS	.00	82.03	115.00	32.97	71.3
001-4044-404-40-00	TRAVEL & TRAINING	.00	128.00	1,000.00	872.00	12.8
001-4044-404-42-01	TELEPHONE	85.00	595.00	1,132.00	537.00	52.6
001-4044-404-44-00	OFFICE SUPPLIES	.00	366.84	555.00	188.16	66.1
001-4044-404-45-15	EMP APPRECTION/PICNIC	.00	6,256.27	20,000.00	13,743.73	31.3
	TOTAL MARKETING	10,621.89	90,758.05	153,961.00	63,202.95	59.0

CITY OF CORTEZ
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FOR THE 7 MONTHS ENDING JULY 31, 2023

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	<u>LIBRARY</u>					
001-4055-407-10-01	REGULAR WAGES	27,367.14	201,629.28	408,700.00	207,070.72	49.3
001-4055-407-10-10	EMPLOYEE INCENTIVES	.00	229.75	150.00	(79.75)	153.2
001-4055-407-16-00	CITY RETIREMENT	1,027.36	6,627.27	14,130.00	7,502.73	46.9
001-4055-407-20-01	FICA/MEDICARE	2,045.47	15,090.46	25,531.00	10,440.54	59.1
001-4055-407-21-01	HEALTH/LIFE INSURANCE	7,791.00	48,269.00	96,037.00	47,768.00	50.3
001-4055-407-21-05	DENTAL INSURANCE	350.00	2,310.00	4,200.00	1,890.00	55.0
001-4055-407-21-06	WORKMENS COMPENSATION	317.05	2,213.83	1,440.00	(773.83)	153.7
001-4055-407-21-07	UNEMPLOYMENT	54.70	403.22	957.00	553.78	42.1
001-4055-407-30-19	INSURANCE & BONDS	.00	11,944.31	15,839.00	3,894.69	75.4
001-4055-407-30-27	BOOK COURIER SERVICE	.00	.00	1,000.00	1,000.00	.0
001-4055-407-30-90	OTHER CONTRACTUAL SERVICES	.00	3,600.00	.00	(3,600.00)	.0
001-4055-407-32-01	JANITORIAL SERVICES	.00	.00	2,000.00	2,000.00	.0
001-4055-407-40-00	TRAVEL & TRAINING	.00	100.00	2,500.00	2,400.00	4.0
001-4055-407-42-01	TELEPHONE	43.69	306.25	576.00	269.75	53.2
001-4055-407-42-03	POSTAGE	.00	162.72	1,050.00	887.28	15.5
001-4055-407-42-10	FIBER CHARGES	3,503.40	24,523.80	.00	(24,523.80)	.0
001-4055-407-43-01	ELECTRIC	1,582.06	7,086.84	17,510.00	10,423.16	40.5
001-4055-407-43-02	SEWER	45.00	268.00	567.00	299.00	47.3
001-4055-407-43-03	GAS	79.60	4,573.72	2,880.00	(1,693.72)	158.8
001-4055-407-43-04	REFUSE	135.60	949.20	1,449.00	499.80	65.5
001-4055-407-43-05	WATER	37.15	240.71	720.00	479.29	33.4
001-4055-407-45-10	OTHER OPERATING SUPPLIES	53.10	9,898.60	26,250.00	16,351.40	37.7
001-4055-407-45-19	BOOKS	2,782.43	21,609.67	35,280.00	13,670.33	61.3
001-4055-407-45-20	NON-PRINT MEDIA	.00	1,145.23	4,520.00	3,374.77	25.3
001-4055-407-45-21	BOOK MAINT & SUPPLIES	.00	666.21	3,500.00	2,833.79	19.0
001-4055-407-45-22	COPIER EXPENSE	505.60	3,804.96	10,000.00	6,195.04	38.1
001-4055-407-46-02	OTHER REPAIR & MAINT	45.50	1,638.72	8,400.00	6,761.28	19.5
001-4055-407-50-00	MEMBERSHIP & DUES	.00	(574.01)	1,000.00	1,574.01	(57.4)
001-4055-407-51-00	PUBLICATION/SUBSCRIPTION	.00	795.55	10,000.00	9,204.45	8.0
001-4055-407-59-26	EVENTS AND OUTREACH	365.00	4,931.84	12,000.00	7,068.16	41.1
001-4055-407-63-10	CAPITAL OUTLAY	.00	182,481.18	200,000.00	17,518.82	91.2
001-4055-407-80-27	STATE GRANT-LIBRARY	.00	3,354.43	5,500.00	2,145.57	61.0
001-4055-407-80-30	MINOR LIBRARY GRANTS	.00	.00	2,500.00	2,500.00	.0
	TOTAL LIBRARY	48,130.85	560,280.74	916,186.00	355,905.26	61.2
	TOTAL GENERAL GOVERNMENT	238,565.04	5,852,381.71	7,307,607.00	1,455,225.29	80.1
	<u>GENERAL SERVICES</u>					

CITY OF CORTEZ
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 7 MONTHS ENDING JULY 31, 2023

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	<u>GEN SERV - ADMINISTRATION</u>					
001-4116-406-10-01	REGULAR WAGES	8,710.40	65,328.00	104,012.00	38,684.00	62.8
001-4116-406-16-00	CITY RETIREMENT	435.52	3,266.40	4,822.00	1,555.60	67.7
001-4116-406-20-01	FICA/MEDICARE	656.94	4,931.75	7,347.00	2,415.25	67.1
001-4116-406-21-01	HEALTH/LIFE INSURANCE	1,556.00	10,892.00	19,207.00	8,315.00	56.7
001-4116-406-21-05	DENTAL INSURANCE	70.00	490.00	840.00	350.00	58.3
001-4116-406-21-06	WORKMENS COMPENSATION	258.63	1,805.91	315.00	(1,490.91)	573.3
001-4116-406-21-07	UNEMPLOYMENT	17.42	130.65	276.00	145.35	47.3
001-4116-406-30-19	INSURANCE & BONDS	.00	3,439.86	4,568.00	1,128.14	75.3
001-4116-406-30-90	OTHER CONTRACTUAL SERVICES	.00	.00	7,000.00	7,000.00	.0
001-4116-406-40-00	TRAVEL & TRAINING	400.80	2,730.11	2,500.00	(230.11)	109.2
001-4116-406-42-01	TELEPHONE	70.00	490.00	840.00	350.00	58.3
001-4116-406-44-00	OFFICE SUPPLIES	.00	.00	1,500.00	1,500.00	.0
001-4116-406-50-00	MEMBERSHIP & DUES	385.00	575.00	.00	(575.00)	.0
001-4116-406-63-10	CAPITAL OUTLAY	.00	190,929.63	181,250.00	(9,679.63)	105.3
	<u>TOTAL GEN SERV - ADMINISTRATION</u>	<u>12,560.71</u>	<u>285,009.31</u>	<u>334,477.00</u>	<u>49,467.69</u>	<u>85.2</u>
	<u>BUILDING MAINTENANCE</u>					
001-4117-406-10-01	REGULAR WAGES	12,402.14	90,374.94	161,157.00	70,782.06	56.1
001-4117-406-16-00	CITY RETIREMENT	606.32	4,504.96	7,659.00	3,154.04	58.8
001-4117-406-20-01	FICA/MEDICARE	907.75	6,659.77	11,671.00	5,011.23	57.1
001-4117-406-21-01	HEALTH/LIFE INSURANCE	4,668.00	32,676.00	57,622.00	24,946.00	56.7
001-4117-406-21-05	DENTAL INSURANCE	210.00	1,470.00	2,520.00	1,050.00	58.3
001-4117-406-21-06	WORKMENS COMPENSATION	686.47	5,104.87	5,895.00	790.13	86.6
001-4117-406-21-07	UNEMPLOYMENT	24.80	180.68	437.00	256.32	41.4
001-4117-406-30-19	INSURANCE & BONDS	.00	3,725.03	5,245.00	1,519.97	71.0
001-4117-406-30-90	CONTRACT SERVICES-OTHER	.00	.00	2,000.00	2,000.00	.0
001-4117-406-40-00	TRAVEL & TRAINING	.00	128.00	3,400.00	3,272.00	3.8
001-4117-406-42-01	TELEPHONE	210.00	1,350.00	3,360.00	2,010.00	40.2
001-4117-406-45-07	CLOTHING ALLOWANCE	.00	809.53	800.00	(9.53)	101.2
001-4117-406-45-10	OPERATING SUPPLIES-OTHER	.00	9,223.88	14,600.00	5,376.12	63.2
001-4117-406-51-00	PUBLICATION/SUBSCRIPTION	.00	.00	66.00	66.00	.0
	<u>TOTAL BUILDING MAINTENANCE</u>	<u>19,715.48</u>	<u>156,207.66</u>	<u>276,432.00</u>	<u>120,224.34</u>	<u>56.5</u>
	<u>TOTAL G.S. CITY HALL OPERATIONS</u>	<u>.00</u>	<u>.00</u>	<u>.00</u>	<u>.00</u>	<u>.0</u>

CITY OF CORTEZ
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 7 MONTHS ENDING JULY 31, 2023

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	CITY HALL ROGER SMITH AVE					
001-4119-406-30-15	BOILER INSPECTION	.00	.00	400.00	400.00	.0
001-4119-406-30-37	SOLAR LEASE	.00	39,691.00	40,000.00	309.00	99.2
001-4119-406-30-90	OTHER CONTRACTUAL SERVICES	.00	1,412.38	.00	1,412.38)	.0
001-4119-406-32-01	JANITORIAL SERVICES	2,300.00	13,800.00	30,800.00	17,000.00	44.8
001-4119-406-32-90	MAINT CONTRACTS-OTHER	228.49	1,560.45	10,000.00	8,439.55	15.6
001-4119-406-42-01	TELEPHONE	101.83	710.35	1,400.00	689.65	50.7
001-4119-406-42-03	POSTAGE	286.29	2,362.42	8,000.00	5,637.58	29.5
001-4119-406-42-10	FIBER CHARGES	599.64	4,197.48	7,200.00	3,002.52	58.3
001-4119-406-43-01	ELECTRIC	909.18	8,608.66	6,000.00	2,608.66)	143.5
001-4119-406-43-02	SEWER	185.00	416.00	2,800.00	2,384.00	14.9
001-4119-406-43-03	GAS	728.02	10,026.61	5,830.00	4,196.61)	172.0
001-4119-406-43-04	REFUSE	235.40	1,605.35	2,150.00	544.65	74.7
001-4119-406-43-05	WATER	73.55	521.80	2,625.00	2,103.20	19.9
001-4119-406-44-00	OFFICE SUPPLIES	.00	310.88	1,300.00	989.12	23.9
001-4119-406-45-10	OPERATING SUPPLIES-OTHER	202.52	3,005.52	5,000.00	1,994.48	60.1
001-4119-406-45-22	COPIER EXPENSE	1,246.34	5,983.19	11,100.00	5,116.81	53.9
001-4119-406-46-02	OTHER REPAIR & MAINT	4,200.00	7,759.91	10,000.00	2,240.09	77.6
	TOTAL CITY HALL ROGER SMITH AVE	11,296.26	101,972.00	144,605.00	42,633.00	70.5
	WELCOME CENTER (CITY)					
001-4158-511-21-06	WORKMENS COMPENSATION	304.62	2,127.04	.00	2,127.04)	.0
001-4158-511-30-90	CONTRACT SERVICES-OTHER	483.79	18,373.99	40,372.00	21,998.01	45.5
001-4158-511-32-01	JANITORIAL SERVICES	1,700.00	11,900.00	20,900.00	9,000.00	56.9
001-4158-511-42-01	TELEPHONE	132.87	1,009.61	.00	1,009.61)	.0
001-4158-511-42-10	FIBER CHARGES	806.76	5,647.32	9,600.00	3,952.68	58.8
001-4158-511-43-01	ELECTRIC	518.95	3,336.70	5,500.00	2,163.30	60.7
001-4158-511-43-02	SEWER	45.00	268.00	480.00	212.00	55.8
001-4158-511-43-03	GAS	33.77	1,675.38	1,875.00	199.62	89.4
001-4158-511-43-04	REFUSE	94.80	663.60	1,260.00	596.40	52.7
001-4158-511-43-05	WATER	33.60	205.55	380.00	174.45	54.1
001-4158-511-45-10	OPERATING SUPPLIES-OTHER	102.88	524.71	.00	524.71)	.0
001-4158-511-45-22	COPIER EXPENSE	.00	388.14	.00	388.14)	.0
001-4158-511-46-07	WELCOME CENTER REPAIRS	11.70	97.61	4,500.00	4,402.39	2.2
	TOTAL WELCOME CENTER (CITY)	4,268.74	46,217.65	84,867.00	38,649.35	54.5
	TOTAL ALL 60	.00	.00	.00	.00	.0
	TOTAL GENERAL SERVICES	47,841.19	589,406.62	840,381.00	250,974.38	70.1
	PUBLIC SAFETY					

CITY OF CORTEZ
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 7 MONTHS ENDING JULY 31, 2023

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	<u>POLICE ADMINISTRATION</u>					
001-4220-420-10-01	REGULAR WAGES	23,332.81	178,985.78	385,000.00	206,014.22	46.5
001-4220-420-11-01	OVERTIME	.00	.00	1,600.00	1,600.00	.0
001-4220-420-16-00	CITY RETIREMENT	1,166.64	8,447.07	15,662.00	7,214.93	53.9
001-4220-420-20-01	FICA/MEDICARE	692.37	5,493.78	11,022.00	5,528.22	49.8
001-4220-420-21-01	HEALTH/LIFE INSURANCE	4,668.00	34,232.00	74,688.00	40,456.00	45.8
001-4220-420-21-05	DENTAL INSURANCE	210.00	1,540.00	3,360.00	1,820.00	45.8
001-4220-420-21-06	WORKMENS COMPENSATION	500.68	3,496.04	7,110.00	3,613.96	49.2
001-4220-420-21-07	UNEMPLOYMENT	46.65	357.90	637.00	279.10	56.2
001-4220-420-22-01	ICMA POLICE	1,378.82	10,340.24	16,130.00	5,789.76	64.1
001-4220-420-30-04	COMPUTER/SOFTWARE SERVICES	.00	.00	5,000.00	5,000.00	.0
001-4220-420-30-19	INSURANCE & BONDS	.00	8,996.30	11,955.00	2,958.70	75.3
001-4220-420-30-90	CONTRACT SERVICES-OTHER	8,617.25	10,827.73	35,748.00	24,920.27	30.3
001-4220-420-32-90	MAINT CONTRACTS-OTHER	.00	.00	85,000.00	85,000.00	.0
001-4220-420-40-00	TRAVEL/TRAINING	640.00	2,765.81	9,500.00	6,734.19	29.1
001-4220-420-42-01	TELEPHONE	2,958.27	20,244.46	20,280.00	35.54	99.8
001-4220-420-45-07	CLOTHING ALLOWANCE	.00	80.00	2,200.00	2,120.00	3.6
001-4220-420-45-10	OPERATING SUPPLIES-OTHER	155.00	1,907.25	4,000.00	2,092.75	47.7
001-4220-420-45-12	EQUITABLE SHARING	.00	10,508.16	42,620.00	32,111.84	24.7
001-4220-420-45-26	ACUTE CARE FACILITY	.00	.00	4,200.00	4,200.00	.0
001-4220-420-48-90	PRINTING-OTHER	.00	.00	200.00	200.00	.0
001-4220-420-49-03	ADVERTISING-OTHER	.00	.00	2,040.00	2,040.00	.0
001-4220-420-50-00	MEMBERSHIP & DUES	810.00	1,205.66	2,835.00	1,629.34	42.5
001-4220-420-51-00	PUBLICATION/SUBSCRIPTION	.00	205.00	575.00	370.00	35.7
001-4220-420-63-10	CAPITAL OUTLAY	.00	.00	164,000.00	164,000.00	.0
	TOTAL POLICE ADMINISTRATION	45,176.49	299,633.18	905,362.00	605,728.82	33.1

CITY OF CORTEZ
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 7 MONTHS ENDING JULY 31, 2023

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	<u>PATROL</u>					
001-4221-421-10-01	REGULAR WAGES	118,594.28	862,931.09	1,479,238.00	616,306.91	58.3
001-4221-421-11-01	OVERTIME	2,201.76	21,489.63	68,250.00	46,760.37	31.5
001-4221-421-11-03	GRANT OVERTIME	700.00	8,198.85	42,000.00	33,801.15	19.5
001-4221-421-16-00	CITY RETIREMENT	5,689.72	42,175.72	70,440.00	28,264.28	59.9
001-4221-421-20-01	FICA/MEDICARE	2,345.69	17,412.88	21,141.00	3,728.12	82.4
001-4221-421-21-01	HEALTH/LIFE INSURANCE	37,344.00	264,520.00	466,200.00	201,680.00	56.7
001-4221-421-21-05	DENTAL INSURANCE	1,680.00	11,900.00	21,000.00	9,100.00	56.7
001-4221-421-21-06	WORKMENS COMPENSATION	4,411.33	31,363.92	40,500.00	9,136.08	77.4
001-4221-421-21-07	UNEMPLOYMENT	242.92	1,784.83	3,842.00	2,057.17	46.5
001-4221-421-22-01	ICMA POLICE	8,212.63	60,830.78	100,112.00	39,281.22	60.8
001-4221-421-30-19	INSURANCE & BONDS	.00	29,935.34	34,979.00	5,043.66	85.6
001-4221-421-30-34	EMPLOYEE LICENSES/TESTING	.00	190.00	4,000.00	3,810.00	4.8
001-4221-421-30-90	CONTRACT SERVICES	.00	.00	2,050.00	2,050.00	.0
001-4221-421-30-95	ANIMAL IMPOUNDMENT	105.00	944.71	2,448.00	1,503.29	38.6
001-4221-421-32-90	MAINT CONTRACTS - OTHER	.00	902.52	2,000.00	1,097.48	45.1
001-4221-421-40-00	TRAVEL & TRAINING	(18.00)	(4,856.78)	22,440.00	27,296.78	(21.6)
001-4221-421-45-07	CLOTHING ALLOWANCE	494.00	7,544.71	23,000.00	15,455.29	32.8
001-4221-421-45-10	OPERATING SUPPLIES-OTHER	559.47	3,001.97	14,500.00	11,498.03	20.7
001-4221-421-45-13	DARE TRAINING MATERIALS	.00	.00	3,500.00	3,500.00	.0
001-4221-421-45-15	AMMUNITION	.00	5,618.00	25,000.00	19,382.00	22.5
001-4221-421-46-02	OTHER REPAIR & MAINT	.00	3,436.97	.00	(3,436.97)	.0
001-4221-421-50-00	MEMBERSHIP & DUES	.00	.00	125.00	125.00	.0
001-4221-421-51-00	PUBLICATION/SUBSCRIPTION	.00	.00	153.00	153.00	.0
	TOTAL PATROL	182,562.80	1,369,325.14	2,446,918.00	1,077,592.86	56.0
	<u>POLICE SUPPORT SERVICES</u>					
001-4222-422-10-01	REGULAR WAGES	12,508.80	95,684.80	157,128.00	61,443.20	60.9
001-4222-422-10-10	EMPLOYEE INCENTIVES	.00	91.25	.00	(91.25)	.0
001-4222-422-11-01	OVERTIME	.00	.00	1,575.00	1,575.00	.0
001-4222-422-16-00	CITY RETIREMENT	625.44	4,784.24	7,482.00	2,697.76	63.9
001-4222-422-20-01	FICA/MEDICARE	934.30	7,161.52	10,883.00	3,721.48	65.8
001-4222-422-21-01	HEALTH/LIFE INSURANCE	3,123.00	21,861.00	55,944.00	34,083.00	39.1
001-4222-422-21-05	DENTAL INSURANCE	140.00	980.00	2,520.00	1,540.00	38.9
001-4222-422-21-06	WORKMENS COMPENSATION	257.53	1,798.23	2,000.00	201.77	89.9
001-4222-422-21-07	UNEMPLOYMENT	25.02	191.39	408.00	216.61	46.9
001-4222-422-30-19	INSURANCE & BONDS	.00	42.10	55.00	12.90	76.6
001-4222-422-30-90	CONTRACT SERVICES-OTHER	.00	1,500.00	.00	(1,500.00)	.0
001-4222-422-40-00	TRAVEL/TRAINING	.00	.00	3,250.00	3,250.00	.0
001-4222-422-45-07	CLOTHING ALLOWANCE	.00	.00	510.00	510.00	.0
001-4222-422-45-10	OPERATING SUPPLIES-OTHER	.00	43.29	1,100.00	1,056.71	3.9
	TOTAL POLICE SUPPORT SERVICES	17,614.09	134,137.82	242,855.00	108,717.18	55.2

CITY OF CORTEZ
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 7 MONTHS ENDING JULY 31, 2023

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	<u>POLICE INVESTIGATION</u>					
001-4223-423-10-01	REGULAR WAGES	39,432.33	282,887.73	462,434.00	179,546.27	61.2
001-4223-423-10-02	REIMBURSED WAGES	(547.74)	(547.74)	.00	547.74	.0
001-4223-423-10-10	EMPLOYEE INCENTIVES	.00	130.00	.00	(130.00)	.0
001-4223-423-11-01	OVERTIME	1,070.43	3,507.44	11,550.00	8,042.56	30.4
001-4223-423-11-03	GRANT OVERTIME	.00	1,004.60	4,200.00	3,195.40	23.9
001-4223-423-16-00	CITY RETIREMENT	1,858.40	13,836.72	22,021.00	8,184.28	62.8
001-4223-423-20-01	FICA/MEDICARE	938.87	5,905.37	5,805.00	(100.37)	101.7
001-4223-423-21-01	HEALTH/LIFE INSURANCE	10,892.00	76,244.00	130,536.00	54,292.00	58.4
001-4223-423-21-05	DENTAL INSURANCE	490.00	3,430.00	5,880.00	2,450.00	58.3
001-4223-423-21-06	WORKMENS COMPENSATION	1,118.52	7,810.18	4,635.00	(3,175.18)	168.5
001-4223-423-21-07	UNEMPLOYMENT	81.00	574.71	1,201.00	626.29	47.9
001-4223-423-22-01	ICMA POLICE	2,669.96	19,839.47	32,030.00	12,190.53	61.9
001-4223-423-30-19	INSURANCE & BONDS	.00	410.95	270.00	(140.95)	152.2
001-4223-423-30-90	CONTRACT SERVICES-OTHER	80.60	4,319.60	2,125.00	(2,194.60)	203.3
001-4223-423-40-00	TRAVEL & TRAINING	15.00	497.08	10,000.00	9,502.92	5.0
001-4223-423-45-07	CLOTHING ALLOWANCE	.00	1,800.93	3,000.00	1,199.07	60.0
001-4223-423-45-10	OPERATING SUPPLIES	.00	878.85	2,500.00	1,621.15	35.2
001-4223-423-45-11	OPERATING EQUIPMENT	.00	18,962.00	2,500.00	(16,462.00)	758.5
001-4223-423-46-02	OTHER REPAIR & MAINT	.00	1,115.70	.00	(1,115.70)	.0
001-4223-423-49-03	ADVERTISING	.00	.00	250.00	250.00	.0
001-4223-423-50-00	MEMBERSHIP & DUES	100.00	165.00	125.00	(40.00)	132.0
001-4223-423-51-00	PUBLICATION/SUBSCRIPTION	.00	792.29	780.00	(12.29)	101.6
001-4223-423-52-00	EQUIPMENT RENTALS	.00	.00	1,000.00	1,000.00	.0
	TOTAL POLICE INVESTIGATION	58,199.37	443,564.88	702,842.00	259,277.12	63.1
	<u>POLICE CORRECTIONS</u>					
001-4224-424-30-16	PRISTONER CUSTODY	6,300.00	24,860.00	40,000.00	15,140.00	62.2
001-4224-424-30-90	CONTRACT SERVICES-OTHER	350.00	2,450.00	.00	(2,450.00)	.0
001-4224-424-40-02	PRISONER TRANSPORT	(1,520.64)	(5,058.15)	400.00	5,458.15	(1264.
	TOTAL POLICE CORRECTIONS	5,129.36	22,251.85	40,400.00	18,148.15	55.1
	<u>BUILDING OPERATIONS</u>					
001-4225-425-32-01	JANITORIAL SERVICES	1,499.58	8,997.48	21,000.00	12,002.52	42.9
001-4225-425-32-02	OFFICE EQUIPMENT	.00	.00	6,000.00	6,000.00	.0
001-4225-425-32-90	MAINT CONTRACTS-OTHER	421.48	3,570.14	9,500.00	5,929.86	37.6
001-4225-425-42-01	TELEPHONE	.00	1,920.26	4,896.00	2,975.74	39.2
001-4225-425-42-03	POSTAGE	76.05	1,161.33	4,192.00	3,030.67	27.7
001-4225-425-42-10	FIBER CHARGES	1,136.52	7,955.64	.00	(7,955.64)	.0
001-4225-425-43-01	ELECTRIC	3,322.98	23,683.88	38,000.00	14,316.12	62.3
001-4225-425-43-02	SEWER	61.00	344.00	918.00	574.00	37.5
001-4225-425-43-03	GAS	119.03	2,777.52	3,100.00	322.48	89.6
001-4225-425-43-04	REFUSE	218.30	1,528.10	2,678.00	1,149.90	57.1
001-4225-425-43-05	WATER	51.35	360.56	700.00	339.44	51.5
001-4225-425-44-00	OFFICE SUPPLIES	837.49	2,571.87	5,610.00	3,038.13	45.8
001-4225-425-45-10	OPERATING SUPPLIES	209.85	2,059.19	7,000.00	4,940.81	29.4
001-4225-425-45-22	COPIER EXPENSE	100.95	2,855.85	7,650.00	4,794.15	37.3
001-4225-425-46-02	OTHER REPAIR & MAINT	(305.09)	1,865.27	16,000.00	14,134.73	11.7

CITY OF CORTEZ
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 7 MONTHS ENDING JULY 31, 2023

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
TOTAL BUILDING OPERATIONS	7,749.49	61,651.09	127,244.00	65,592.91	48.5
<u>KENNEL OPERATIONS</u>					
001-4226-426-10-01 REGULAR WAGES	11,823.40	91,774.74	155,085.00	63,310.26	59.2
001-4226-426-11-01 REGULAR OVERTIME	.00	.00	1,050.00	1,050.00	.0
001-4226-426-16-00 CITY RETIREMENT	323.52	2,519.76	3,779.00	1,259.24	66.7
001-4226-426-20-01 FICA/MEDICARE	878.92	6,841.74	11,253.00	4,411.26	60.8
001-4226-426-21-01 HEALTH/LIFE INSURANCE	3,112.00	21,784.00	37,296.00	15,512.00	58.4
001-4226-426-21-05 DENTAL INSURANCE	140.00	980.00	1,680.00	700.00	58.3
001-4226-426-21-06 WORKMENS COMPENSATION	374.83	2,617.29	3,000.00	382.71	87.2
001-4226-426-21-07 UNEMPLOYMENT	23.66	183.53	422.00	238.47	43.5
001-4226-426-30-19 INSURANCE & BONDS	.00	1,044.75	1,387.00	342.25	75.3
001-4226-426-30-37 SOLAR LEASE	.00	3,579.00	.00	(3,579.00)	.0
001-4226-426-30-39 SPAY/NEUTER PROGRAM	1,106.69	6,562.92	15,000.00	8,437.08	43.8
001-4226-426-30-90 OTHER CONTRACTUAL SERVICES	156.49	964.46	2,000.00	1,035.54	48.2
001-4226-426-40-00 TRAVEL & TRAINING	.00	.00	2,000.00	2,000.00	.0
001-4226-426-42-01 TELEPHONE	.00	.00	490.00	490.00	.0
001-4226-426-42-10 FIBER CHARGES	650.20	4,551.40	.00	(4,551.40)	.0
001-4226-426-43-01 ELECTRIC	6.47	205.97	2,142.00	1,936.03	9.6
001-4226-426-43-02 SEWER	89.00	488.00	796.00	308.00	61.3
001-4226-426-43-03 GAS	52.85	1,611.07	1,346.00	(265.07)	119.7
001-4226-426-43-04 REFUSE	54.00	378.00	653.00	275.00	57.9
001-4226-426-43-05 WATER	83.30	519.46	734.00	214.54	70.8
001-4226-426-44-00 OFFICE SUPPLIES	136.74	136.74	.00	(136.74)	.0
001-4226-426-45-07 CLOTHING ALLOWANCE	.00	144.49	600.00	455.51	24.1
001-4226-426-45-10 OTHER OPERATING SUPPLIES	.00	10,211.03	16,000.00	5,788.97	63.8
001-4226-426-46-02 OTHER REPAIR & MAINT	.00	224.65	6,200.00	5,975.35	3.6
TOTAL KENNEL OPERATIONS	19,012.07	157,323.00	262,913.00	105,590.00	59.8
TOTAL PUBLIC SAFETY	335,443.67	2,487,886.96	4,728,534.00	2,240,647.04	52.6
<u>PUBLIC WORKS</u>					

CITY OF CORTEZ
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 7 MONTHS ENDING JULY 31, 2023

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	<u>P.W. ADMINISTRATION</u>					
001-4330-430-10-01	REGULAR WAGES	16,624.05	127,181.22	185,444.00	58,262.78	68.6
001-4330-430-11-01	OVERTIME	.00	920.98	.00	(920.98)	.0
001-4330-430-16-00	CITY RETIREMENT	769.92	5,692.45	8,831.00	3,138.55	64.5
001-4330-430-20-01	FICA/MEDICARE	1,239.61	9,579.61	13,456.00	3,876.39	71.2
001-4330-430-21-01	HEALTH/LIFE INSURANCE	3,895.50	25,723.50	74,592.00	48,868.50	34.5
001-4330-430-21-05	DENTAL INSURANCE	210.00	1,435.00	3,360.00	1,925.00	42.7
001-4330-430-21-06	WORKMENS COMPENSATION	705.41	4,925.60	3,825.00	(1,100.60)	128.8
001-4330-430-21-07	UNEMPLOYMENT	33.26	256.23	505.00	248.77	50.7
001-4330-430-30-04	COMPUTER/SOFTWARE SERVICES	.00	.00	578.00	578.00	.0
001-4330-430-30-19	INSURANCE & BONDS	.00	8,074.57	11,566.00	3,491.43	69.8
001-4330-430-30-24	RECORDING	.00	.00	250.00	250.00	.0
001-4330-430-30-31	G.I.S. MAPPING	.00	4,643.54	6,500.00	1,856.46	71.4
001-4330-430-30-34	EMPLOYEE LICENSES/TESTING	.00	127.00	400.00	273.00	31.8
001-4330-430-30-90	CONTRACT SERVICES-OTHER	2,250.00	12,725.00	26,250.00	13,525.00	48.5
001-4330-430-40-00	TRAVEL & TRAINING	204.00	3,220.83	20,000.00	16,779.17	16.1
001-4330-430-42-01	TELEPHONE	139.96	945.55	3,150.00	2,204.45	30.0
001-4330-430-44-00	OFFICE SUPPLIES	.00	1,081.70	2,730.00	1,648.30	39.6
001-4330-430-45-07	CLOTHING ALLOWANCE	129.99	1,600.34	1,470.00	(130.34)	108.9
001-4330-430-45-12	SAFETY PROGRAM	.00	1,332.98	3,150.00	1,817.02	42.3
001-4330-430-46-02	OTHER REPAIR & MAINT	.00	.00	105.00	105.00	.0
001-4330-430-49-03	ADVERTISING	.00	.00	2,100.00	2,100.00	.0
001-4330-430-50-00	MEMBERSHIP & DUES	.00	462.00	400.00	(62.00)	115.5
001-4330-430-51-00	PUBLICATION/SUBSCRIPTION	.00	58.72	630.00	571.28	9.3
	TOTAL P.W. ADMINISTRATION	26,201.70	209,986.82	369,292.00	159,305.18	56.9
	<u>STREETS & UTILITIES</u>					
001-4332-432-10-01	REGULAR WAGES	21,069.60	157,497.11	206,993.00	49,495.89	76.1
001-4332-432-11-01	OVERTIME	618.72	6,335.60	.00	(6,335.60)	.0
001-4332-432-16-00	CITY RETIREMENT	1,042.48	7,591.09	10,350.00	2,758.91	73.3
001-4332-432-20-01	FICA/MEDICARE	1,604.21	12,114.15	15,772.00	3,657.85	76.8
001-4332-432-21-01	HEALTH/LIFE INSURANCE	8,558.00	53,580.36	74,592.00	21,011.64	71.8
001-4332-432-21-05	DENTAL INSURANCE	385.00	2,757.92	3,360.00	602.08	82.1
001-4332-432-21-06	WORKMENS COMPENSATION	2,298.97	16,052.79	10,000.00	(6,052.79)	160.5
001-4332-432-21-07	UNEMPLOYMENT	43.37	328.63	591.00	262.37	55.6
001-4332-432-30-11	SOLID WASTE DISPOSAL	.00	1,842.40	10,000.00	8,157.60	18.4
001-4332-432-30-18	WEED CUTTING/SPRAYING	.00	1,377.33	8,200.00	6,822.67	16.8
001-4332-432-30-19	INSURANCE & BONDS	.00	16,793.64	5,437.00	(11,356.64)	308.9
001-4332-432-30-34	EMPLOYEE LICENSES/TESTING	.00	1,174.61	1,100.00	(74.61)	106.8
001-4332-432-30-90	OTHER CONTRACTUAL SERVICES	.00	4,880.00	3,000.00	(1,880.00)	162.7
001-4332-432-40-00	TRAVEL & TRAINING	.00	1,427.75	1,575.00	147.25	90.7
001-4332-432-42-01	TELEPHONE	438.08	2,515.59	4,410.00	1,894.41	57.0
001-4332-432-45-07	CLOTHING ALLOWANCE	.00	2,640.51	6,000.00	3,359.49	44.0
001-4332-432-45-10	OPERATING SUPPLIES	.00	608.97	4,000.00	3,391.03	15.2
001-4332-432-45-18	STREET REPAIR SUPPLIES	718.55	9,825.00	25,000.00	15,175.00	39.3
001-4332-432-46-02	OTHER REPAIR & MAINT	.00	1,078.99	1,000.00	(78.99)	107.9
001-4332-432-51-00	PUBLICATION/SUBSCRIPTION	.00	.00	200.00	200.00	.0
001-4332-432-52-00	EQUIPMENT RENTALS	.00	.00	200.00	200.00	.0
001-4332-432-59-19	CITY-WIDE CLEANUP	84.46	7,571.90	5,000.00	(2,571.90)	151.4
001-4332-432-62-06	CHRISTMAS DECORATIONS	.00	.00	5,000.00	5,000.00	.0

CITY OF CORTEZ
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GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	TOTAL STREETS & UTILITIES	36,861.44	307,994.34	401,780.00	93,785.66	76.7
	<u>TRAFFIC SERVICES</u>					
001-4333-433-30-90	OTHER CONTRACTUAL SERVICES	.00	45,736.97	46,000.00	263.03	99.4
001-4333-433-43-01	ELECTRIC	10,962.76	85,206.42	135,000.00	49,793.58	63.1
001-4333-433-45-02	SIGN SUPPLIES	5,471.60	8,535.80	15,500.00	6,964.20	55.1
001-4333-433-45-03	PAINT SUPPLIES	2,479.38	7,840.87	15,000.00	7,159.13	52.3
001-4333-433-46-02	OTHER REPAIR & MAINT	.00	52.14	4,500.00	4,447.86	1.2
	TOTAL TRAFFIC SERVICES	18,913.74	147,372.20	216,000.00	68,627.80	68.2
	<u>SNOW & ICE REMOVAL</u>					
001-4334-434-11-01	OVERTIME	.00	520.80	.00 (	520.80)	.0
001-4334-434-20-01	FICA/MEDICARE	.00	38.31	.00 (	38.31)	.0
001-4334-434-21-01	HEALTH/LIFE INSURANCE	.00	156.64	.00 (	156.64)	.0
001-4334-434-21-05	DENTAL INSURANCE	.00	7.08	.00 (	7.08)	.0
001-4334-434-30-19	INSURANCE & BONDS	.00	.00	27,941.00	27,941.00	.0
001-4334-434-30-34	SNOW REMOVAL	.00	.00	200.00	200.00	.0
001-4334-434-30-90	CONTRACTUAL SERVICES	.00	158.30	10,000.00	9,841.70	1.6
001-4334-434-45-10	OPERATING SUPPLIES	100.00	21,329.75	30,000.00	8,670.25	71.1
	TOTAL SNOW & ICE REMOVAL	100.00	22,210.88	68,141.00	45,930.12	32.6
	<u>STREET CLEANING</u>					
001-4335-435-10-01	REGULAR WAGES	7,222.40	49,729.20	109,123.00	59,393.80	45.6
001-4335-435-11-01	OVERTIME	492.75	968.63	1,575.00	606.37	61.5
001-4335-435-16-00	CITY RETIREMENT	361.12	2,483.46	5,196.00	2,712.54	47.8
001-4335-435-20-01	FICA/MEDICARE	568.58	3,788.48	7,918.00	4,129.52	47.9
001-4335-435-21-01	HEALTH INSURANCE PREMIUM	3,112.00	17,116.00	37,296.00	20,180.00	45.9
001-4335-435-21-05	DENTAL INSURANCE	140.00	770.00	1,680.00	910.00	45.8
001-4335-435-21-06	WORKMENS COMPENSATION	591.32	4,128.96	5,544.00	1,415.04	74.5
001-4335-435-21-07	UNEMPLOYMENT	24.64	155.78	297.00	141.22	52.5
001-4335-435-30-19	INSURANCE & BONDS	.00	808.19	2,590.00	1,781.81	31.2
001-4335-435-30-34	EMPLOYEE LICENSES/TESTING	.00	142.86	368.00	225.14	38.8
001-4335-435-45-07	CLOTHING ALLOWANCE	.00	544.94	630.00	85.06	86.5
001-4335-435-45-10	OPERATING SUPPLIES	.00	.00	10,000.00	10,000.00	.0
	TOTAL STREET CLEANING	12,512.81	80,636.50	182,217.00	101,580.50	44.3
	TOTAL PUBLIC WORKS	94,589.69	768,200.74	1,237,430.00	469,229.26	62.1
	<u>PARKS & RECREATION</u>					

CITY OF CORTEZ
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GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	<u>ADMINISTRATION</u>					
001-4550-459-10-01	REGULAR WAGES	8,710.40	69,531.20	109,187.00	39,655.80	63.7
001-4550-459-16-00	CITY RETIREMENT	435.52	3,476.56	6,000.00	2,523.44	57.9
001-4550-459-20-01	FICA/MEDICARE	648.03	5,190.93	6,117.00	926.07	84.9
001-4550-459-21-01	HEALTH/LIFE INSURANCE	1,556.00	10,892.00	19,207.00	8,315.00	56.7
001-4550-459-21-05	DENTAL INSURANCE	70.00	490.00	840.00	350.00	58.3
001-4550-459-21-06	WORKMENS COMPENSATION	292.38	2,041.57	1,000.00	(1,041.57)	204.2
001-4550-459-21-07	UNEMPLOYMENT	17.42	139.06	229.00	89.94	60.7
001-4550-459-30-19	INSURANCE & BONDS	.00	101.17	115.00	13.83	88.0
001-4550-459-30-90	CONTRACT SERVICES-OTHER	.00	18.50	105,000.00	104,981.50	.0
001-4550-459-40-00	TRAVEL & TRAINING	.00	128.00	4,500.00	4,372.00	2.8
001-4550-459-42-01	TELEPHONE	.00	.00	840.00	840.00	.0
001-4550-459-44-00	OFFICE SUPPLIES	.00	33.59	250.00	216.41	13.4
001-4550-459-45-07	CLOTHING ALLOWANCE	.00	.00	400.00	400.00	.0
001-4550-459-45-10	OPERATING SUPPLIES-OTHER	.00	.00	500.00	500.00	.0
001-4550-459-48-00	PRINTING	.00	.00	300.00	300.00	.0
001-4550-459-50-00	MEMBERSHIP & DUES	.00	945.00	2,425.00	1,480.00	39.0
001-4550-459-53-00	CONTRIBUTIONS	.00	.00	15,000.00	15,000.00	.0
	TOTAL ADMINISTRATION	11,729.75	92,987.58	271,910.00	178,922.42	34.2
	<u>AQUATICS</u>					
001-4551-451-10-01	REGULAR WAGES	35,912.14	83,486.37	173,000.00	89,513.63	48.3
001-4551-451-11-01	OVERTIME	2,442.94	7,401.98	4,000.00	(3,401.98)	185.1
001-4551-451-16-00	CITY RETIREMENT	144.92	1,121.47	1,400.00	278.53	80.1
001-4551-451-20-01	FICA/MEDICARE	2,932.47	6,940.36	9,500.00	2,559.64	73.1
001-4551-451-21-01	HEALTH/LIFE INSURANCE	626.05	4,386.04	7,683.00	3,296.96	57.1
001-4551-451-21-05	DENTAL INSURANCE	42.88	364.49	450.00	85.51	81.0
001-4551-451-21-06	WORKMENS COMPENSATION	275.88	1,926.36	2,950.00	1,023.64	65.3
001-4551-451-21-07	UNEMPLOYMENT	76.69	181.82	330.00	148.18	55.1
001-4551-451-30-19	INSURANCE & BONDS	.00	3,953.50	4,929.00	975.50	80.2
001-4551-451-30-90	CONTRACT SERVICES - OTHER	90.50	6,550.84	954.00	(5,596.84)	686.7
001-4551-451-40-00	TRAVEL & TRAINING	252.00	252.00	2,000.00	1,748.00	12.6
001-4551-451-42-01	TELEPHONE	49.34	369.80	600.00	230.20	61.6
001-4551-451-42-10	FIBER CHARGES	323.80	2,266.60	3,000.00	733.40	75.6
001-4551-451-43-01	ELECTRIC	2,220.22	7,341.63	10,000.00	2,658.37	73.4
001-4551-451-43-02	SEWER	57.00	280.00	1,200.00	920.00	23.3
001-4551-451-43-03	GAS	1,448.60	3,597.66	6,500.00	2,902.34	55.4
001-4551-451-43-04	REFUSE	161.40	1,100.70	2,000.00	899.30	55.0
001-4551-451-43-05	WATER	84.46	100.94	250.00	149.06	40.4
001-4551-451-44-00	OFFICE SUPPLIES	.00	350.26	1,000.00	649.74	35.0
001-4551-451-45-02	SIGN & PAINT SUPPLIES	.00	1,019.28	1,200.00	180.72	84.9
001-4551-451-45-06	CHEMICALS & LAB	8,826.13	18,906.89	12,000.00	(6,906.89)	157.6
001-4551-451-45-07	CLOTHING ALLOWANCE	428.00	2,360.96	1,500.00	(860.96)	157.4
001-4551-451-45-10	OPERATING SUPPLIES-OTHER	880.00	6,610.08	6,200.00	(410.08)	106.6
001-4551-451-45-23	CONCESSION	4,179.47	6,404.27	5,000.00	(1,404.27)	128.1
001-4551-451-46-02	OTHER REPAIR & MAINT	1,984.63	12,234.77	246,500.00	234,265.23	5.0
001-4551-451-48-90	PRINTING-OTHER	.00	550.00	1,000.00	450.00	55.0
001-4551-451-49-03	ADVERTISING-OTHER	.00	50.00	500.00	450.00	10.0
	TOTAL AQUATICS	63,439.52	180,109.07	505,646.00	325,536.93	35.6

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GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	<u>GOLF COURSE ADMIN</u>					
001-4552-452-30-05	GOLF PRO SERVICES	9,000.00	18,000.00	41,500.00	23,500.00	43.4
001-4552-452-30-07	CREDIT CARD CHARGES	763.42	6,162.22	6,500.00	337.78	94.8
001-4552-452-30-19	INSURANCE & BONDS	.00	1,548.84	1,904.00	355.16	81.4
001-4552-452-32-90	MAINT CONTRACTS-OTHER	624.25	1,272.22	1,064.00	(208.22)	119.6
001-4552-452-42-01	TELEPHONE	.00	.00	850.00	850.00	.0
001-4552-452-43-01	ELECTRIC	.00	414.28	.00	(414.28)	.0
001-4552-452-43-02	SEWER	109.00	428.00	900.00	472.00	47.6
001-4552-452-43-04	REFUSE	235.40	1,605.35	1,800.00	194.65	89.2
001-4552-452-43-05	WATER	125.90	509.49	750.00	240.51	67.9
001-4552-452-45-10	OPERATING SUPPLIES-OTHER	.00	.00	1,000.00	1,000.00	.0
001-4552-452-46-02	OTHER REPAIR & MAINT	.00	235.35	3,500.00	3,264.65	6.7
001-4552-452-48-90	PRINTING-OTHER	.00	197.00	500.00	303.00	39.4
001-4552-452-49-03	ADVERTISING-OTHER	.00	.00	5,000.00	5,000.00	.0
	TOTAL GOLF COURSE ADMIN	10,857.97	30,372.75	65,268.00	34,895.25	46.5
	<u>GOLF COURSE MAINTENANCE</u>					
001-4553-453-10-01	REGULAR WAGES	23,527.64	113,375.49	245,000.00	131,624.51	46.3
001-4553-453-10-10	EMPLOYEE INCENTIVES	.00	.00	400.00	400.00	.0
001-4553-453-11-01	OVERTIME	745.09	1,911.42	1,500.00	(411.42)	127.4
001-4553-453-16-00	CITY RETIREMENT	565.68	3,766.60	7,464.00	3,697.40	50.5
001-4553-453-20-01	FICA/MEDICARE	1,818.05	8,587.47	16,402.00	7,814.53	52.4
001-4553-453-21-01	HEALTH/LIFE INSURANCE	4,668.00	24,907.00	57,622.00	32,715.00	43.2
001-4553-453-21-05	DENTAL INSURANCE	210.00	1,190.00	2,520.00	1,330.00	47.2
001-4553-453-21-06	WORKMENS COMPENSATION	472.17	3,296.99	5,850.00	2,553.01	56.4
001-4553-453-21-07	UNEMPLOYMENT	48.52	230.54	615.00	384.46	37.5
001-4553-453-30-19	INSURANCE & BONDS	(4.84)	1,427.72	2,057.00	629.28	69.4
001-4553-453-30-26	MVI IRRIGATION WATER	.00	4,205.36	30,205.00	25,999.64	13.9
001-4553-453-30-34	EMPLOYEE LICENSES/TESTING	63.50	1,007.43	1,050.00	42.57	96.0
001-4553-453-30-37	G.C. MAINTENANCE - SOLAR LEASE	.00	3,913.00	3,913.00	.00	100.0
001-4553-453-30-90	CONTRACT SERVICES-OTHER	.00	12,543.77	750.00	(11,793.77)	1672.5
001-4553-453-32-90	MAINT CONTRACTS - OTHER	475.70	1,888.43	9,970.00	8,081.57	18.9
001-4553-453-40-00	TRAVEL & TRAINING	.00	1,979.38	5,500.00	3,520.62	36.0
001-4553-453-42-01	TELEPHONE	158.22	1,107.54	2,825.00	1,717.46	39.2
001-4553-453-42-10	FIBER CHARGES	563.80	3,946.60	6,766.00	2,819.40	58.3
001-4553-453-43-01	ELECTRIC	2,208.66	8,829.44	19,550.00	10,720.56	45.2
001-4553-453-43-02	SEWER	45.00	268.00	444.00	176.00	60.4
001-4553-453-43-03	GAS	38.15	833.14	700.00	(133.14)	119.0
001-4553-453-43-04	REFUSE	235.40	1,605.35	3,000.00	1,394.65	53.5
001-4553-453-43-05	WATER	40.70	209.10	3,500.00	3,290.90	6.0
001-4553-453-45-01	PLANTS & TREES	.00	.00	2,000.00	2,000.00	.0
001-4553-453-45-02	SIGN & PAINT SUPPLIES	.00	.00	500.00	500.00	.0
001-4553-453-45-06	CHEMICALS & LAB	.00	3,338.00	28,000.00	24,662.00	11.9
001-4553-453-45-07	CLOTHING ALLOWANCE	.00	308.16	2,000.00	1,691.84	15.4
001-4553-453-45-10	OPERATING SUPPLIES-OTHER	481.24	8,705.15	30,000.00	21,294.85	29.0
001-4553-453-45-16	VEH REPAIR & MAINTENANCE	421.80	6,640.03	13,000.00	6,359.97	51.1
001-4553-453-46-02	OTHER REPAIR & MAINT	.00	2,821.14	35,500.00	32,678.86	8.0
001-4553-453-47-02	FUEL	2,748.58	9,256.80	.00	(9,256.80)	.0
001-4553-453-49-03	ADVERTISING-OTHER	.00	.00	250.00	250.00	.0
001-4553-453-50-00	MEMBERSHIP & DUES	.00	.00	1,000.00	1,000.00	.0

CITY OF CORTEZ
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GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
TOTAL GOLF COURSE MAINTENANCE	39,531.06	232,099.05	539,853.00	307,753.95	43.0
<u>CITY PARKS</u>					
001-4554-454-10-01 REGULAR WAGES	32,962.18	158,347.83	385,100.00	226,752.17	41.1
001-4554-454-11-01 REGULAR OVERTIME	938.27	3,913.79	3,500.00	(413.79)	111.8
001-4554-454-16-00 CITY RETIREMENT	775.28	4,483.10	8,479.00	3,995.90	52.9
001-4554-454-20-01 FICA/MEDICARE	2,549.37	12,178.11	21,000.00	8,821.89	58.0
001-4554-454-21-01 HEALTH/LIFE INSURANCE	6,224.00	26,474.00	80,000.00	53,526.00	33.1
001-4554-454-21-05 DENTAL INSURANCE	280.00	1,330.00	2,200.00	870.00	60.5
001-4554-454-21-06 WORKMENS COMPENSATION	740.63	5,171.54	7,800.00	2,628.46	66.3
001-4554-454-21-07 UNEMPLOYMENT	58.58	270.05	800.00	529.95	33.8
001-4554-454-30-19 INSURANCE & BONDS	.00	6,339.81	8,500.00	2,160.19	74.6
001-4554-454-30-26 MVI IRRIGATION WATER	.00	3,352.64	30,000.00	26,647.36	11.2
001-4554-454-30-34 EMPLOYEE LICENSES/TESTING	282.00	1,129.79	775.00	(354.79)	145.8
001-4554-454-30-90 CONTRACT SERVICES-OTHER	13,340.76	25,791.53	9,000.00	(16,791.53)	286.6
001-4554-454-32-90 MAINT CONTRACTS - OTHER	9,392.62	44,631.87	26,400.00	(18,231.87)	169.1
001-4554-454-40-00 TRAVEL & TRAINING	89.08	479.21	7,500.00	7,020.79	6.4
001-4554-454-42-01 TELEPHONE	83.22	1,098.17	3,531.00	2,432.83	31.1
001-4554-454-42-10 FIBER CHARGES	386.68	2,706.76	4,640.00	1,933.24	58.3
001-4554-454-43-01 ELECTRIC	3,911.72	16,451.24	35,000.00	18,548.76	47.0
001-4554-454-43-02 SEWER	383.00	1,964.00	4,500.00	2,536.00	43.6
001-4554-454-43-03 GAS	39.23	1,281.64	1,500.00	218.36	85.4
001-4554-454-43-04 REFUSE	1,810.15	9,661.20	14,000.00	4,338.80	69.0
001-4554-454-43-05 WATER	3,963.94	10,397.48	40,000.00	29,602.52	26.0
001-4554-454-45-01 PLANTS & TREES	.00	6,869.08	3,000.00	(3,869.08)	229.0
001-4554-454-45-02 SIGN & PAINT SUPPLIES	.00	1,097.89	5,000.00	3,902.11	22.0
001-4554-454-45-06 CHEMICALS & LAB	.00	695.12	12,000.00	11,304.88	5.8
001-4554-454-45-07 CLOTHING ALLOWANCE	.00	399.33	2,500.00	2,100.67	16.0
001-4554-454-45-10 OPERATING SUPPLIES-OTHER	7,823.41	27,337.35	39,000.00	11,662.65	70.1
001-4554-454-45-16 VEH REPAIR & MAINTENANCE	.00	2,180.26	12,000.00	9,819.74	18.2
001-4554-454-46-02 OTHER REPAIR & MAINT	363.20	26,384.73	47,500.00	21,115.27	55.6
001-4554-454-49-03 ADVERTISING-OTHER	.00	64.62	250.00	185.38	25.9
001-4554-454-50-00 MEMBERSHIP & DUES	.00	.00	300.00	300.00	.0
001-4554-454-52-00 EQUIPMENT RENTALS	.00	.00	1,500.00	1,500.00	.0
001-4554-454-62-07 L.TAX BEAUTIFICATION	3,926.00	4,331.14	36,750.00	32,418.86	11.8
001-4554-454-63-10 CAPITAL OUTLAY	40.86	40.86	200,000.00	199,959.14	.0
TOTAL CITY PARKS	90,364.18	406,854.14	1,054,025.00	647,170.86	38.6

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GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>RECREATION</u>					
001-4555-455-10-01 REGULAR WAGES	29,050.07	67,748.97	163,300.00	95,551.03	41.5
001-4555-455-10-10 EMPLOYEE INCENTIVES	.00	138.50	.00	(138.50)	.0
001-4555-455-11-01 OVERTIME	584.34	903.72	1,050.00	146.28	86.1
001-4555-455-16-00 CITY RETIREMENT	298.99	678.79	1,987.00	1,308.21	34.2
001-4555-455-20-01 FICA/MEDICARE	2,263.08	5,244.77	8,040.00	2,795.23	65.2
001-4555-455-21-01 HEALTH/LIFE INSURANCE	1,567.00	3,134.00	29,197.00	26,063.00	10.7
001-4555-455-21-05 DENTAL INSURANCE	70.00	210.00	840.00	630.00	25.0
001-4555-455-21-06 WORKMENS COMPENSATION	304.22	2,124.24	2,000.00	(124.24)	106.2
001-4555-455-21-07 UNEMPLOYMENT	59.24	137.33	302.00	164.67	45.5
001-4555-455-30-19 INSURANCE & BONDS	.00	1,730.82	2,401.00	670.18	72.1
001-4555-455-30-55 FACILITY USE	.00	.00	1,000.00	1,000.00	.0
001-4555-455-30-90 CONTRACT SERVICES-OTHER	(7,581.56)	(5,875.49)	17,000.00	22,875.49	(34.6)
001-4555-455-40-00 TRAVEL & TRAINING	.00	1,072.00	4,500.00	3,428.00	23.8
001-4555-455-42-01 TELEPHONE	140.00	210.00	840.00	630.00	25.0
001-4555-455-44-00 OFFICE SUPPLIES	.00	.00	250.00	250.00	.0
001-4555-455-45-07 CLOTHING ALLOWANCE	60.00	60.00	1,500.00	1,440.00	4.0
001-4555-455-45-10 OPERATING SUPPLIES-OTHER	21.15	8,196.64	13,000.00	4,803.36	63.1
001-4555-455-46-02 OTHER REPAIR & MAINT	.00	20.98	800.00	779.02	2.6
001-4555-455-49-03 ADVERTISING-OTHER	.00	.00	1,500.00	1,500.00	.0
001-4555-455-50-00 MEMBERSHIP & DUES	.00	460.89	450.00	(10.89)	102.4
001-4555-455-55-00 SPECIAL EVENTS	.00	261.00	3,000.00	2,739.00	8.7
TOTAL RECREATION	26,836.53	86,457.16	252,957.00	166,499.84	34.2
TOTAL ALL 56	.00	.00	.00	.00	.0
TOTAL CAPITAL PROJECTS	.00	.00	.00	.00	.0
TOTAL PARKS & RECREATION	242,759.01	1,028,879.75	2,689,659.00	1,660,779.25	38.3
<u>PLANNING & ZONING DEPT</u>					

CITY OF CORTEZ
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 7 MONTHS ENDING JULY 31, 2023

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	<u>PLANNING & ZONING DEPT</u>					
001-4661-409-10-01	REGULAR WAGES	25,232.00	156,328.68	321,670.00	165,341.32	48.6
001-4661-409-10-10	EMPLOYEE INCENTIVES	.00	53.50	.00	(53.50)	.0
001-4661-409-11-01	OVERTIME	.00	.00	1,050.00	1,050.00	.0
001-4661-409-16-00	CITY RETIREMENT	1,261.60	7,570.88	12,886.00	5,315.12	58.8
001-4661-409-20-01	FICA/MEDICARE	1,884.51	11,638.62	20,511.00	8,872.38	56.7
001-4661-409-21-01	HEALTH/LIFE INSURANCE	5,468.00	34,325.50	93,240.00	58,914.50	36.8
001-4661-409-21-05	DENTAL INSURANCE	315.00	1,645.00	4,200.00	2,555.00	39.2
001-4661-409-21-06	WORKMENS COMPENSATION	553.31	3,863.55	4,725.00	861.45	81.8
001-4661-409-21-07	UNEMPLOYMENT	50.46	312.67	769.00	456.33	40.7
001-4661-409-30-03	ABATEMENT/DANGEROUS BLDGS	.00	.00	5,000.00	5,000.00	.0
001-4661-409-30-04	COMPUTER/SOFTWARE SERVICES	.00	.00	15,200.00	15,200.00	.0
001-4661-409-30-19	INSURANCE & BONDS	.00	1,632.38	2,200.00	567.62	74.2
001-4661-409-30-24	RECORDING	.00	189.16	750.00	560.84	25.2
001-4661-409-30-34	EMPLOYEE LICENSES/TESTING	.00	.00	750.00	750.00	.0
001-4661-409-30-90	CONTRACT SERVICES-OTHER	.00	101,478.76	247,020.00	145,541.24	41.1
001-4661-409-40-00	TRAVEL & TRAINING	.00	8,493.61	14,350.00	5,856.39	59.2
001-4661-409-42-01	TELEPHONE	172.24	1,509.92	4,000.00	2,490.08	37.8
001-4661-409-44-00	OFFICE SUPPLIES	81.12	91.51	2,500.00	2,408.49	3.7
001-4661-409-45-07	CLOTHING ALLOWANCE	.00	69.99	1,000.00	930.01	7.0
001-4661-409-45-10	OPERATING SUPPLIES	32.00	1,015.00	2,000.00	985.00	50.8
001-4661-409-45-33	PUBLIC OUTREACH	18.50	438.97	1,200.00	761.03	36.6
001-4661-409-49-03	ADVERTISING	302.78	2,021.85	3,200.00	1,178.15	63.2
001-4661-409-49-05	LAND USE CODE REVISIONS	.00	.00	5,600.00	5,600.00	.0
001-4661-409-49-06	BUILDING CODE	.00	.00	750.00	750.00	.0
001-4661-409-50-00	MEMBERSHIP & DUES	.00	1,100.00	1,950.00	850.00	56.4
001-4661-409-51-00	PUBLICATION/SUBSCRIPTION	.00	50.00	500.00	450.00	10.0
	TOTAL PLANNING & ZONING DEPT	35,371.52	333,829.55	767,021.00	433,191.45	43.5
	TOTAL PLANNING & ZONING DEPT	35,371.52	333,829.55	767,021.00	433,191.45	43.5
	<u>CITYWIDE OPERATIONS</u>					
	<u>INTERNAL OPERATION EXP</u>					
001-9899-989-46-08	EQUIPMENT REPAIR-INTERNAL	14,810.46	98,565.55	.00	(98,565.55)	.0
001-9899-989-46-09	FLEET FUEL COSTS	12,629.39	100,016.44	.00	(100,016.44)	.0
001-9899-989-90-12	DISPATCH SERVICES	.00	327,214.00	.00	(327,214.00)	.0
	TOTAL INTERNAL OPERATION EXP	27,439.85	525,795.99	.00	(525,795.99)	.0
	TOTAL CITYWIDE OPERATIONS	27,439.85	525,795.99	.00	(525,795.99)	.0
	TOTAL FUND EXPENDITURES	1,022,009.97	11,586,381.32	17,570,632.00	5,984,250.68	65.9

CITY OF CORTEZ
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 7 MONTHS ENDING JULY 31, 2023

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
NET REVENUE OVER EXPENDITURES	222,914.60	(2,763,618.29)	1,000,402.00	3,764,020.29	(276.3)

CITY OF CORTEZ
REVENUES WITH COMPARISON TO BUDGET
FOR THE 7 MONTHS ENDING JULY 31, 2023

LODGERS TAX FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	<u>TAXES</u>					
005-0000-311-12-03	LODGERS TAX	43,328.49	128,338.38	245,000.00	116,661.62	52.4
	TOTAL TAXES	43,328.49	128,338.38	245,000.00	116,661.62	52.4
	TOTAL FUND REVENUE	43,328.49	128,338.38	245,000.00	116,661.62	52.4

CITY OF CORTEZ
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 7 MONTHS ENDING JULY 31, 2023

LODGERS TAX FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	<u>GENERAL GOVERNMENT</u>					
	<u>CITY COUNCIL</u>					
005-4010-400-30-07	CREDIT CARD CHARGES	20.32	66.34	324.00	257.66	20.5
005-4010-400-30-12	MV COUNTRY-TOURISM CONTRACT	.00	131,856.91	195,676.00	63,819.09	67.4
005-4010-400-90-01	GENERAL FUND - BEAUTIFICATION	.00	.00	36,750.00	36,750.00	.0
005-4010-400-90-10	TRANSFER TO GENERAL FUND	.00	.00	12,250.00	12,250.00	.0
	TOTAL CITY COUNCIL	20.32	131,923.25	245,000.00	113,076.75	53.9
	TOTAL GENERAL GOVERNMENT	20.32	131,923.25	245,000.00	113,076.75	53.9
	TOTAL FUND EXPENDITURES	20.32	131,923.25	245,000.00	113,076.75	53.9
	NET REVENUE OVER EXPENDITURES	43,308.17	(3,584.87)	.00	3,584.87	.0

CITY OF CORTEZ
REVENUES WITH COMPARISON TO BUDGET
FOR THE 7 MONTHS ENDING JULY 31, 2023

SHOP FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	<u>REVENUE</u>					
101-0000-367-39-00	SALES TO OTHER FUNDS	18,169.71	168,000.05	218,564.00	50,563.95	76.9
101-0000-367-39-01	SALES TO OTHER FUNDS - REPAIRS	21,562.13	170,750.82	294,631.00	123,880.18	58.0
101-0000-367-40-00	BUILDING OVERHEAD	.00	.00	5,120.00	5,120.00	.0
	TOTAL REVENUE	39,731.84	338,750.87	518,315.00	179,564.13	65.4
	TOTAL FUND REVENUE	39,731.84	338,750.87	518,315.00	179,564.13	65.4

CITY OF CORTEZ
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 7 MONTHS ENDING JULY 31, 2023

SHOP FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
GENERAL SERVICES					
SHOP					
101-4110-616-10-01 REGULAR WAGES	22,880.01	174,678.43	272,293.00	97,614.57	64.2
101-4110-616-10-10 EMPLOYEE INCENTIVES	.00	107.00	.00 (	107.00)	.0
101-4110-616-16-00 CITY RETIREMENT	1,144.00	8,733.92	13,615.00	4,881.08	64.2
101-4110-616-20-01 FICA/MEDICARE	1,681.73	12,873.92	21,074.00	8,200.08	61.1
101-4110-616-21-01 HEALTH/LIFE INSURANCE	7,780.00	54,460.00	92,700.00	38,240.00	58.8
101-4110-616-21-05 DENTAL INSURANCE	350.00	2,450.00	4,200.00	1,750.00	58.3
101-4110-616-21-06 WORKMENS COMPENSATION	945.39	6,601.29	7,080.00	478.71	93.2
101-4110-616-21-07 UNEMPLOYMENT	45.74	349.29	817.00	467.71	42.8
101-4110-616-30-04 COMPUTER/SOFTWARE SERVICES	.00	4,350.00	5,000.00	650.00	87.0
101-4110-616-30-19 INSURANCE & BONDS	.00	4,133.36	775.00 (	3,358.36)	533.3
101-4110-616-30-34 EMPLOYEE LICENSES/TESTING	.00	354.93	500.00	145.07	71.0
101-4110-616-30-90 CONTRACT SERVICES-OTHER	124.21	2,652.79	7,500.00	4,847.21	35.4
101-4110-616-32-90 MAINT CONTRACTS-OTHER	.00	3,029.92	9,000.00	5,970.08	33.7
101-4110-616-40-00 TRAVEL & TRAINING	.00	2,128.00	6,000.00	3,872.00	35.5
101-4110-616-42-01 TELEPHONE	30.00	210.00	1,080.00	870.00	19.4
101-4110-616-44-00 OFFICE SUPPLIES	.00	113.31	500.00	386.69	22.7
101-4110-616-45-04 OIL	1,222.00	7,450.53	18,000.00	10,549.47	41.4
101-4110-616-45-05 TIRES	991.40	8,275.86	38,000.00	29,724.14	21.8
101-4110-616-45-07 CLOTHING ALLOWANCE	.00	.00	2,500.00	2,500.00	.0
101-4110-616-45-10 OPERATING SUPPLIES-OTHER	100.63	2,098.27	5,000.00	2,901.73	42.0
101-4110-616-45-16 VEH REPAIR & MAINTENANCE	3,955.89	49,093.23	121,000.00	71,906.77	40.6
101-4110-616-46-02 OTHER REPAIR & MAINT	.00	7,883.32	16,500.00	8,616.68	47.8
101-4110-616-47-02 FUEL & OIL	13,757.90	114,341.64	245,000.00	130,658.36	46.7
101-4110-616-90-01 GENERAL FUND	.00	.00	44,377.00	44,377.00	.0
101-4110-617-32-01 JANITORIAL SERVICES	1,950.00	13,650.00	25,740.00	12,090.00	53.0
101-4110-617-32-90 MAINT CONTRACTS-OTHER	222.49	4,397.63	7,500.00	3,102.37	58.6
101-4110-617-42-01 TELEPHONE	94.56	662.76	1,200.00	537.24	55.2
101-4110-617-42-03 POSTAGE	208.99	1,136.16	3,000.00	1,863.84	37.9
101-4110-617-42-10 FIBER CHARGES	256.00	1,792.00	3,072.00	1,280.00	58.3
101-4110-617-43-01 ELECTRIC	2,932.03	22,000.36	43,000.00	20,999.64	51.2
101-4110-617-43-02 SEWER	114.00	640.00	1,675.00	1,035.00	38.2
101-4110-617-43-03 GAS	187.65	12,509.01	10,500.00 (	2,009.01)	119.1
101-4110-617-43-04 REFUSE	380.65	2,595.90	4,100.00	1,504.10	63.3
101-4110-617-43-05 WATER	351.68	2,054.27	2,258.00	203.73	91.0
101-4110-617-44-00 OFFICE SUPPLIES	126.61	940.99	1,000.00	59.01	94.1
101-4110-617-45-10 OPERATING SUPPLIES	264.32	2,616.10	5,000.00	2,383.90	52.3
101-4110-617-45-22 COPIER EXPENSE	285.81	5,068.75	9,000.00	3,931.25	56.3
101-4110-617-46-02 OTHER REPAIR & MAINT	.00	1,174.10	6,000.00	4,825.90	19.6
101-4110-618-32-90 MAINT CONTRACTS-OTHER	.00	.00	1,000.00	1,000.00	.0
TOTAL SHOP	62,383.69	537,607.04	1,056,556.00	518,948.96	50.9
TOTAL GENERAL SERVICES	62,383.69	537,607.04	1,056,556.00	518,948.96	50.9

CITY OF CORTEZ
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 7 MONTHS ENDING JULY 31, 2023

SHOP FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
TOTAL FUND EXPENDITURES	62,383.69	537,607.04	1,056,556.00	518,948.96	50.9
NET REVENUE OVER EXPENDITURES	(22,651.85)	(198,856.17)	(538,241.00)	(339,384.83)	(37.0)

CITY OF CORTEZ
REVENUES WITH COMPARISON TO BUDGET
FOR THE 7 MONTHS ENDING JULY 31, 2023

TECHNOLOGY FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
105-0000-333-18-00	CITY-WIDE COMPUTER	.00	.00	12,000.00	12,000.00	.0
	TOTAL SOURCES 333	.00	.00	12,000.00	12,000.00	.0
	<u>COMPUTER SERVICES</u>					
105-0000-336-10-00	CORTEZ FIRE PROTECTION DI	2,750.00	9,000.00	32,000.00	23,000.00	28.1
	TOTAL COMPUTER SERVICES	2,750.00	9,000.00	32,000.00	23,000.00	28.1
	TOTAL FUND REVENUE	2,750.00	9,000.00	44,000.00	35,000.00	20.5

CITY OF CORTEZ
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 7 MONTHS ENDING JULY 31, 2023

TECHNOLOGY FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>GENERAL GOVERNMENT</u>					
<u>IT DEPARTMENT</u>					
105-4015-615-10-01	REGULAR WAGES	22,027.20	164,333.60	266,323.00	101,989.40 61.7
105-4015-615-11-01	REGULAR OVERTIME	428.67	3,272.01	2,500.00 (772.01)	130.9
105-4015-615-16-00	CITY RETIREMENT	1,101.36	8,216.68	13,369.00	5,152.32 61.5
105-4015-615-20-01	FICA/MEDICARE	1,660.44	12,409.70	13,327.00	917.30 93.1
105-4015-615-21-01	HEALTH/LIFE INSURANCE	7,780.00	54,460.00	55,944.00	1,484.00 97.4
105-4015-615-21-05	DENTAL INSURANCE	350.00	2,450.00	2,520.00	70.00 97.2
105-4015-615-21-06	WORKMENS COMPENSATION	254.32	1,775.81	1,000.00 (775.81)	177.6
105-4015-615-21-07	UNEMPLOYMENT	44.92	335.23	500.00	164.77 67.1
105-4015-615-30-04	COMPUTER SERVICES	.00	239.88	.00 (239.88)	.0
105-4015-615-30-19	INSURANCE & BONDS	.00	812.42	882.00	69.58 92.1
105-4015-615-30-34	EMPLOYEE LICENSES/TESTING	.00	.00	200.00	200.00 .0
105-4015-615-30-57	E-WASTE	.00	1,075.50	1,500.00	424.50 71.7
105-4015-615-30-90	COMPUTER MAINT CONTRACTS	35,140.21	210,141.48	302,343.00	92,201.52 69.5
105-4015-615-40-00	TRAVEL & TRAINING	.00	5,389.00	10,000.00	4,611.00 53.9
105-4015-615-42-01	TELEPHONE	382.68	4,761.18	.00 (4,761.18)	.0
105-4015-615-45-10	OPERATING SUPPLIES	12.48	142.85	.00 (142.85)	.0
105-4015-615-60-11	CAPITAL PROJECTS	5,894.94	32,472.82	55,000.00	22,527.18 59.0
105-4015-615-91-00	DEPRECIATION EXPENSE	.00	.00	7,825.00	7,825.00 .0
TOTAL IT DEPARTMENT		75,077.22	502,288.16	733,233.00	230,944.84 68.5
TOTAL FIBER NETWORK		.00	.00	.00	.00 .0
<u>NETWORK SERVICES</u>					
105-4019-581-32-90	MAINT. CONTRACTS - OTHER	.00	48,658.10	96,000.00	47,341.90 50.7
105-4019-581-42-06	CITY-WIDE T-1 LINE	526.56	3,668.66	.00 (3,668.66)	.0
105-4019-581-46-02	OTHER REPAIR & MAINT	.00	.00	4,000.00	4,000.00 .0
105-4019-581-46-03	EQUIPMENT REPLACEMENTS	.00	.00	44,591.00	44,591.00 .0
TOTAL NETWORK SERVICES		526.56	52,326.76	144,591.00	92,264.24 36.2
TOTAL GENERAL GOVERNMENT		75,603.78	554,614.92	877,824.00	323,209.08 63.2
TOTAL FUND EXPENDITURES		75,603.78	554,614.92	877,824.00	323,209.08 63.2
NET REVENUE OVER EXPENDITURES		(72,853.78)	(545,614.92)	(833,824.00)	(288,209.08) (65.4)

CITY OF CORTEZ
REVENUES WITH COMPARISON TO BUDGET
FOR THE 7 MONTHS ENDING JULY 31, 2023

STREET IMPROVEMENT FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	<u>TAXES</u>					
301-0000-311-12-01	SALES TAX	167,251.39	1,026,583.19	1,810,000.00	783,416.81	56.7
	TOTAL TAXES	167,251.39	1,026,583.19	1,810,000.00	783,416.81	56.7
	<u>INTEREST</u>					
301-0000-361-20-00	INVESTMENT	2,355.48	8,778.15	802,710.00	793,931.85	1.1
	TOTAL INTEREST	2,355.48	8,778.15	802,710.00	793,931.85	1.1
	<u>REVENUE</u>					
301-0000-367-25-00	SIDEWALK COST SHARE	1,624.50	1,624.50	20,000.00	18,375.50	8.1
	TOTAL REVENUE	1,624.50	1,624.50	20,000.00	18,375.50	8.1
	TOTAL FUND REVENUE	171,231.37	1,036,985.84	2,632,710.00	1,595,724.16	39.4

CITY OF CORTEZ
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 7 MONTHS ENDING JULY 31, 2023

STREET IMPROVEMENT FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>PUBLIC WORKS</u>					
<u>CAPITAL PROJECTS</u>					
301-4355-432-10-01 REGULAR WAGES	17,324.52	114,647.00	124,689.00	10,042.00	92.0
301-4355-432-11-01 OVERTIME	283.73	1,295.22	1,050.00	(245.22)	123.4
301-4355-432-16-00 CITY RETIREMENT	641.52	4,721.65	6,234.00	1,512.35	75.7
301-4355-432-20-01 FICA/MEDICARE	1,326.61	8,733.25	9,048.00	314.75	96.5
301-4355-432-21-01 HEALTH/LIFE INSURANCE	2,339.50	14,831.51	27,972.00	13,140.49	53.0
301-4355-432-21-05 DENTAL INSURANCE	140.00	945.00	1,260.00	315.00	75.0
301-4355-432-21-06 WORKMENS COMPENSATION	242.48	1,693.13	117.00	(1,576.13)	1447.1
301-4355-432-21-07 UNEMPLOYMENT	35.21	231.80	339.00	107.20	68.4
301-4355-432-30-05 CREA VENDOR FEES	3,011.87	19,110.57	30,000.00	10,889.43	63.7
301-4355-432-30-07 CREDIT CARD CHARGES	78.80	557.90	.00	(557.90)	.0
301-4355-432-60-01 STREET IMPROVEMENTS	29.46	115,051.04	1,007,000.00	891,948.96	11.4
301-4355-432-60-04 CURB & GUTTER REPLACEMENT	17,946.59	24,909.51	210,000.00	185,090.49	11.9
301-4355-432-60-09 CONCRETE	.00	10,289.31	40,000.00	29,710.69	25.7
301-4355-432-60-10 NEW CONSTRUCTION	134,169.21	178,806.21	1,175,000.00	996,193.79	15.2
301-4355-432-61-03 PROPERTY TAX	.00	185.00	.00	(185.00)	.0
TOTAL CAPITAL PROJECTS	177,569.50	496,008.10	2,632,709.00	2,136,700.90	18.8
TOTAL PUBLIC WORKS	177,569.50	496,008.10	2,632,709.00	2,136,700.90	18.8
TOTAL FUND EXPENDITURES	177,569.50	496,008.10	2,632,709.00	2,136,700.90	18.8
NET REVENUE OVER EXPENDITURES	(6,338.13)	540,977.74	1.00	(540,976.74)	54097

CITY OF CORTEZ
REVENUES WITH COMPARISON TO BUDGET
FOR THE 7 MONTHS ENDING JULY 31, 2023

HEALTH INSURANCE FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	<u>INTERNAL SERVICE CHGS</u>					
302-0000-371-35-00	HEALTH INSURANCE PREMIUMS	207,113.00	1,378,226.00	2,502,900.00	1,124,674.00	55.1
302-0000-371-40-00	EMPLOYEE PAYROLL TRANSFER	17,894.72	122,458.68	240,000.00	117,541.32	51.0
302-0000-371-41-00	DELTA DENTAL TRANSFER	9,800.00	65,940.00	113,400.00	47,460.00	58.2
	TOTAL INTERNAL SERVICE CHGS	234,807.72	1,566,624.68	2,856,300.00	1,289,675.32	54.9
	<u>REVENUE</u>					
302-0000-372-18-00	COBRA REVENUE	72.86	341.44	.00	(341.44)	.0
	TOTAL REVENUE	72.86	341.44	.00	(341.44)	.0
	TOTAL FUND REVENUE	234,880.58	1,566,966.12	2,856,300.00	1,289,333.88	54.9

CITY OF CORTEZ
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 7 MONTHS ENDING JULY 31, 2023

HEALTH INSURANCE FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	<u>HEALTH INSURANCE CLAIMS</u>					
	<u>CITY MANAGER</u>					
302-5314-539-21-01	HEALTH/LIFE INSURANCE	54,532.69	359,967.64	549,928.00	189,960.36	65.5
302-5314-539-21-05	DENTAL INSURANCE	8,611.67	54,460.45	102,312.00	47,851.55	53.2
302-5314-539-21-09	COBRA EXPENDITURES	.00	26.01	.00	(26.01)	.0
302-5314-539-21-10	HSA MATCH	8,000.00	11,250.00	45,000.00	33,750.00	25.0
302-5314-539-23-01	CLAIMS EXPENSE	126,780.22	864,668.56	1,450,000.00	585,331.44	59.6
	TOTAL CITY MANAGER	197,924.58	1,290,372.66	2,147,240.00	856,867.34	60.1
	TOTAL HEALTH INSURANCE CLAIMS	197,924.58	1,290,372.66	2,147,240.00	856,867.34	60.1
	TOTAL FUND EXPENDITURES	197,924.58	1,290,372.66	2,147,240.00	856,867.34	60.1
	NET REVENUE OVER EXPENDITURES	36,956.00	276,593.46	709,060.00	432,466.54	39.0

CITY OF CORTEZ
REVENUES WITH COMPARISON TO BUDGET
FOR THE 7 MONTHS ENDING JULY 31, 2023

EQUIPMENT FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	<u>TAXES</u>					
304-0000-311-12-01	SALES TAX	41,542.21	254,984.65	440,000.00	185,015.35	58.0
	TOTAL TAXES	41,542.21	254,984.65	440,000.00	185,015.35	58.0
	<u>INTEREST</u>					
304-0000-361-20-00	INVESTMENT	565.07	11,846.80	.00	(11,846.80)	.0
	TOTAL INTEREST	565.07	11,846.80	.00	(11,846.80)	.0
	<u>REVENUE</u>					
304-0000-367-18-00	SALE OF EQUIPMENT	.00	.00	20,000.00	20,000.00	.0
304-0000-367-18-01	SURPLUS AUCTION	7,100.00	12,062.00	.00	(12,062.00)	.0
	TOTAL REVENUE	7,100.00	12,062.00	20,000.00	7,938.00	60.3
	TOTAL FUND REVENUE	49,207.28	278,893.45	460,000.00	181,106.55	60.6

CITY OF CORTEZ
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 7 MONTHS ENDING JULY 31, 2023

EQUIPMENT FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>GENERAL SERVICES</u>						
<u>SHOP</u>						
304-4110-516-30-05	CREA VENDOR FEES	748.09	4,746.71	.00	(4,746.71)	.0
304-4110-516-30-07	CREDIT CARD CHARGES	19.57	138.56	.00	(138.56)	.0
304-4110-516-30-41	P.D. VEHICLE LEASE/PURCH	.00	122,804.01	86,940.00	(35,864.01)	141.3
304-4110-516-30-90	VEHICLES & EQUIPMENT	.00	18,161.00	363,000.00	344,839.00	5.0
304-4110-516-59-00	MISCELLANEOUS	.00	66.81	.00	(66.81)	.0
304-4110-516-90-01	GENERAL FUND	.00	.00	301.00	301.00	.0
304-4110-516-90-02	SHOP FUND	.00	.00	8,367.00	8,367.00	.0
TOTAL SHOP		767.66	145,917.09	458,608.00	312,690.91	31.8
TOTAL GENERAL SERVICES		767.66	145,917.09	458,608.00	312,690.91	31.8
TOTAL FUND EXPENDITURES		767.66	145,917.09	458,608.00	312,690.91	31.8
NET REVENUE OVER EXPENDITURES		48,439.62	132,976.36	1,392.00	(131,584.36)	9552.9

CITY OF CORTEZ
REVENUES WITH COMPARISON TO BUDGET
FOR THE 7 MONTHS ENDING JULY 31, 2023

AIRPORT FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	<u>STATE/COLO</u>					
401-0000-332-16-00	FUEL	2,214.93	8,590.85	20,000.00	11,409.15	43.0
	TOTAL STATE/COLO	2,214.93	8,590.85	20,000.00	11,409.15	43.0
	<u>AIRPORT</u>					
401-0000-363-11-00	AIRLINES	2,696.90	18,948.14	50,000.00	31,051.86	37.9
401-0000-363-11-01	LANDING FEES	4,447.22	30,053.25	36,338.00	6,284.75	82.7
401-0000-363-11-02	RENT	789.73	5,513.01	9,300.00	3,786.99	59.3
401-0000-363-11-08	PASSENGER FACILITY CHG	.00	.00	27,750.00	27,750.00	.0
401-0000-363-12-02	FUEL TAX	2,217.02	8,343.67	31,000.00	22,656.33	26.9
401-0000-363-13-00	CAR RENTAL	1,062.59	3,428.24	10,000.00	6,571.76	34.3
401-0000-363-15-00	CORPORATE	344.88	51,271.75	74,000.00	22,728.25	69.3
401-0000-363-16-00	CONCESSIONS	.00	34.69	140.00	105.31	24.8
	TOTAL AIRPORT	11,558.34	117,592.75	238,528.00	120,935.25	49.3
	<u>REVENUE</u>					
401-0000-367-16-00	MISCELLANEOUS SALES & FEE	.00	155.50	.00	(155.50)	.0
401-0000-367-18-01	SURPLUS AUCTION	4,800.00	4,800.00	.00	(4,800.00)	.0
	TOTAL REVENUE	4,800.00	4,955.50	.00	(4,955.50)	.0
	<u>GRANTS</u>					
401-0000-368-20-00	STATE OF COLORADO	.00	38,814.30	.00	(38,814.30)	.0
401-0000-368-21-00	FEDERAL GRANTS	51,187.46	257,410.64	754,681.00	497,270.36	34.1
	TOTAL GRANTS	51,187.46	296,224.94	754,681.00	458,456.06	39.3
	TOTAL FUND REVENUE	69,760.73	427,364.04	1,013,209.00	585,844.96	42.2

AIRPORT FUND

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CITY OF CORTEZ
REVENUES WITH COMPARISON TO BUDGET
FOR THE 7 MONTHS ENDING JULY 31, 2023

DISPATCH FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
402-0000-333-21-00	E-911 AUTHORITY	.00	.00	122,206.00	122,206.00	.0
	TOTAL SOURCES 333	.00	.00	122,206.00	122,206.00	.0
	USER FEES					
402-0000-348-10-01	MONTEZUMA COUNTY SHERIFF	.00	315,085.00	315,085.00	.00	100.0
402-0000-348-10-02	CITY OF CORTEZ	.00	327,214.00	327,214.00	.00	100.0
402-0000-348-10-03	CORTEZ FIRE DEPARTMENT	.00	56,124.00	56,124.00	.00	100.0
402-0000-348-10-04	MANCOS FIRE DEPARTMENT	.00	8,715.00	8,715.00	.00	100.0
402-0000-348-10-05	DOLORES FIRE DEPARTMENT	.00	8,715.00	8,715.00	.00	100.0
402-0000-348-10-06	LEWIS-ARRIOLA FIRE DEPT	.00	8,715.00	8,715.00	.00	100.0
402-0000-348-10-07	PLEASANT VIEW FIRE DEPT	.00	8,715.00	8,715.00	.00	100.0
402-0000-348-10-11	MANCOS MARSHALL	.00	40,155.00	40,155.00	.00	100.0
402-0000-348-10-12	DOLORES COUNTY	.00	8,715.00	8,715.00	.00	100.0
402-0000-348-10-14	MESA VERDE NATIONAL PARK	.00	8,715.00	8,715.00	.00	100.0
402-0000-348-15-00	SW MEMORIAL HOSPITAL	.00	80,568.00	80,568.00	.00	100.0
	TOTAL USER FEES	.00	871,436.00	871,436.00	.00	100.0
	TOTAL FUND REVENUE	.00	871,436.00	993,642.00	122,206.00	87.7

CITY OF CORTEZ
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 7 MONTHS ENDING JULY 31, 2023

DISPATCH FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>PUBLIC SAFETY</u>					
<u>POLICE SUPPORT SERVICES</u>					
402-4222-422-10-01 REGULAR WAGES	44,476.25	321,766.98	550,998.00	229,231.02	58.4
402-4222-422-11-01 OVERTIME	2,572.52	21,080.71	46,430.00	25,349.29	45.4
402-4222-422-16-00 CITY RETIREMENT	2,145.04	15,684.86	26,000.00	10,315.14	60.3
402-4222-422-20-01 FICA/MEDICARE	3,353.52	24,652.45	42,000.00	17,347.55	58.7
402-4222-422-21-01 HEALTH/LIFE INSURANCE	17,127.00	109,030.00	195,000.00	85,970.00	55.9
402-4222-422-21-05 DENTAL INSURANCE	770.00	5,110.00	7,200.00	2,090.00	71.0
402-4222-422-21-06 WORKMENS COMPENSATION	295.59	2,064.00	1,000.00	(1,064.00)	206.4
402-4222-422-21-07 UNEMPLOYMENT	94.11	685.81	1,500.00	814.19	45.7
402-4222-422-30-19 INSURANCE & BONDS	.00	.00	1,664.00	1,664.00	.0
402-4222-422-30-34 EMPLOYEE LICENSES/TESTING	.00	879.50	1,500.00	620.50	58.6
402-4222-422-30-90 CONTRACT SERVICES-OTHER	575.00	1,869.57	500.00	(1,369.57)	373.9
402-4222-422-32-90 MAINT CONTRACTS-OTHER	.00	1,895.00	3,250.00	1,355.00	58.3
402-4222-422-40-00 TRAVEL/TRAINING	.00	5,323.35	12,000.00	6,676.65	44.4
402-4222-422-42-01 TELEPHONE	181.48	1,271.20	2,000.00	728.80	63.6
402-4222-422-44-00 OFFICE SUPPLIES	.00	783.36	3,250.00	2,466.64	24.1
402-4222-422-45-10 OPERATING SUPPLIES-OTHER	.00	49.50	5,400.00	5,350.50	.9
402-4222-422-46-02 OTHER REPAIR & MAINT	.00	908.62	.00	(908.62)	.0
402-4222-422-46-10 COMPUTER MAINTENANCE	.00	.00	5,000.00	5,000.00	.0
402-4222-422-50-00 MEMBERSHIP & DUES	.00	100.00	550.00	450.00	18.2
TOTAL POLICE SUPPORT SERVICES	71,590.51	513,154.91	905,242.00	392,087.09	56.7
TOTAL PUBLIC SAFETY	71,590.51	513,154.91	905,242.00	392,087.09	56.7
TOTAL FUND EXPENDITURES	71,590.51	513,154.91	905,242.00	392,087.09	56.7
NET REVENUE OVER EXPENDITURES	(71,590.51)	358,281.09	88,400.00	(269,881.09)	405.3

CITY OF CORTEZ
REVENUES WITH COMPARISON TO BUDGET
FOR THE 7 MONTHS ENDING JULY 31, 2023

RECREATION CENTER FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	<u>TAXES</u>					
403-0000-311-12-01	SALES TAX	181,053.68	1,111,301.21	1,841,091.00	729,789.79	60.4
	TOTAL TAXES	181,053.68	1,111,301.21	1,841,091.00	729,789.79	60.4
	<u>SERVICES</u>					
403-0000-341-16-00	CONCESSIONS	.00	.00	850.00	850.00	.0
403-0000-341-21-00	RECREATION PROGRAMS	741.00	7,345.00	7,000.00	(345.00)	104.9
	TOTAL SERVICES	741.00	7,345.00	7,850.00	505.00	93.6
	<u>FEES</u>					
403-0000-344-11-03	HEALTHWAYS/SILVER SNEAKER	4,467.25	35,991.25	41,267.00	5,275.75	87.2
403-0000-344-15-00	MISC REC ACTIVITIES	.00	.00	3,000.00	3,000.00	.0
	TOTAL FEES	4,467.25	35,991.25	44,267.00	8,275.75	81.3
	<u>FEES</u>					
403-0000-346-20-00	PASSES/ADMISSION	15,235.18	140,505.46	208,400.00	67,894.54	67.4
403-0000-346-20-01	GENERAL ADMISSION	12,415.50	77,665.73	120,776.00	43,110.27	64.3
403-0000-346-20-02	MERCHANDISE	274.94	1,974.09	2,200.00	225.91	89.7
	TOTAL FEES	27,925.62	220,145.28	331,376.00	111,230.72	66.4
	<u>CHARGES</u>					
403-0000-347-17-00	FACILITY USE FEE	1,130.00	10,333.75	5,000.00	(5,333.75)	206.7
	TOTAL CHARGES	1,130.00	10,333.75	5,000.00	(5,333.75)	206.7
	<u>INTEREST</u>					
403-0000-361-20-00	INVESTMENT	3,307.38	21,719.14	.00	(21,719.14)	.0
	TOTAL INTEREST	3,307.38	21,719.14	.00	(21,719.14)	.0
	<u>CASH</u>					
403-0000-365-10-00	OVERAGE/SHORTAGE	174.00	129.00	.00	(129.00)	.0
	TOTAL CASH	174.00	129.00	.00	(129.00)	.0

CITY OF CORTEZ
REVENUES WITH COMPARISON TO BUDGET
FOR THE 7 MONTHS ENDING JULY 31, 2023

RECREATION CENTER FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	REVENUE					
403-0000-367-16-00	MISCELLANEOUS SALES & FEE	.00	1,480.18	1,000.00	(480.18)	148.0
	TOTAL REVENUE	.00	1,480.18	1,000.00	(480.18)	148.0
	TOTAL FUND REVENUE	218,798.93	1,408,444.81	2,230,584.00	822,139.19	63.1

CITY OF CORTEZ
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 7 MONTHS ENDING JULY 31, 2023

RECREATION CENTER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>PARKS & RECREATION</u>					
<u>RECREATION CENTER</u>					
403-4556-456-10-01 REGULAR WAGES	49,545.07	358,528.78	879,200.00	520,671.22	40.8
403-4556-456-10-10 EMPLOYEE INCENTIVES	.00	336.50	.00 (	336.50)	.0
403-4556-456-11-01 REGULAR OVERTIME	3,688.91	16,528.16	3,959.00 (	12,569.16)	417.5
403-4556-456-16-00 CITY RETIREMENT	1,153.12	7,005.61	14,501.00	7,495.39	48.3
403-4556-456-20-01 FICA/MEDICARE	4,035.12	28,457.65	56,080.00	27,622.35	50.7
403-4556-456-21-01 HEALTH/LIFE INSURANCE	7,186.95	47,137.96	189,750.00	142,612.04	24.8
403-4556-456-21-05 DENTAL INSURANCE	447.12	2,785.51	2.00 (	2,783.51)	13927
403-4556-456-21-06 WORKMENS COMPENSATION	659.28	4,603.50	5,800.00	1,196.50	79.4
403-4556-456-21-07 UNEMPLOYMENT	106.46	750.06	2,224.00	1,473.94	33.7
403-4556-456-30-04 COMPUTER/SOFWARE SERVICES	.00	9,053.62	.00 (	9,053.62)	.0
403-4556-456-30-07 CREDIT CARD CHARGES	934.32	6,546.46	3,000.00 (	3,546.46)	218.2
403-4556-456-30-19 INSURANCE & BONDS	.00	25,843.54	34,322.00	8,478.46	75.3
403-4556-456-30-34 EMPLOYEE LICENSES/TESTING	.00	874.00	500.00 (	374.00)	174.8
403-4556-456-30-90 CONTRACT SERVICES-OTHER	690.80	12,085.16	25,000.00	12,914.84	48.3
403-4556-456-32-90 MAINT CONTRACTS-OTHER	350.00	3,525.60	4,400.00	874.40	80.1
403-4556-456-40-00 TRAVEL & TRAINING	.00	2,532.66	19,500.00	16,967.34	13.0
403-4556-456-42-01 TELEPHONE	135.74	1,236.60	1,060.00 (	176.60)	116.7
403-4556-456-42-10 FIBER CHARGES	599.64	4,197.48	7,200.00	3,002.52	58.3
403-4556-456-43-01 ELECTRIC	9,951.05	53,982.99	120,000.00	66,017.01	45.0
403-4556-456-43-02 SEWER	641.00	3,496.00	8,400.00	4,904.00	41.6
403-4556-456-43-03 GAS	2,663.98	65,737.77	44,000.00 (	21,737.77)	149.4
403-4556-456-43-04 REFUSE	235.40	1,605.35	2,600.00	994.65	61.7
403-4556-456-43-05 WATER	282.22	2,004.76	4,000.00	1,995.24	50.1
403-4556-456-44-00 OFFICE SUPPLIES	.00	218.48	500.00	281.52	43.7
403-4556-456-45-06 CHEMICALS & LAB	6,327.50	10,082.57	15,000.00	4,917.43	67.2
403-4556-456-45-07 CLOTHING ALLOWANCE	.00	2,463.79	2,000.00 (	463.79)	123.2
403-4556-456-45-10 OPERATING SUPPLIES-OTHER	3,672.66	24,842.54	45,000.00	20,157.46	55.2
403-4556-456-45-22 COPIER EXPENSE	246.28	2,936.15	5,500.00	2,563.85	53.4
403-4556-456-45-23 CONCESSION	.00	2,262.34	4,000.00	1,737.66	56.6
403-4556-456-45-28 AQUATICS	.00	.00	2,000.00	2,000.00	.0
403-4556-456-45-29 BUILDING	.00	34.95	.00 (	34.95)	.0
403-4556-456-45-30 RECREATION	.00	560.59	25,000.00	24,439.41	2.2
403-4556-456-46-02 OTHER REPAIR & MAINT	1,321.77	27,208.35	87,760.00	60,551.65	31.0
403-4556-456-46-10 COMPUTER MAINTENANCE	.00	.00	1,000.00	1,000.00	.0
403-4556-456-48-90 PRINTING-OTHER	.00	278.00	200.00 (	78.00)	139.0
403-4556-456-49-03 ADVERTISING-OTHER	.00	1,796.92	1,500.00 (	296.92)	119.8
403-4556-456-51-00 PUBLICATION/SUBSCRIPTION	.00	.00	45.00	45.00	.0
403-4556-456-55-00 SPECIAL EVENTS	.00	154.07	26,000.00	25,845.93	.6
403-4556-456-91-00 DEPRECACTION EXPENSE	.00	.00	252,000.00	252,000.00	.0
TOTAL RECREATION CENTER	94,874.39	731,694.47	1,893,003.00	1,161,308.53	38.7
TOTAL PARKS & RECREATION	94,874.39	731,694.47	1,893,003.00	1,161,308.53	38.7

CITY OF CORTEZ
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 7 MONTHS ENDING JULY 31, 2023

RECREATION CENTER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
TOTAL FUND EXPENDITURES	94,874.39	731,694.47	1,893,003.00	1,161,308.53	38.7
NET REVENUE OVER EXPENDITURES	123,924.54	676,750.34	337,581.00	(339,169.34)	200.5

CITY OF CORTEZ
REVENUES WITH COMPARISON TO BUDGET
FOR THE 7 MONTHS ENDING JULY 31, 2023

WATER FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	<u>FEES</u>					
410-0000-346-10-01	SALES METERED WATER	366,490.69	1,712,889.86	3,179,306.55	1,466,416.69	53.9
410-0000-346-10-02	BULK SALES	6,275.25	36,566.00	65,000.00	28,434.00	56.3
410-0000-346-10-03	PENALTY	1,390.89	5,832.46	15,000.00	9,167.54	38.9
410-0000-346-10-04	CONNECT/DISCONNECT FEES	2,430.00	11,252.50	20,000.00	8,747.50	56.3
410-0000-346-10-05	WATER DEVELOPMENT FEES	.00	99,061.00	35,000.00	(64,061.00)	283.0
	TOTAL FEES	376,586.83	1,865,601.82	3,314,306.55	1,448,704.73	56.3
	<u>INTEREST</u>					
410-0000-361-20-00	INVESTMENT	.00	12,001.17	1,500.00	(10,501.17)	800.1
	TOTAL INTEREST	.00	12,001.17	1,500.00	(10,501.17)	800.1
	<u>REVENUE</u>					
410-0000-367-11-00	TOWAOC - TREATED WATER	.00	.00	343,495.00	343,495.00	.0
410-0000-367-16-00	MISCELLANEOUS SALES & FEE	.00	.00	331,000.00	331,000.00	.0
410-0000-367-16-01	GENERAL FUND	.00	3,292,652.70	3,700,000.00	407,347.30	89.0
410-0000-367-32-00	CORTEZ SANITATION DIST.	1,100.00	7,700.00	12,000.00	4,300.00	64.2
	TOTAL REVENUE	1,100.00	3,300,352.70	4,386,495.00	1,086,142.30	75.2
	TOTAL FUND REVENUE	377,686.83	5,177,955.69	7,702,301.55	2,524,345.86	67.2

CITY OF CORTEZ
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 7 MONTHS ENDING JULY 31, 2023

WATER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
ENTERPRISE					
ADMINISTRATIVE					
410-5816-589-21-06 WORKMENS COMPENSATION	242.48	1,693.13	.00	(1,693.13)	.0
410-5816-589-30-07 CREDIT CARD CHARGES	1,326.56	16,016.81	41,000.00	24,983.19	39.1
410-5816-589-30-19 INSURANCE & BONDS	.00	132.52	598.54	466.02	22.1
410-5816-589-30-21 MVI - O & M CHARGE	.00	.00	6,500.00	6,500.00	.0
410-5816-589-30-22 O & M DWCD	.00	.00	13,000.00	13,000.00	.0
410-5816-589-30-90 OTHER CONTRACTUAL SERVICES	.00	11,661.27	6,500.00	(5,161.27)	179.4
410-5816-589-40-00 TRAVEL & TRAINING	.00	1,721.90	7,000.00	5,278.10	24.6
410-5816-589-42-01 TELEPHONE	.00	.00	3,500.00	3,500.00	.0
410-5816-589-42-03 POSTAGE	671.67	5,702.31	7,000.00	1,297.69	81.5
410-5816-589-45-10 OPERATING SUPPLIES	.00	131.01	200.00	68.99	65.5
410-5816-589-46-08 EQUIPMENT REPAIR-INTERNAL	573.64	8,024.07	.00	(8,024.07)	.0
410-5816-589-46-09 FLEET FUEL COSTS	1,111.55	11,705.43	.00	(11,705.43)	.0
410-5816-589-50-00 MEMBERSHIP & DUES	.00	950.00	1,875.00	925.00	50.7
410-5816-589-51-00 PUBLICATION/SUBSCRIPTION	.00	167.79	300.00	132.21	55.9
410-5816-589-58-00 BAD DEBT EXPENSE	99.17	776.10	.00	(776.10)	.0
410-5816-589-59-00 MISCELLANEOUS	.00	19.33	.00	(19.33)	.0
410-5816-589-91-00 DEPRECIATION EXPENSE	.00	.00	35,000.00	35,000.00	.0
TOTAL ADMINISTRATIVE	4,025.07	58,701.67	122,473.54	63,771.87	47.9

CITY OF CORTEZ
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 7 MONTHS ENDING JULY 31, 2023

WATER FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	<u>FILTRATION & TREATMENT</u>					
410-5817-589-10-01	REGULAR WAGES	21,092.52	154,286.63	310,224.00	155,937.37	49.7
410-5817-589-11-01	OVERTIME	389.92	1,610.02	9,345.00	7,734.98	17.2
410-5817-589-16-00	CITY RETIREMENT	872.16	7,015.84	12,051.68	5,035.84	58.2
410-5817-589-20-01	FICA/MEDICARE	1,576.62	11,442.24	18,364.46	6,922.22	62.3
410-5817-589-21-01	HEALTH/LIFE INSURANCE	6,224.00	45,157.00	74,592.00	29,435.00	60.5
410-5817-589-21-05	DENTAL INSURANCE	280.00	2,170.00	3,360.00	1,190.00	64.6
410-5817-589-21-06	WORKMENS COMPENSATION	902.94	6,304.87	4,500.00	(1,804.87)	140.1
410-5817-589-21-07	UNEMPLOYMENT	42.96	311.76	688.67	376.91	45.3
410-5817-589-30-10	WATER ANALYSIS	375.00	4,913.80	13,000.00	8,086.20	37.8
410-5817-589-30-19	INSURANCE & BONDS	.00	41,114.27	55,499.57	14,385.30	74.1
410-5817-589-30-34	EMPLOYEE LICENSES/TESTING	.00	765.22	500.00	(265.22)	153.0
410-5817-589-30-90	OTHER CONTRACTUAL SERVICES	1,645.98	11,059.96	10,000.00	(1,059.96)	110.6
410-5817-589-40-00	TRAVEL & TRAINING	.00	470.00	5,000.00	4,530.00	9.4
410-5817-589-42-01	TELEPHONE	245.00	2,359.36	7,520.00	5,160.64	31.4
410-5817-589-42-10	FIBER CHARGES	556.00	3,892.00	.00	(3,892.00)	.0
410-5817-589-43-01	ELECTRIC	2,508.50	18,369.97	32,550.00	14,180.03	56.4
410-5817-589-43-03	GAS	283.22	10,885.06	11,000.00	114.94	99.0
410-5817-589-43-04	REFUSE	54.00	378.00	850.00	472.00	44.5
410-5817-589-44-00	OFFICE SUPPLIES	.00	495.16	800.00	304.84	61.9
410-5817-589-45-06	CHEMICALS & LAB	13,254.93	123,306.77	170,000.00	46,693.23	72.5
410-5817-589-45-07	CLOTHING ALLOWANCE	.00	1,503.64	1,200.00	(303.64)	125.3
410-5817-589-45-10	OPERATING SUPPLIES	.00	1,652.53	5,000.00	3,347.47	33.1
410-5817-589-46-02	OTHER REPAIR & MAINT	289.82	24,034.28	28,000.00	3,965.72	85.8
410-5817-589-50-00	MEMBERSHIP & DUES	.00	.00	700.00	700.00	.0
410-5817-589-51-00	PUBLICATION/SUBSCRIPTION	.00	.00	400.00	400.00	.0
410-5817-589-61-34	BACKWASH POND	7,431.24	7,431.24	20,000.00	12,568.76	37.2
410-5817-589-91-00	DEPRECIATION EXPENSE	.00	.00	217,195.00	217,195.00	.0
	TOTAL FILTRATION & TREATMENT	58,024.81	480,929.62	1,012,340.38	531,410.76	47.5

CITY OF CORTEZ
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 7 MONTHS ENDING JULY 31, 2023

WATER FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	<u>TRANSMISSION/DISTRIBUTION</u>					
410-5818-589-10-01	REGULAR WAGES	32,713.30	231,934.59	322,039.20	90,104.61	72.0
410-5818-589-10-10	EMPLOYEE INCENTIVES	.00	229.50	300.00	70.50	76.5
410-5818-589-11-01	OVERTIME	997.64	13,965.03	11,025.00	(2,940.03)	126.7
410-5818-589-16-00	CITY RETIREMENT	1,454.24	10,611.67	16,101.96	5,490.29	65.9
410-5818-589-20-01	FICA/MEDICARE	2,475.53	18,123.69	23,367.92	5,244.23	77.6
410-5818-589-21-01	HEALTH/LIFE INSURANCE	10,125.00	67,762.99	139,860.00	72,097.01	48.5
410-5818-589-21-05	DENTAL INSURANCE	525.00	3,535.00	6,300.00	2,765.00	56.1
410-5818-589-21-06	WORKMENS COMPENSATION	798.39	5,574.84	29,700.00	24,125.16	18.8
410-5818-589-21-07	UNEMPLOYMENT	67.37	491.64	876.30	384.66	56.1
410-5818-589-30-04	COMPUTER/SOFTWARE SERVICE	258.51	1,934.37	1,500.00	(434.37)	129.0
410-5818-589-30-11	SOLID WASTE DISPOSAL	.00	.00	1,100.00	1,100.00	.0
410-5818-589-30-19	INSURANCE & BONDS	.00	704.73	8,343.73	7,639.00	8.5
410-5818-589-30-34	EMPLOYEE LICENSES/TESTING	.00	303.15	1,100.00	796.85	27.6
410-5818-589-30-90	OTHER CONTRACTUAL SERVICES	157.38	4,496.22	7,000.00	2,503.78	64.2
410-5818-589-40-00	TRAVEL & TRAINING	.00	475.00	3,000.00	2,525.00	15.8
410-5818-589-42-01	TELEPHONE	266.07	1,894.05	3,500.00	1,605.95	54.1
410-5818-589-44-00	OFFICE SUPPLIES	.00	11.95	200.00	188.05	6.0
410-5818-589-45-07	CLOTHING ALLOWANCE	.00	1,874.96	3,500.00	1,625.04	53.6
410-5818-589-45-10	OPERATING SUPPLIES	182.35	2,646.42	2,500.00	(146.42)	105.9
410-5818-589-45-17	LINE REPAIR	393.01	13,528.97	50,000.00	36,471.03	27.1
410-5818-589-46-02	OTHER REPAIR & MAINT	.00	5,197.76	10,000.00	4,802.24	52.0
410-5818-589-50-00	MEMBERSHIP & DUES	.00	.00	200.00	200.00	.0
410-5818-589-51-00	PUBLICATION/SUBSCRIPTION	.00	.00	300.00	300.00	.0
410-5818-589-52-00	EQUIPMENT RENTALS	.00	.00	350.00	350.00	.0
410-5818-589-91-00	DEPRECIATION EXPENSE	.00	.00	125,000.00	125,000.00	.0
	TOTAL TRANSMISSION/DISTRIBUTION	50,413.79	385,296.53	767,164.11	381,867.58	50.2
	TOTAL AIRPORT	.00	.00	.00	.00	.0
	<u>METER MAINTENANCE</u>					
410-5820-589-30-19	INSURANCE & BONDS	.00	.00	387.36	387.36	.0
410-5820-589-30-34	EMPLOYEE LICENSES/TESTING	.00	.00	200.00	200.00	.0
410-5820-589-32-90	MAINT. CONTRACTS - OTHER	.00	.00	7,150.00	7,150.00	.0
410-5820-589-40-00	TRAVEL & TRAINING	.00	.00	500.00	500.00	.0
410-5820-589-45-07	CLOTHING ALLOWANCE	.00	.00	1,000.00	1,000.00	.0
410-5820-589-45-10	OPERATING SUPPLIES	.00	589.06	3,000.00	2,410.94	19.6
410-5820-589-46-02	OTHER REPAIR & MAINT	2,094.88	11,415.65	12,350.00	934.35	92.4
	TOTAL METER MAINTENANCE	2,094.88	12,004.71	24,587.36	12,582.65	48.8
	TOTAL ALL 21	.00	.00	.00	.00	.0

CITY OF CORTEZ
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 7 MONTHS ENDING JULY 31, 2023

WATER FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	<u>DEBT RETIREMENT</u>					
410-5822-589-70-01	DOLORES WATER PRINCIPAL	.00	2,642,227.00	77,617.00	(2,564,610.00)	3404.2
410-5822-589-70-02	DOLORES WATER INTEREST	.00	26,254.84	172,464.00	146,209.16	15.2
410-5822-589-70-03	STATE LOAN PRINCIPAL	.00	.00	86,785.00	86,785.00	.0
410-5822-589-70-04	STATE LOAN INTEREST	.00	.00	9,289.00	9,289.00	.0
410-5822-589-70-20	DOLA-ENERGY IMPACT ASST INTERE	.00	1,349.34	4,215.00	2,865.66	32.0
410-5822-589-70-21	DOLA-ENERGY IMPACT ASST PRINCP	.00	64,736.94	19,557.00	(45,179.94)	331.0
410-5822-589-70-22	W&P AUTHORITY INTEREST	.00	802.03	5,128.00	4,325.97	15.6
410-5822-589-70-23	W&P AUTHORITY PRINCIPAL	.00	200,507.35	26,962.00	(173,545.35)	743.7
410-5822-589-70-26	CWCB (CT-2015-152) INTEREST	.00	1,223.69	.00	(1,223.69)	.0
410-5822-589-70-27	CWCB (CT-2015-152) PRINCIPAL	.00	355,551.51	3,700,000.00	3,344,448.49	9.6
410-5822-589-70-28	GEN FUND INTEREST	.00	197,559.16	.00	(197,559.16)	.0
410-5822-589-70-29	GEN FUND PRINCIPAL	.00	141,461.46	.00	(141,461.46)	.0
	TOTAL DEBT RETIREMENT	.00	3,631,673.32	4,102,017.00	470,343.68	88.5
	<u>CAPITAL PROJECTS</u>					
410-5855-589-60-06	WATER DISTRIBUTION IMP	.00	126,030.58	270,000.00	143,969.42	46.7
410-5855-589-60-07	TREATMENT PLANT	.00	12,125.99	310,000.00	297,874.01	3.9
410-5855-589-60-10	CAPITAL PROJECTS	.00	564,495.86	754,000.00	189,504.14	74.9
410-5855-589-61-47	CONSERVATION PROJECT	.00	5,597.34	50,000.00	44,402.66	11.2
410-5855-589-61-48	RATE STUDY	6,486.00	37,153.90	.00	(37,153.90)	.0
410-5855-589-61-50	HYDRO INSPECTION/VALVE WORK	.00	.00	30,000.00	30,000.00	.0
410-5855-589-62-05	CAPITAL - TRUCKS	.00	.00	50,000.00	50,000.00	.0
	TOTAL CAPITAL PROJECTS	6,486.00	745,403.67	1,464,000.00	718,596.33	50.9
	TOTAL ALL 60	.00	.00	.00	.00	.0
	TOTAL ENTERPRISE	121,044.55	5,314,009.52	7,492,582.39	2,178,572.87	70.9
	TOTAL FUND EXPENDITURES	121,044.55	5,314,009.52	7,492,582.39	2,178,572.87	70.9
	NET REVENUE OVER EXPENDITURES	256,642.28	(136,053.83)	209,719.16	345,772.99	(64.9)

CITY OF CORTEZ
REVENUES WITH COMPARISON TO BUDGET
FOR THE 7 MONTHS ENDING JULY 31, 2023

HYDRO PLANT FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
415-0000-349-10-02	RPS CREDIT	.00	.00	12,300.00	12,300.00	.0
	TOTAL SOURCES 349	.00	.00	12,300.00	12,300.00	.0
	<u>REVENUE</u>					
415-0000-367-16-18	HYDRO-PRODUCTION CREDITS	.00	.00	4,813.00	4,813.00	.0
415-0000-367-16-19	ENERGY CREDITS	.00	.00	3,061.00	3,061.00	.0
	TOTAL REVENUE	.00	.00	7,874.00	7,874.00	.0
	<u>SOURCES 371</u>					
415-0000-371-13-00	GENERAL FUND	.00	518,593.81	.00	(518,593.81)	.0
	TOTAL SOURCES 371	.00	518,593.81	.00	(518,593.81)	.0
	TOTAL FUND REVENUE	.00	518,593.81	20,174.00	(498,419.81)	2570.6

CITY OF CORTEZ
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 7 MONTHS ENDING JULY 31, 2023

HYDRO PLANT FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>ENTERPRISE</u>						
<u>ADMINISTRATIVE</u>						
415-5816-589-30-19	INSURANCE & BONDS	.00	2,221.32	4,317.00	2,095.68	51.5
415-5816-589-46-02	OTHER REPAIR & MAINT	.00	.00	1,000.00	1,000.00	.0
415-5816-589-70-22	W&P AUTHORITY INTEREST	.00	10,168.51	10,169.00	.49	100.0
415-5816-589-70-23	W&P AUTHORITY PRINCIPAL	.00	508,425.30	59,237.00	(449,188.30)	858.3
415-5816-589-70-24	GEN FUND INTEREST	.00	31,115.63	.00	(31,115.63)	.0
415-5816-589-70-25	GEN FUND PRINCIPAL	.00	22,280.22	.00	(22,280.22)	.0
TOTAL ADMINISTRATIVE		.00	574,210.98	74,723.00	(499,487.98)	768.5
TOTAL ENTERPRISE		.00	574,210.98	74,723.00	(499,487.98)	768.5
TOTAL FUND EXPENDITURES		.00	574,210.98	74,723.00	(499,487.98)	768.5
NET REVENUE OVER EXPENDITURES		.00	(55,617.17)	(54,549.00)	1,068.17	(102.0)

CITY OF CORTEZ
REVENUES WITH COMPARISON TO BUDGET
FOR THE 7 MONTHS ENDING JULY 31, 2023

CCN FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
416-0000-340-10-01	FIBER TO THE BUSINESS	.00	15,035.00	185,004.00	169,969.00	8.1
416-0000-340-10-02	CONNECTION DROPS	.00	210.00	.00	(210.00)	.0
416-0000-340-10-03	DARK FIBER	5,473.96	53,266.72	12,962.00	(40,304.72)	411.0
416-0000-340-10-04	EQUIPMENT RENTAL FEES	.00	1,295.00	.00	(1,295.00)	.0
416-0000-340-10-05	FIBER SERVICE	.00	9,540.00	.00	(9,540.00)	.0
416-0000-340-10-06	VERO LEASE PAYMENT	.00	1,800,000.00	.00	(1,800,000.00)	.0
	TOTAL SOURCES 340	5,473.96	1,879,346.72	197,966.00	(1,681,380.72)	949.3
	FEES					
416-0000-342-05-00	E-RATE REVENUE	3,400.00	55,990.72	109,006.00	53,015.28	51.4
416-0000-342-12-00	GOVNET	7,693.11	62,452.92	155,028.00	92,575.08	40.3
	TOTAL FEES	11,093.11	118,443.64	264,034.00	145,590.36	44.9
	TOTAL FUND REVENUE	16,567.07	1,997,790.36	462,000.00	(1,535,790.36)	432.4

CITY OF CORTEZ
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 7 MONTHS ENDING JULY 31, 2023

CCN FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
ENTERPRISE					
CITY COMMUNITY NETWORK					
416-5830-582-10-01 REGULAR WAGES	12,350.33	44,663.13	66,140.00	21,476.87	67.5
416-5830-582-16-00 CITY RETIREMENT	124.28	1,739.92	3,165.00	1,425.08	55.0
416-5830-582-20-01 FICA/MEDICARE	941.48	3,393.51	4,593.00	1,199.49	73.9
416-5830-582-21-01 HEALTH/LIFE INSURANCE	1,556.00	10,892.00	18,648.00	7,756.00	58.4
416-5830-582-21-05 DENTAL INSURANCE	70.00	490.00	840.00	350.00	58.3
416-5830-582-21-06 WORKMENS COMPENSATION	398.56	2,782.99	2,250.00	(532.99)	123.7
416-5830-582-21-07 UNEMPLOYMENT	24.70	89.31	172.00	82.69	51.9
416-5830-582-30-19 INSURANCE & BONDS	.00	51.21	65.00	13.79	78.8
416-5830-582-30-23 EQUIPMENT RENTALS	.00	.00	500.00	500.00	.0
416-5830-582-30-90 OTHER CONTRACTUAL SERVICES	.00	30.00	3,620.00	3,590.00	.8
416-5830-582-40-00 TRAVEL & TRAINING	.00	.00	500.00	500.00	.0
416-5830-582-42-01 TELEPHONE	.00	450.00	900.00	450.00	50.0
416-5830-582-44-00 OFFICE SUPPLIES	.00	.00	200.00	200.00	.0
416-5830-582-45-07 CLOTHING ALLOWANCE	.00	.00	200.00	200.00	.0
416-5830-582-46-02 OTHER REPAIR & MAINT	.00	186.36	15,000.00	14,813.64	1.2
416-5830-582-46-09 FLEET FUEL COSTS	.00	914.87	1,000.00	85.13	91.5
416-5830-582-58-00 BAD DEBT EXPENSE	.00	2,155.20	.00	(2,155.20)	.0
416-5830-582-60-41 OTHER IMPROVEMENTS	.00	.00	5,000.00	5,000.00	.0
416-5830-582-90-02 SHOP FUND	.00	5,585.17	.00	(5,585.17)	.0
416-5830-583-30-33 PROFESSIONAL SERVICES	.00	.00	16,000.00	16,000.00	.0
416-5830-583-30-90 OTHER CONTRACTUAL SERVICES	4,276.73	5,788.50	4,200.00	(1,588.50)	137.8
416-5830-583-32-90 MAINT. CONTRACTS - OTHER	.00	6,295.00	48,000.00	41,705.00	13.1
416-5830-583-45-10 OPERATING SUPPLIES	.00	419.21	5,000.00	4,580.79	8.4
416-5830-583-46-02 REPAIR & MAINTENANCE	.00	1,040.00	8,500.00	7,460.00	12.2
416-5830-583-50-00 MEMBERSHIP & DUES	.00	.00	1,165.00	1,165.00	.0
416-5830-583-60-00 CAPITAL PROJECTS	.00	.00	25,000.00	25,000.00	.0
416-5830-583-90-01 GENERAL FUND	.00	.00	11,486.00	11,486.00	.0
416-5830-583-90-02 SHOP FUND	.00	.00	5,300.00	5,300.00	.0
416-5830-583-91-00 DEPRECIATION EXPENSE	.00	.00	90,000.00	90,000.00	.0
416-5830-586-30-56 UPSTREAM CONNECTIVITY	4,982.00	34,874.00	60,000.00	25,126.00	58.1
416-5830-586-44-00 OFFICE SUPPLIES	.00	.00	200.00	200.00	.0
416-5830-586-45-10 OPERATING SUPPLIES	.00	.00	2,500.00	2,500.00	.0
416-5830-586-46-02 OTHER REPAIR & MAINT	.00	.00	10,000.00	10,000.00	.0
TOTAL CITY COMMUNITY NETWORK	24,724.08	121,840.38	410,144.00	288,303.62	29.7
TOTAL ENTERPRISE	24,724.08	121,840.38	410,144.00	288,303.62	29.7
TOTAL FUND EXPENDITURES	24,724.08	121,840.38	410,144.00	288,303.62	29.7
NET REVENUE OVER EXPENDITURES	(8,157.01)	1,875,949.98	51,856.00	(1,824,093.98)	3617.6

CITY OF CORTEZ
REVENUES WITH COMPARISON TO BUDGET
FOR THE 7 MONTHS ENDING JULY 31, 2023

REFUSE FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	<u>CHARGES</u>					
421-0000-347-10-01	SALES REFUSE PICKUP	157,261.98	1,097,502.49	1,599,953.00	502,450.51	68.6
421-0000-347-10-02	PENALTY	380.98	1,872.66	1,000.00	(872.66)	187.3
421-0000-347-10-05	CONTAINER LOCKS	.00	.00	80.00	80.00	.0
421-0000-347-18-00	CHIPPER/MULCHER	.00	.00	450.00	450.00	.0
	TOTAL CHARGES	157,642.96	1,099,375.15	1,601,483.00	502,107.85	68.7
	<u>INTEREST</u>					
421-0000-361-20-00	INVESTMENT	.00	2,429.40	1,800.00	(629.40)	135.0
	TOTAL INTEREST	.00	2,429.40	1,800.00	(629.40)	135.0
	<u>REVENUE</u>					
421-0000-367-12-00	DUMP-TRUCK/LANDFILL FEES	325.00	1,098.00	1,900.00	802.00	57.8
421-0000-367-13-00	RECYCLED REFUSE	341.50	8,239.41	30,000.00	21,760.59	27.5
	TOTAL REVENUE	666.50	9,337.41	31,900.00	22,562.59	29.3
	TOTAL FUND REVENUE	158,309.46	1,111,141.96	1,635,183.00	524,041.04	68.0

CITY OF CORTEZ
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 7 MONTHS ENDING JULY 31, 2023

REFUSE FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>ENTERPRISE</u>						
<u>ADMINISTRATIVE</u>						
421-5816-587-42-01	TELEPHONE	.00	.00	1,100.00	1,100.00	.0
421-5816-587-42-03	POSTAGE	671.66	4,678.30	7,500.00	2,821.70	62.4
421-5816-587-46-08	EQUIPMENT REPAIR-INTERNAL	6,049.38	58,355.10	.00	(58,355.10)	.0
421-5816-587-46-09	FLEET FUEL COSTS	3,901.50	48,440.37	.00	(48,440.37)	.0
421-5816-589-58-00	BAD DEBT EXPENSE	504.55	601.44	.00	(601.44)	.0
	TOTAL ADMINISTRATIVE	11,127.09	112,075.21	8,600.00	(103,475.21)	1303.2
	TOTAL INTERFUND SERVICES	.00	.00	.00	.00	.0
<u>COLLECTION</u>						
421-5823-587-10-01	REGULAR WAGES	28,381.92	212,057.14	461,016.00	248,958.86	46.0
421-5823-587-10-02	REIMBURSED WAGES	.00	(668.57)	.00	668.57	.0
421-5823-587-10-10	EMPLOYEE INCENTIVES	.00	290.00	175.00	(115.00)	165.7
421-5823-587-11-01	OVERTIME	2,127.22	10,341.32	10,000.00	(341.32)	103.4
421-5823-587-16-00	CITY RETIREMENT	1,347.76	10,039.78	17,068.00	7,028.22	58.8
421-5823-587-20-01	FICA/MEDICARE	2,258.40	16,477.40	26,009.00	9,531.60	63.4
421-5823-587-21-01	HEALTH/LIFE INSURANCE	8,591.00	58,592.02	149,184.00	90,591.98	39.3
421-5823-587-21-05	DENTAL INSURANCE	525.00	3,255.00	6,720.00	3,465.00	48.4
421-5823-587-21-06	WORKMENS COMPENSATION	4,378.90	35,121.72	37,250.00	2,128.28	94.3
421-5823-587-21-07	UNEMPLOYMENT	61.01	444.74	975.00	530.26	45.6
421-5823-587-30-11	SOLID WASTE DISPOSAL	34,826.98	217,091.89	460,000.00	242,908.11	47.2
421-5823-587-30-19	INSURANCE & BONDS	731.75	10,739.15	2,570.00	(8,169.15)	417.9
421-5823-587-30-34	EMPLOYEE LICENSES/TESTING	234.00	1,297.15	3,600.00	2,302.85	36.0
421-5823-587-30-90	OTHER/CONTRACTUAL SERVICES	.00	2,880.00	4,000.00	1,120.00	72.0
421-5823-587-40-00	TRAVEL & TRAINING	.00	1,029.01	2,000.00	970.99	51.5
421-5823-587-42-01	TELEPHONE	245.00	1,655.00	2,800.00	1,145.00	59.1
421-5823-587-44-00	OFFICE SUPPLIES	.00	31.28	300.00	268.72	10.4
421-5823-587-45-06	CHEMICALS & LAB	.00	.00	500.00	500.00	.0
421-5823-587-45-07	CLOTHING ALLOWANCE	.00	2,242.48	5,200.00	2,957.52	43.1
421-5823-587-45-10	OPERATING SUPPLIES	.00	32,320.86	45,600.00	13,279.14	70.9
421-5823-587-46-02	OTHER REPAIR & MAINT	.00	5,635.74	6,000.00	364.26	93.9
421-5823-587-63-10	CAPITAL OUTLAY	300.00	118,648.12	250,000.00	131,351.88	47.5
421-5823-587-91-00	DEPRECIATION EXPENSE	.00	.00	150,000.00	150,000.00	.0
	TOTAL COLLECTION	84,008.94	739,521.23	1,640,967.00	901,445.77	45.1

CITY OF CORTEZ
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 7 MONTHS ENDING JULY 31, 2023

REFUSE FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	<u>RECYCLING</u>					
421-5824-587-10-01	REGULAR WAGES	8,865.60	72,218.50	129,320.00	57,101.50	55.8
421-5824-587-10-10	EMPLOYEE INCENTIVES	.00	.00	379.00	379.00	.0
421-5824-587-11-01	OVERTIME	407.07	3,010.30	15,656.00	12,645.70	19.2
421-5824-587-16-00	CITY RETIREMENT	443.28	3,303.53	6,511.00	3,207.47	50.7
421-5824-587-20-01	FICA/MEDICARE	684.00	5,573.69	9,187.00	3,613.31	60.7
421-5824-587-21-01	HEALTH/LIFE INSURANCE	2,345.00	16,414.98	55,944.00	39,529.02	29.3
421-5824-587-21-05	DENTAL INSURANCE	105.00	735.00	2,520.00	1,785.00	29.2
421-5824-587-21-06	WORKMENS COMPENSATION	816.01	6,241.88	6,112.00	(129.88)	102.1
421-5824-587-21-07	UNEMPLOYMENT	18.53	150.35	345.00	194.65	43.6
421-5824-587-30-19	INSURANCE & BONDS	.00	654.69	481.00	(173.69)	136.1
421-5824-587-30-34	EMPLOYEE LICENSES/TESTING	80.00	177.86	800.00	622.14	22.2
421-5824-587-30-90	CONTRACTUAL SERVICES	1,045.80	5,584.20	1,500.00	(4,084.20)	372.3
421-5824-587-40-00	TRAVEL & TRAINING	.00	.00	1,000.00	1,000.00	.0
421-5824-587-42-01	TELEPHONE	95.00	665.00	750.00	85.00	88.7
421-5824-587-42-03	POSTAGE	.00	.00	600.00	600.00	.0
421-5824-587-45-07	CLOTHING ALLOWANCE	.00	918.87	2,000.00	1,081.13	45.9
421-5824-587-45-10	OPERATING SUPPLIES	.00	2,010.15	4,000.00	1,989.85	50.3
421-5824-587-46-02	OTHER REPAIR & MAINT	309.15	888.92	800.00	(88.92)	111.1
421-5824-587-50-00	MEMBERSHIP & DUES	.00	1,824.66	5,400.00	3,575.34	33.8
421-5824-587-91-10	DEPRECIATION EXPENSE	.00	.00	20,000.00	20,000.00	.0
	TOTAL RECYCLING	15,214.44	120,372.58	263,305.00	142,932.42	45.7
	TOTAL ENTERPRISE	110,350.47	971,969.02	1,912,872.00	940,902.98	50.8
	TOTAL FUND EXPENDITURES	110,350.47	971,969.02	1,912,872.00	940,902.98	50.8
	NET REVENUE OVER EXPENDITURES	47,958.99	139,172.94	(277,689.00)	(416,861.94)	50.1

CITY OF CORTEZ
REVENUES WITH COMPARISON TO BUDGET
FOR THE 7 MONTHS ENDING JULY 31, 2023

CONSERVATION TRUST FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	<u>STATE/COLO</u>					
603-0000-332-17-00	LOTTERY	.00	.00	336,521.00	336,521.00	.0
	TOTAL STATE/COLO	.00	.00	336,521.00	336,521.00	.0
	TOTAL FUND REVENUE	.00	.00	336,521.00	336,521.00	.0
	NET REVENUE OVER EXPENDITURES	.00	.00	336,521.00	336,521.00	.0



CITY OF CORTEZ
123 ROGER SMITH AVENUE
CORTEZ, CO 81321

Rachael Marchbanks
Community/Economic Development Director
123 Roger Smith Ave
Cortez, CO. 81321
rmarchbanks@cortezco.gov

Memorandum

To: CORTEZ CITY COUNCIL

From: Cheryl Lindquist, Permit Technician/Deputy City Clerk

Date: 8/15/2023

RE: Ordinance No. 1322, Series 2023

DISCUSSION

This property is located in a very mixed area that includes industrial and heavy commercial land uses in close proximity to this property, and also includes City open space/natural area and single-family homes. Staff determined that both equipment storage and log home construction appear to be Conditional Uses in the "C" zone, however, when Section 5.07(j) of the LUC is applied, the uses should be located in an Industrial zone.

BACKGROUND

See attached.

FISCAL IMPACT

Not studied.

RECOMMENDATION

Staff recommends that Council approve Ordinance No. 1322, Series 2023, which approves the rezone request from Commercial "C" to Industrial, "I" for the approximately 10-acre parcel located at 1050 Lebanon Rd.

MOTION

If agreed upon by the City Council, a possible motion would be:

I move that Council approve, on second reading, Ordinance No. 1322, Series 2023, approving an application for a rezoning of a parcel of land located at 1050 Lebanon Road, Cortez, Colorado.

Attachments

Staff Report
Ordinance No. 1322, Series 2023
Documentation #1
Documentation #2



**City of Cortez
Community &
Economic
Development Dept.
123 Roger Smith Avenue
Cortez, CO 81321**

Meeting Date: August 22, 2023 (Public Hearing)
Project No. ZA23-0001

MEMO

TO: Members of the Cortez City Council

FROM: Nancy Dosdall, Contract City Planner

SUBJECT: Public Hearing on an Application for a rezoning of an approximately 10-acre parcel located at 1050 Lebanon Rd, from C, Commercial Highway to I, Industrial.

OWNER: Anthony Moore & Mary Lancaster, dba Independent Log Company

ATTACHMENTS: Ordinance No. 1322, Series 2023
Staff Report
Application Packet
Associated Maps
Staff Independent Log photos
Resident Letters and photos



Vicinity Map

BACKGROUND/CODE DISCUSSION

The approximately 10-acre parcel located at 1050 Lebanon Rd. is currently zoned C, Commercial Highway. The property was previously the site of a drive-in theatre and has been vacant for a number of years. The Owners/applicants (the "Owners"), who are doing business as Independent Log Company, also own the parcel located at 1107 Lebanon directly west of the subject property, and are already using the property for equipment and material storage for the business. They have been informed that the current use of the property is a code violation. This request, if approved, would partially bring the property into conformance with the LUC.

Independent Log Company operates as a Fire Mitigation and Response Company with several components (see letter from the Owners submitted with the application). They operate and maintain equipment which is used for wildfire response including trucks, trailers, water trucks, earth moving equipment, and chain saws. For the most part, this equipment is off-site at wildfire events during the wildfire season and returns for storage during the winter months. The season and amount of events can vary widely, but in recent years the fire season has been longer and fires are more frequent. In addition to wildfire response, the company conducts wildfire mitigation services which primarily include tree cutting and thinning services. The cut trees are then brought to their properties, prepared and used in several ways, depending on the quality and size of the product, including log home construction, wood furniture construction, fence materials and firewood. These uses would most likely be considered "manufacturing" in that the proposed application does not anticipate retail sales of products from the site.

Contractor storage or equipment yards and Manufacturing, wood products are similar uses that are listed as Conditional Uses in the "C" zone and permitted uses in the "I" zone, indicating that rezoning is not required, and a Conditional Use Permit would be the only approval required for those proposed uses. Applicable definitions from the LUC are below. The proposed uses related to wood products do appear to fit in the definition of "manufacturing, wood products" and manufacturing, heavy, which the code lists as a Conditional use in the Commercial Highway zone and a permitted use in the Industrial zone. However, Section 5.07(j) of the LUC states that "No open storage of materials or commodities shall be permitted in any district except as an accessory use to a main use located in a building in an I or PUD industrial district. No open storage operation shall be located in front of a main building." Staff determined that Section 5.07(j) of the LUC requires a rezoning of the property to the I, Industrial zone, since open storage of commodities is a component of the operation.

Relevant Cortez Land Use Code Definitions:

Manufacturing, General. "General manufacturing" means an establishment engaged in the basic processing and manufacturing of materials or products predominately from extracted or raw materials, excluding uses classified as "manufacturing, hazardous or objectionable."

Manufacturing, Hazardous or Objectionable. "Hazardous or objectionable manufacturing" means a use engaged in storage of, or manufacturing processes utilizing, flammable or explosive materials, or storage or manufacturing processes that potentially involve hazardous or commonly recognized offensive conditions. Typical uses include chemical manufacturing and warehousing, dry ice manufacturing, fat rendering plants, fertilizer manufacturing, fireworks and explosives manufacturing and warehousing, petroleum refineries, pulp processing and paper products

manufacturing, radioactive materials manufacture or use, steel works, slaughterhouses and tanneries.

Manufacturing, Light. "Light manufacturing" means an establishment or use engaged in the manufacture, predominantly from previously prepared materials, of finished products or parts, including processing, fabrication, assembly, treatment and packaging of such products, and incidental storage, sales and distribution of such products, but excluding activities classified in another land use category. Typical uses include apparel and garment factories, appliance and computer products assembly, bakeries engaged in large-scale production and wholesale distribution, boat building and repair, electrical and electronic equipment, furniture and fixtures, jewelry manufacturing, leather products, meat cutting and wholesale storage, monument and grave marker manufacturing, motion picture production lots, musical instrument manufacturing, pharmaceutical and toiletries manufacturing, printing and publishing, rubber and plastics products, sports equipment manufacturing, and toy manufacturing.

Manufacturing, Wood Products. "Wood products manufacturing" means an establishment engaged in the basic processing and manufacturing of materials or products predominately from raw wood materials. These uses may be further subdivided into "light manufacturing" which includes small-scale production of cabinets, lath, grade stakes, furniture, wood art, moulding; and "heavy manufacturing" which includes such uses as prefabricated wall components, lumber mills, and log home manufacturing.

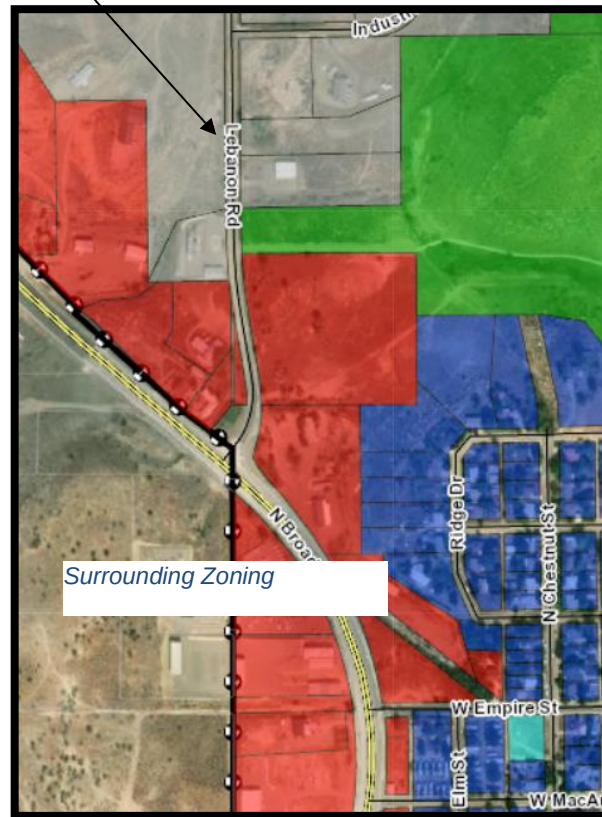
Use Type	RE	R-1	R-2	MH	O	CBD	C	NB	I
Manufacturing, general									P
Manufacturing, hazardous/objectional									C
Manufacturing, light						C	C		P
Manufacturing, wood products							C		P

5.07 (j) Open Storage. No open storage of materials or commodities shall be permitted in any district except as an accessory use to a main use located in a building in an I or PUD industrial district. No open storage operation shall be located in front of a main building. No wrecking, junk, or salvage yard shall be permitted as a storage use in any district.

The current request is to rezone the property from Commercial "C" to Industrial "I", which is the most permissive zone in regards to outdoor storage and uses in general and then grant a Conditional Use Permit to allow the proposed outdoor storage use. No buildings are proposed on the site at this time. This is the cleanest approach to conform the multiple uses that the Owners are proposing with the various Code provisions. There are two other options to approach this use; 1) Keep the existing zoning in place, grant or deny a Conditional Use Permit for the use with the exception of storage of commodities or 2) Rezone to Industrial and review the use as a Site Plan only, since Manufacturing, wood products would be considered a Permitted Use. The application of 5.07(j) could produce different results and requires some subjective interpretation of the Code.

Location/Surrounding Land Uses

The site is bounded on the north by City owned open space, on the west by both Industrial and Commercial zoned land, south is both Commercial and R-1, Residential, east is both R-1 Residential and City open space. Access to the property is directly off Lebanon Rd. The adjacent residential properties are somewhat naturally buffered from direct impacts of the use by topography. The adjacent commercial uses are either vacant, or owned and operated by the Owners.



ISSUES

Sec. 6.02 of the Land Use Code establishes the following criteria for a zoning amendment:

1. Items for Consideration in Zoning Amendments. The planning commission shall in its action on the rezoning request, consider the following:
 - a. Was the existing zone for the property adopted in error?
 - b. Has there been a change of character in the area (e.g. installation of public facilities, other zone changes, new growth trends, deterioration, development transitions, etc.)?
 - c. Is there a need for the proposed rezoning within the area or community?
 - d. Are the proposed uses compatible with the surrounding area or uses; will there be adverse impacts; and/or can any adverse impacts be mitigated?
 - e. Will there be benefits derived by the community or area by granting the proposed rezoning?
 - f. Are adequate facilities available to serve development for the type and scope suggested by the proposed zone? If utilities are not available, could they be reasonably extended?
 - g. Is the proposal in conformance with the policies, intents and requirements of the Cortez comprehensive plan?
 - h. Does the proposed change constitute "spot zoning?"

DISCUSSION

This property is located in a very mixed area that includes industrial and heavy commercial land uses in close proximity to this property, and also includes City open space/natural area and single-family homes. Staff determined that both equipment storage and log home construction appear to be Conditional Uses in the “C” zone, however, when Section 5.07(j) of the LUC is applied, the uses should be located in an Industrial zone.

The request is to rezone the property from C, Commercial Highway to I, Industrial, which is the most permissive zone in regards to outdoor storage and specific uses that the Owners are proposing for the property. A Conditional Use Permit has also been requested, which may or may not be required depending on whether or not the rezone is granted and how Section 5.07(j) is applied.

Criteria Discussion:

Rezone:

- a. It does not appear that this property was zoned in error, the area is a mix of commercial, industrial and heavy commercial uses. The property was zoned commercial prior to the establishment and zoning of the Carpenter Open Space. Commercial zoning is applied in the City to most parcels adjacent to Highway 491 and the property is directly adjacent to Industrial, Commercial, Open Space and Residential zones.
- b. The most recent new uses in the area are the Herbal Alternative, a marijuana dispensary and grow operation and Target Rental. The Herbal Alternative is located on C, Commercial zoned property while Target Rental is located on I, Industrial zoned property. The Carpenter Natural Area is a relatively new use/designation in the area, being established after most of the commercial, residential and industrial uses in the area. Many of the uses in the area incorporate outdoor storage of a variety of materials and equipment.
- c. The rezoning is being requested to allow for a heavy manufacturing use in an area of the City where these types of uses are somewhat common. There are many vacant C, Commercial zoned properties in the City, while only a few vacant I, Industrial zoned properties exist. This lack of zoned and available land for Industrial type uses could be considered a need for the rezoning.
- d. The area is a mix of land uses, including single family homes and City owned/operated open space on the northern and eastern boundaries. Further north, west and south are heavy commercial uses, most of which include an outdoor storage component. It does not appear that any of the nearby uses comply with Section 5.07(j) of the LUC, although some may be pre-existing non-conforming uses. The City Parks and Recreation Department, several users of the Carpenter Natural Area, and some nearby residents have expressed concern with the use, several written letters of opposition have been received as well as letters of support.
- e. The use may be considered a necessary use in this area where wildfire is a constant and concerning threat. The business provides both firefighting and fire mitigation services, and also makes use of all of the byproducts, adding value to what can be a difficult waste product to dispose of.
- f. Adequate facilities for the business are available, including water, sewer, access and all other utilities, although at this phase, no services are necessary for the use.
- g. The Cortez Comprehensive plan includes numerous goals that support the requested rezone. Goals and policies include the following:
 - a. Sustain a well-balanced and diverse local economy (Goal 11.1)
 - b. Encourage industries that employ City residents for the reclamation of resource extraction. (Policy 11.1.47)

- c. Encourage manufacturing businesses and other skilled labor businesses to enhance employment opportunities at “living wage” income levels. (Policy 11.3.8)
- h. The property is adjacent to other industrial zoned property and uses. If the City Council determines that the request is consistent with the Comprehensive Plan it should not be considered “spot zoning.”

AGENCY REVIEW – Note- Agencies reviewed two zoning requests and two conditional use permit requests together.

GIS Coordinator (Doug Roth)

- The application packet does not specify what zoning is being requested so I can't comment on that.
- All situs addresses for both properties are good. Due to hazardous nature of the operation make sure addresses are clearly marked for emergency response.
- A new (additional) address will be assigned to the proposed manufacturing building on PID 561122400044 once a building permit is pulled
- No other concerns

Cortez Sanitation District (Jim Webb)

The Sanitation District has some concerns about a couple of exposed manhole covers in this property. Could you please let the owners know that we have a 20’ prescribed easement across this property 10” Each side of the pipe. We have to have access to these manholes and pipeline for normal maintenance. The covers being exposed like they are, cannot withstand big equipment hitting them and the buried manholes would not be able to handle a whole lot of abuse either. We would prefer that the easement stay clear of any permanent structures and any stored logs giving us access to the exposed manholes Any time of the day or night. This Sewer main is a major Trunk line for the entire North side of town.



Cortez City Engineer (Kevin Kissler)

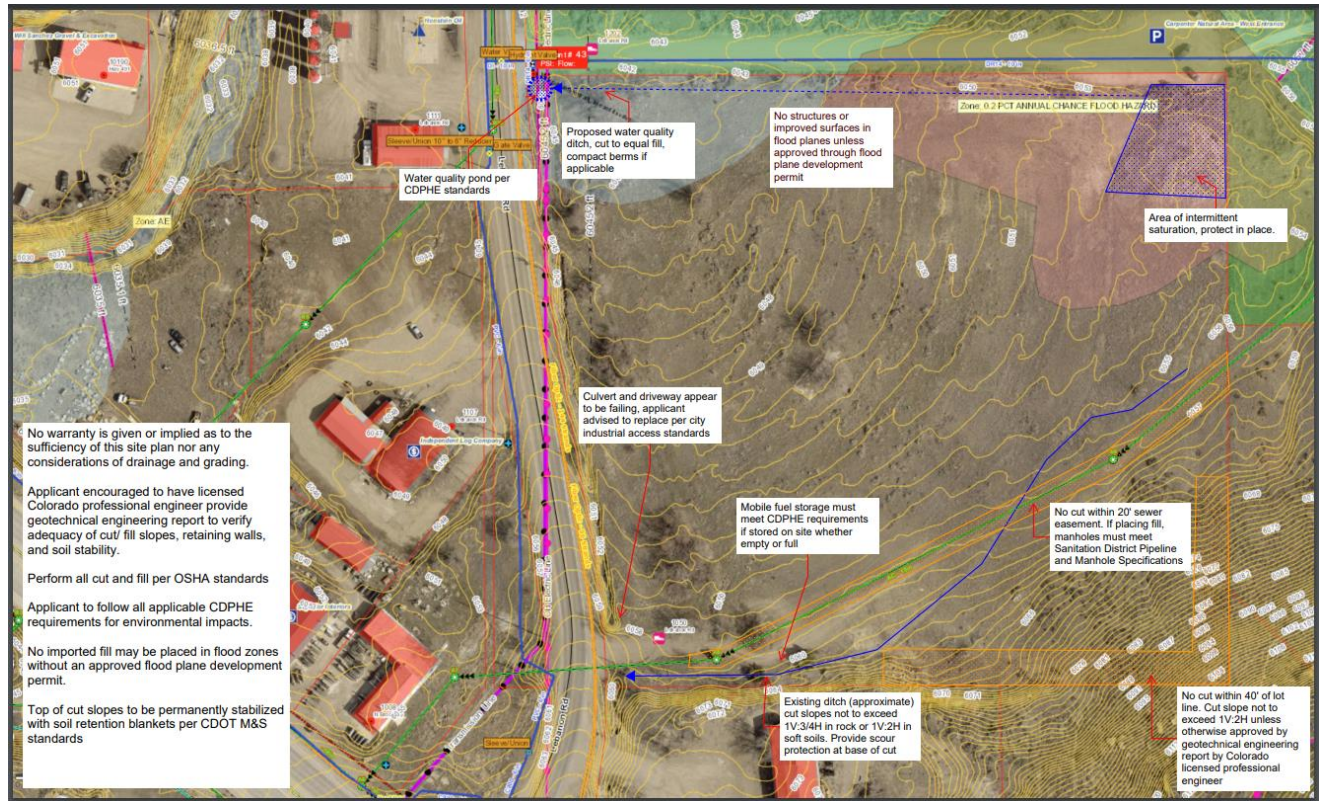
Public works staff performed a site visit on 5/19 and a follow up visit on 5/23 of the properties in question. Attached are updated site plans showing field observations and comments for 1050 Lebanon

and 10206 Highway 491, within are specific engineering concerns and suggestions. The applicant is encouraged to have a Colorado licensed professional engineer certify the adequacy of their installations and earthwork, the attached site plans are not providing or implying warranty or adequacy as to the performance of the installations and earthwork and only reflect a mutual understanding of the work the applicant intends to perform during grading operations.

With that said, it appears that the applicant has removed roughly 40,000 cubic yards of material from the hill on their property at 10206 Highway 491 and has used that material to create a filled pad. While in my opinion this is beyond the scope of a typical grading permit, I am not seeing much support from within the land use code or construction design standards to differentiate this project from a grading permit, nor to my knowledge was this scope of work outlined in their original grading permit from last year. It appears a legal basis to keep their operations suspended is not clearly defined, therefore we will allow work to continue and monitor operations on the site.

I have not heard from CDOT, however the applicant intends to add a second access on their property. They assured me that they have already had communications with CDOT, the access is shown on their plat, and that access from highway 491 at that location is already approved within CDOT's access control plan for highway 491. I had concerns regarding sight distance for oncoming traffic if using that access, however it was noted that roll back curb had already been installed by CDOT at that location.

If they are to eventually propose a structure on any of the filled areas, the city would want to require a soils analysis for any permanent foundations as the placed fill may or may not be unstable. A formal soils and/ or engineering analysis may be a prudent demand the city could make as a condition of rezoning if supported and permissible by the land use code. It is my recommendation that the city update as soon as possible the LUC and/ or CDS such that any placed fill greater than 4' in depth should require a geotechnical engineering analysis and design certified by a Colorado licensed professional engineer. This update should also include verbiage that outlines a stop work procedure for clearly defined violations and a formal review and/ or remediation process to bring the work back into compliance.



Cortez Parks and Recreation (Creighton Wright)

As City's primary representative for parks, open space, forestry, and recreation, I desire to be a good neighbor and respectfully ask that Mr. Moore's business ventures don't negatively impact the recreation pursuits of Cortez residents and visitors. While I support the business development opportunities, especially the very cool log homes that Mr. Moore proposes to build, I respectfully request mitigation to support the serene Carpenter Natural Area directly adjacent to the property. The preserve's primary parking lot is directly adjacent to the north of the proposed equipment storage area.

The Carpenter Natural Area is a unique ecological and geologic gem within the City that allows residents and visitors to enjoy the natural scenery and outstanding views without leaving the City. Residents and visitors routinely (some daily) use the space for trail walking, birding, light hiking, mountain biking, and generally, the opportunity to get outside and enjoy nature literally out their back doors. I request mitigation by the adjacent property owner to screen, protect and preserve the natural aesthetic value and uniquely serene environment found at the Carpenter Open Space Preserve.

Requested mitigation:

1. Secure and preserve the water quality of inflow into ponds and streams. Prevent harmful chemicals and toxins from washing into downstream waterways.
2. Restrict access to preserve drives and parking areas from the equipment, supplies, and deliveries to Mr. Moore's business.
3. Prevent any waste, construction debris, or other by-products from blowing or coming onto the preserve or associated areas.
4. Provide buffer and naturally-oriented visual screening along Mr. Moore's northern and eastern property boundary. The proposed naturally-oriented visual screen should be large (20' tall) evergreen trees planted approximately 20' on-center and staggered. The proposed buffer is 50'.

ALTERNATIVES

1. The Council can hold a public hearing to consider the rezone request from Commercial “C” to Industrial, “I” for the approximately 10-acre parcel located at 1050 Lebanon Rd, and approve the Ordinance on second reading.
2. The Council can hold a public hearing to consider the rezone request from Commercial “C” to Industrial, “I” for the approximately 10-acre parcel located at 1050 Lebanon Rd, and deny the Ordinance on second reading, and state its reasons;
3. The Council can ask for more information and continue the application to a date certain.

PLANNING COMMISSION RECOMMENDATION

At its meeting of July 18, 2023, the Planning Commission considered the request and failed to pass a motion due to the lack of a majority vote in favor of either motion. Four members were present and motions for both approval and denial of the request failed, 2 – 2.

STAFF RECOMMENDATION

Staff recommends Alternative “1” above. If the City Council agrees with the recommendation of City Staff, a possible motion would be: I move that Council approve on second reading Ordinance No. 1322, Series 2023, approving an application for a rezoning of a parcel of land located at 1050 Lebanon Road, Cortez, Colorado.

Should the Council determine that Ordinance No. 1322, Series 2023 should be denied, staff recommends that the Council’s vote for denial include findings, and suggests that the following findings potentially might support a vote for denial:

1. The existing zoning is consistent with the general area and not adopted in error.
2. The proposed industrial uses are not compatible with the open space and residential uses in the area and may not be able to be adequately mitigated.

**CITY OF CORTEZ
ORDINANCE NO. 1322, SERIES 2023**

**AN ORDINANCE AMENDING THE CITY OF CORTEZ ZONING MAP FOR A 9.64
ACRE PARCEL LOCATED AT 1050 LEBANON ROAD, CORTEZ COLORADO,
TO CHANGE THE ZONING ON THE PARCEL FROM C, COMMERCIAL
HIGHWAY TO I, INDUSTRIAL DISTRICT**

WHEREAS, the owners and applicants, Anthony Moore and Mary Lancaster (the “Owners/applicants”), have applied for review of a rezoning from C, Commercial Highway to I, Industrial of a parcel of land located at 1050 Lebanon Road, Cortez, Colorado, and more particularly described as (the “Property”):

TR IN W/2SW/4SW1/4 OF Section 23, Township 36N, Range 16W, N.M.P.M., County of
Montezuma, State of Colorado

WHEREAS, the Owners/applicants presented a request and necessary submittal items for review of a rezoning of the Property by the City Planning and Zoning Commission at its meetings held on June 6, 2023 and July 18, 2023; and

WHEREAS, Land Use Code Section 6.02, Zoning Map and Land Use Code Amendments, indicates that the owner or developer of a property may request an amendment to the zoning classification of property; and

WHEREAS, at the July 18, 2023 P&Z Meeting, the four members of the Planning and Zoning Commission that attended the Meeting reviewed the request for an amendment to the zoning classification of the Property from C, Commercial Highway to I, Industrial, and a motion that the Planning and Zoning Commission recommend that City Council approve the request received two votes in favor and two votes against, and a motion that the Planning and Zoning Commission recommend that City Council deny the request received two votes in favor and two votes against. Neither motions received a majority vote in favor, both motions failed, and there is no recommendation from the Planning and Zoning Commission to the City Council on this rezoning request; and

WHEREAS, it appears that all requirements of Chapter 6.00 of the City’s Land Use Code for a zoning classification amendment have been met.

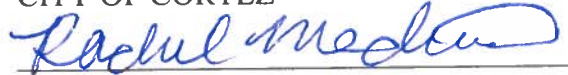
NOW, THEREFORE, BE IT RESOLVED BY THE CORTEZ CITY COUNCIL THAT THE CITY OF CORTEZ ZONING MAP IS AMENDED TO RECLASSIFY THE DESCRIBED PROPERTY FROM C, COMMERCIAL HIGHWAY TO I, INDUSTRIAL, SUBJECT TO THE FOLLOWING FINDINGS:

1. The Property is physically buffered from adjacent residential uses by topography, is adjacent to or in the same vicinity of existing Industrial uses, and other impacts can be mitigated with appropriate use conditions.
2. The community will benefit from use of the Property by the additional economic benefits of additional jobs, opportunities and taxes generated and the expansion of a much-needed natural resource use.
3. Adequate facilities are available to serve development for the type and scope suggested by the proposed zoning.
4. The proposal is in conformance with the policies, intents and requirements of the Cortez comprehensive plan.
5. Pursuant to Section 4.01 of the Cortez Land Use Code, a subdivision plat approved by the City Council shall be required prior to the issuance of any building permits on the Property.

PASSED AND INTRODUCED ON FIRST READING THIS 8th DAY OF AUGUST, 2023.

ATTEST:

CITY OF CORTEZ



RACHEL B MEDINA, MAYOR



DONNA MURPHY, DEPUTY CITY CLERK

PASSED, ADOPTED AND APPROVED ON SECOND AND FINAL READING THIS 22nd DAY OF AUGUST, 2023.

CITY OF CORTEZ

ATTEST:

RACHEL B MEDINA, MAYOR

LINDA L. SMITH, CITY CLERK

APPROVED AS TO FORM:

J. PATRICK COLEMAN, CITY ATTORNEY

APPLICATION PACKET

APPLICATION FOR ZONING AMENDMENT
(Land Use Code Section 6.02)

Name: Anthony Moore Mary Lancaster Phone: 719-588-3450
Address: 1050 Lebanon Road COCKE COLORADO 81321

- ☒ Statement of requested change and legal description of property
☒ Title certificate with list of owners and all liens, easements, etc. on property
☒ Statement from Treasurer showing status of current taxes due on property
☒ Survey of property which shows existing zoning, existing uses, and zoning within 300' of land to be rezoned
____ List of surrounding property owners (and addresses) within 300' Cheryl
____ Statement showing effect that new zoning would have on adjacent uses - ?
☒ Explanation for rezoning request
☒ Filing fee \$ 500

RECORD OF PROCEDURES

Review by Department Heads:	Date	Initials
Police Department	_____	_____
Public Works/Planning Department	_____	_____
Parks & Recreation Department	_____	_____
Fire Department	_____	_____

P&Z Public Hearing: _____ Advertised in Paper: _____
Action taken by P&Z: _____

Council Public Hearing: _____ Advertised in Paper: _____
Action taken by Council: _____

4/14/2023

Dear To Whom It May Concern:

City of Cortez: Planning and Zoning

Nancy,

Here is my official request to Rezone 1050 Lebanon Road Cortez Colorado 81321.

Parcel Number : 561123300003

Legal: Section: 23 Township: 36 Range: 16 TR IN W/2SW/4SW1/4

Acreage: 9.64

Currently zoned Commercial "C"

Requesting to Rezone Industrial "I"

Any question or concern please contact at 1-719-588-3450 or by email to
justmemory7@yahoo.com

Thank you


Anthony Moore


Mary Lancaster

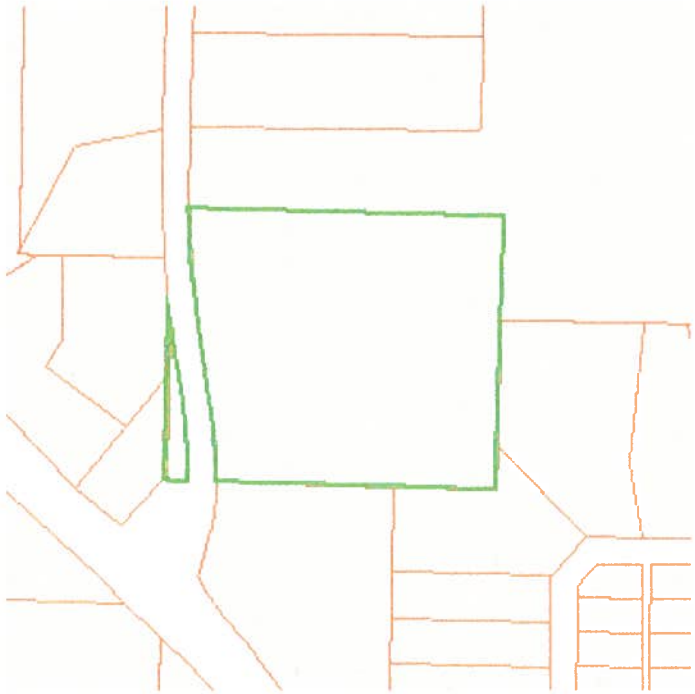
Account: R007650

1 of 2 Results [Next->](#)

Location	Owner Information	Assessment History
Situs Address 1050 LEBANON RD	Owner Name MOORE, ANTHONY &	Actual (2023) \$202,440
Tax Area 11001 - DISTRICT 11001	Owner Address PO BOX 1034	Assessed \$58,710
Parcel Number 5611-233-00-003	ALAMOSA, CO 81101	Tax Area: 11001 Mill Levy: 55.380980
Legal Summary Section: 23 Township: 36		Type Actual Assessed Acres SQFT Units
Range: 16 TR IN W/2SW/4SW1/4; 9.64AC		Land \$202,440 \$58,710 9.640 435600.000 1.000
B226 P164 B406 P35		
Account Number R007650		
Account Type VACANT LAND		
Doc Description		

Transfers		
Sale Date	Sale Price	Doc Description
11/25/1996		Quitclaim Deed NoSale
03/25/2010	\$0	Land Survey Deposit Map
01/25/2016	\$3,105	Warranty Deed
04/20/2017		Survey
10/28/2021		SOA
10/28/2021	\$190,000	Special Warranty Deed JT

Tax History	Images
Tax Year Taxes	GIS
*2023 \$3,251.40	
2022 \$3,251.72	
* Estimated	



Tax Account

Summary

Account Id R007650
Parcel Number 561123300003
Owners MOORE, ANTHONY &
LANCASTER, MARY
Address PO BOX 1034
ALAMOSA, CO 81101
Situs Address 1050 LEBANON RD CORTEZ
Legal Section: 23 Township: 36 Range: 16 TR IN W/2SW/4SW1/4; 9.64AC B226 P164 B406 P35

Inquiry

As Of 04/14/2023 

Payment Type ☐ First
☒ Full

Taxes Due \$3,251.72
Total Due \$3,251.72

Value

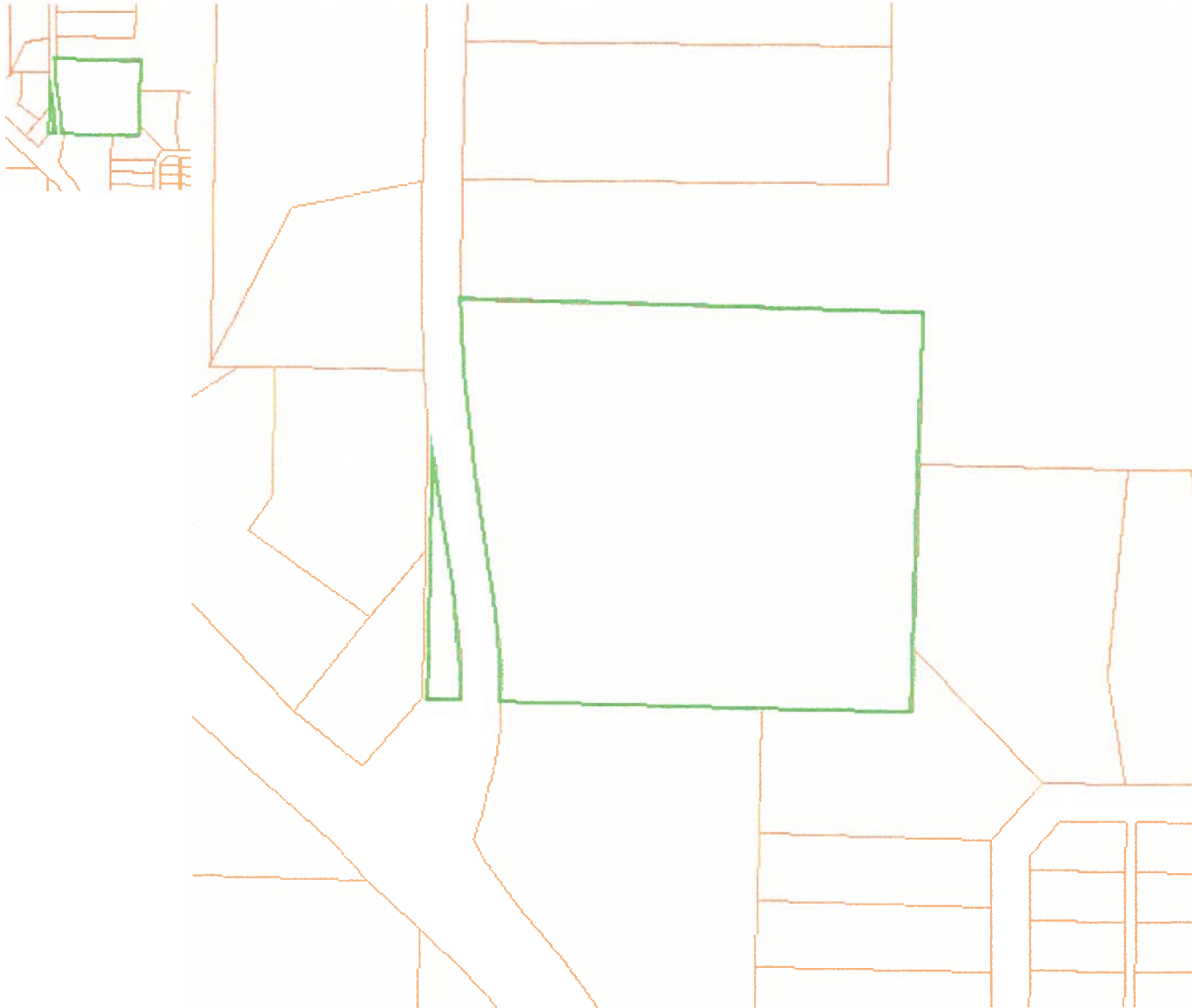
Area Id	Mill Levy	
11001 - DISTRICT 11001	55.3859800	
	Actual	Assessed
VACANT COM LOTS - 0200	202,440	58,710
Taxes		\$3,251.72

The amounts of taxes due on this page are based on **last year's** property value assessments.
For current year values visit the [Montezuma County Assessor's site.](#)

due 5-1-2023

Account: R007650

1 of 2 Results [Next->](#)



NARRATIVE



**Log Home Manufacturing yards
1050 Lebanon Road and 10206 Highway 491 Cortez
Colorado 81321**

We are a family owned and operated business, natives to Cortez Colorado.

We have been generation loggers for over 50 years.

Anthony Moore is a Master Log Crafter, professional logger and Wildland Firefighter.

We will be using this land to store are Wildland firefighting equipment that we use to assist the USDA forest service with our 54 contracts.

We are hopeful for a proposed Wildland Firefighting training facility to help qualify individuals wishing to pursue Wildland Firefighting careers. Anthony Moore is a Task Force Leader and has put out numerous fires in our State and has been awarded medals on the Pine Gulch fire Grand

Junction Colorado 2020 and East Troublesome Fire Granby Colorado 2020, both devastating Colorado fires.

Independent Log Company will be building Swedish Style Cope Log Homes and Timber Frame log homes, at this location. (See Photo 1 and Photo 2)

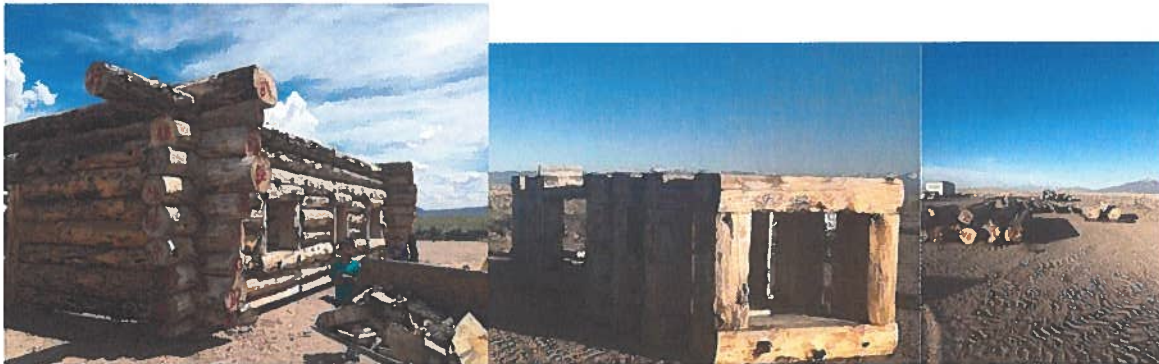
Photo 1 Swedish Cope Log Home by Independent Log Company



Photo 2 Timber framed home by Independent Log Company

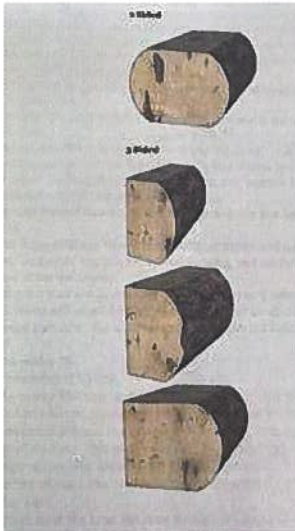
We use top quality logs and most of the work will be done in the yard and then taken down and put on properties.

Swedish Cope Style Log Homes (Think "Lincoln logs")



ILC will be storing logs at this location and a Wood Mizer Mill that will assist in making the 2 sided and 3 sided logs and rough-cut lumber used for our Timber Frame homes. (See Table 1)

Table 1 - 2 sided and 3 sided logs



ILC will also have a Cord King firewood processor at this location for processing the byproduct wood into firewood and this will be available locally.

Cord King Firewood Processor-

Wood Mizer LT40



ILC will take the slab wood that comes off the logs and put that into slab bundles that will be available locally.

Bundles of slab wood



All our sawdust from milling is blown in an enclosed trailer and when this is full, we have numerous individuals that we deliver this too for animal bedding, and landscape projects. No sawdust will be accumulated at our locations.

The amount of noise that will be created for this operation is very minimal mostly due to, this is a wide-open area and sound will go off into many directions and be absorbed into ground you therefore you only end up hearing a small part of it.

Item	Decibels
whisper	15
Lawnmower	75
Car Horn	110
Wood Mizer Mill * on site	75
Cord King Processor *on site	90

We are a family-owned business, and this is our lively hood due to seasons sometimes we work longer hours and sometimes regular hours. You may see us leaving early in the mornings to

beat the thaw and mud and you may see us working late to accommodate break downs or getting dispatched for fires. This area is ideal for this type of operation as Maverick is open 24 hours for fueling and supplies, Meadow gold trucks run at 3:00 in the morning and late at night. We own most of the surrounding land near us and what we do not own business owner's hours are very typical of ours.

ILC will be adding pole barn type lean-to for the wood Mizer and processor to help even more with any noise and for shelter from the elements.



All our wood comes from the local San Juan forests USDA timber sales, and we are a huge part in the removal of this dead and dying wood and keeping the forest healthy.

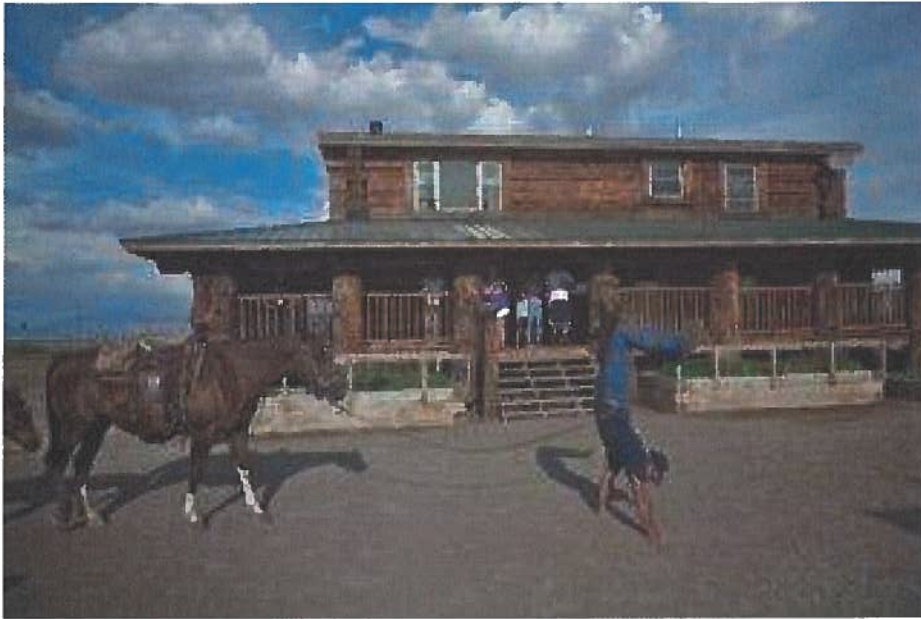
ILC has temporarily and seasonal job opportunities and future full-time positions are expected.

ILC takes pride in keeping things organized and will adhere to any local land use codes and regulations. We keep all our equipment clean and in tip top shape, as it makes our living.

ILC will have limited volumes of boards available and will offer specialty milling such as oversized timber and beams you can't typically get at your local hardware. ILC will also have railings and log home furniture.

Both properties will be used for equipment storage for example water trucks, logging trailers, enclosed trailers, and other equipment we use for firefighting, logging, and log home manufacturing. During the fire season if dispatched or while logging most of this equipment will be gone. Firewood, slabs and rough-cut lumber will be processed and sold locally onsite and delivered. Log home furniture and railing will also be on both locations.

We are looking forward to being a huge asset to Cortez Colorado for future home development and being in your backdoor for Wildland Firefighting.

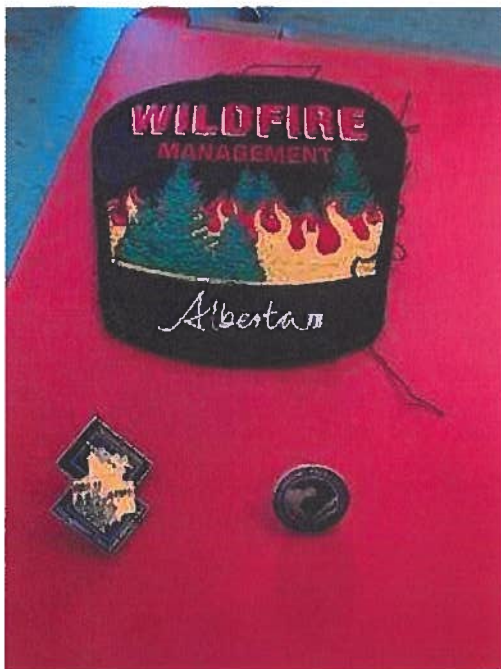
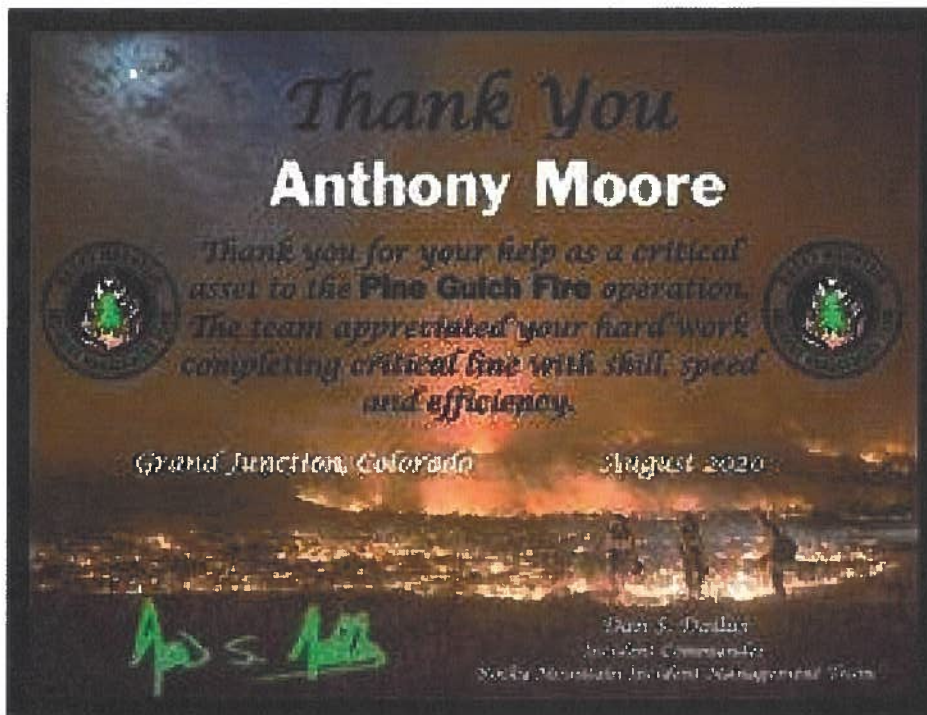


5000 Square foot house by Independent Log Company



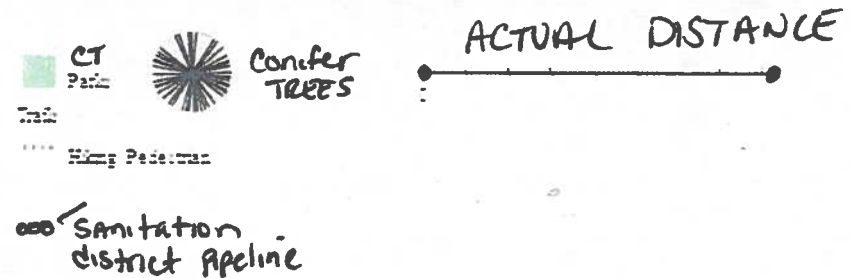
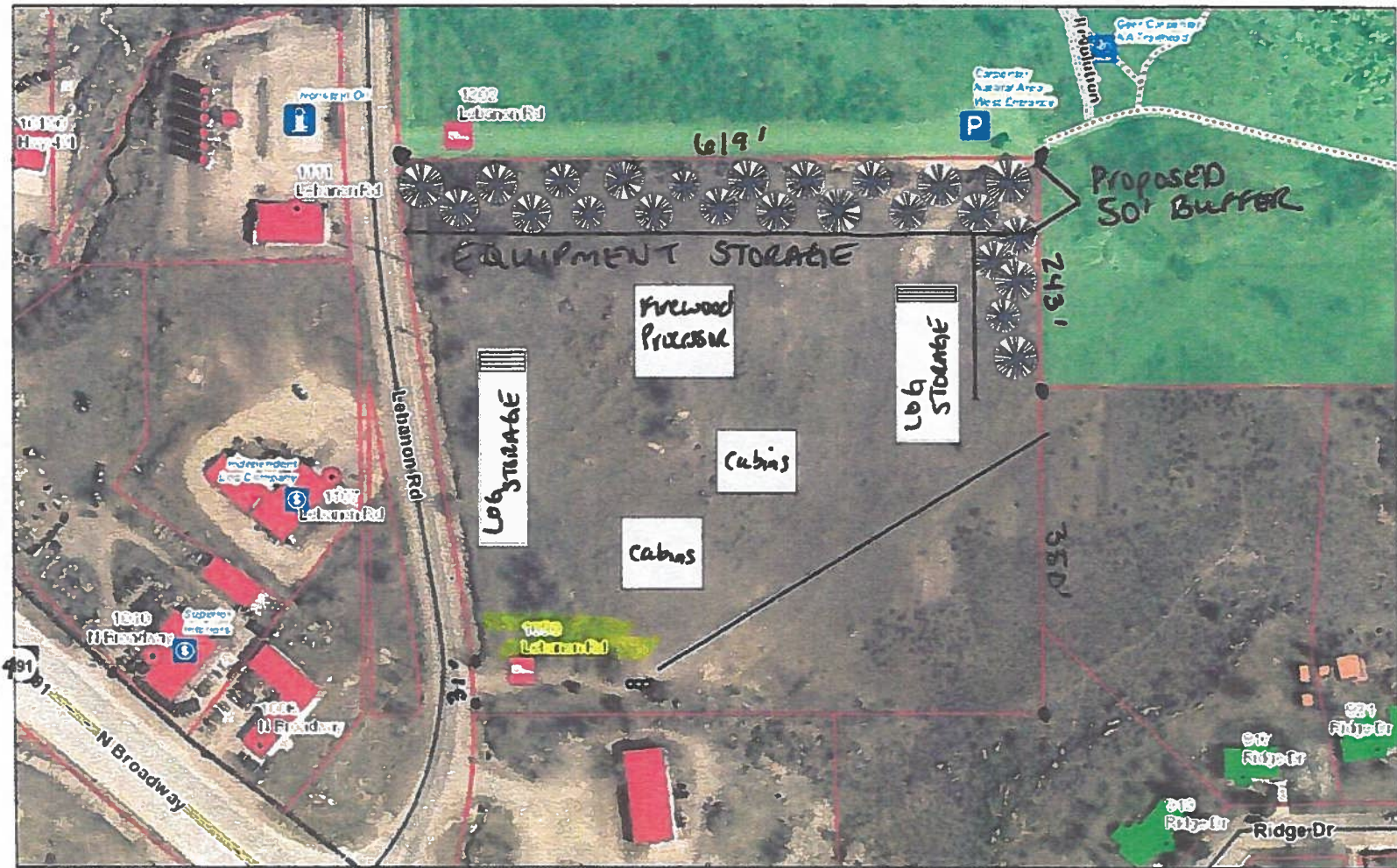
Timber frame package

Awards Given for building Fire line with Dozer that stopped Pine Gulch Fire 2020.



Site Plan

Montezuma County Property 1050 LEBANON ROAD



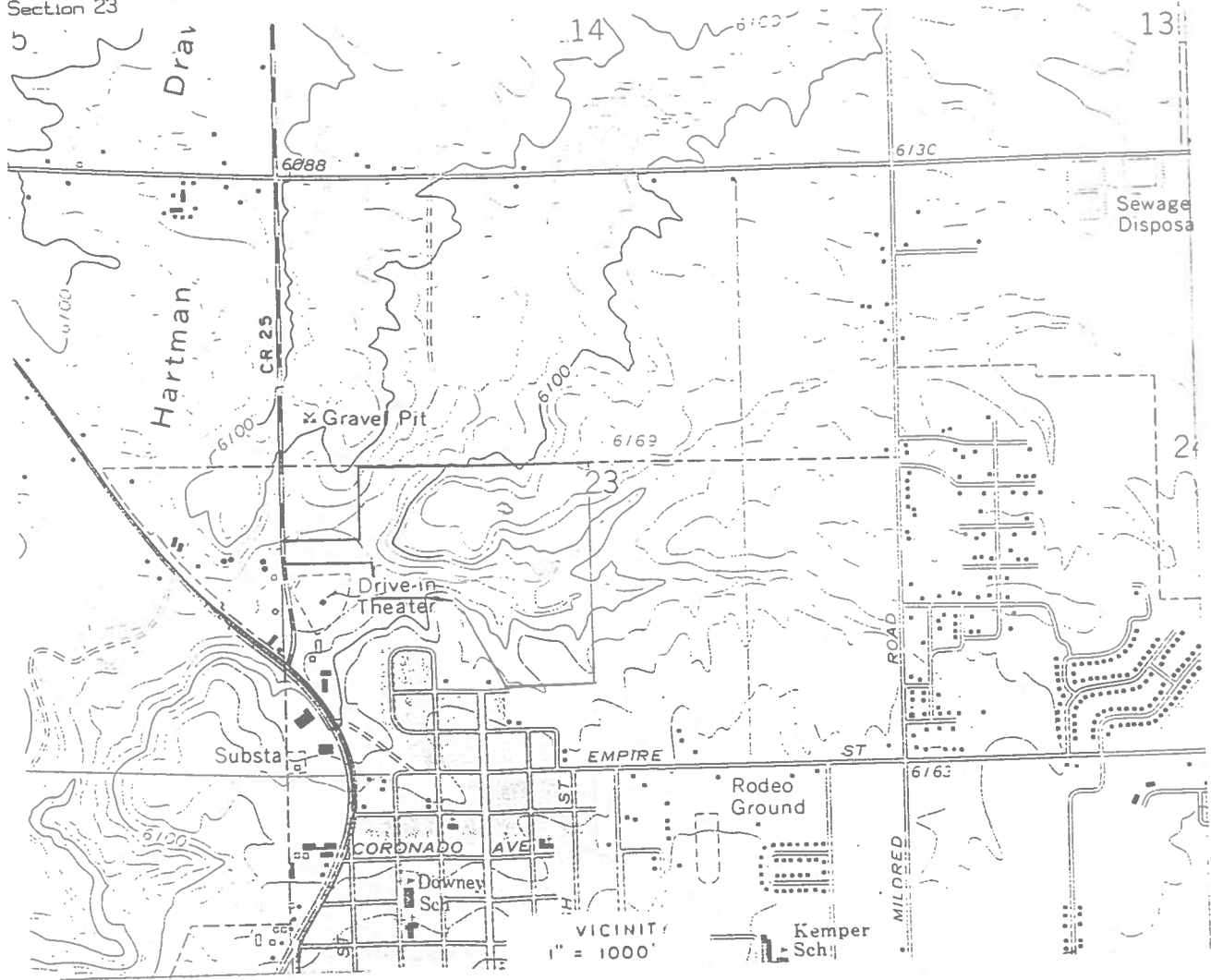
1829.61'

SW corner Section 23

10' N 01'

499.70
N 89°52'59" W

81.74
Ches



VICINITY
1" = 1000'

SW⁴

CATHARINE N. CARPENTER AND 1st NATIONAL BANK OF DENVER
B. 478, P. 535

MONTVIEW ADDITION

VICTOR HODGES AND
RICHARD TIBBITS
B. 480, P. 492
NW⁴ NW⁴ SW⁴

ALLEN THEATRES, INC.
B. 371, P. 371

NORTHCOTT, INC.
B. 185, P. 154
B. 422, P. 17

W 500' OF S. 537' OF
NW⁴ SW⁴ SW⁴

EMPIRE STREET EASEMENT

NORTH BROADWAY

U.S. 866

SECTION 23

SECTION 22

T36N, R16W, NMPM, MONTEZUMA COUNTY, COLORADO



SCALE: 1" = 100'
0 50 100 200

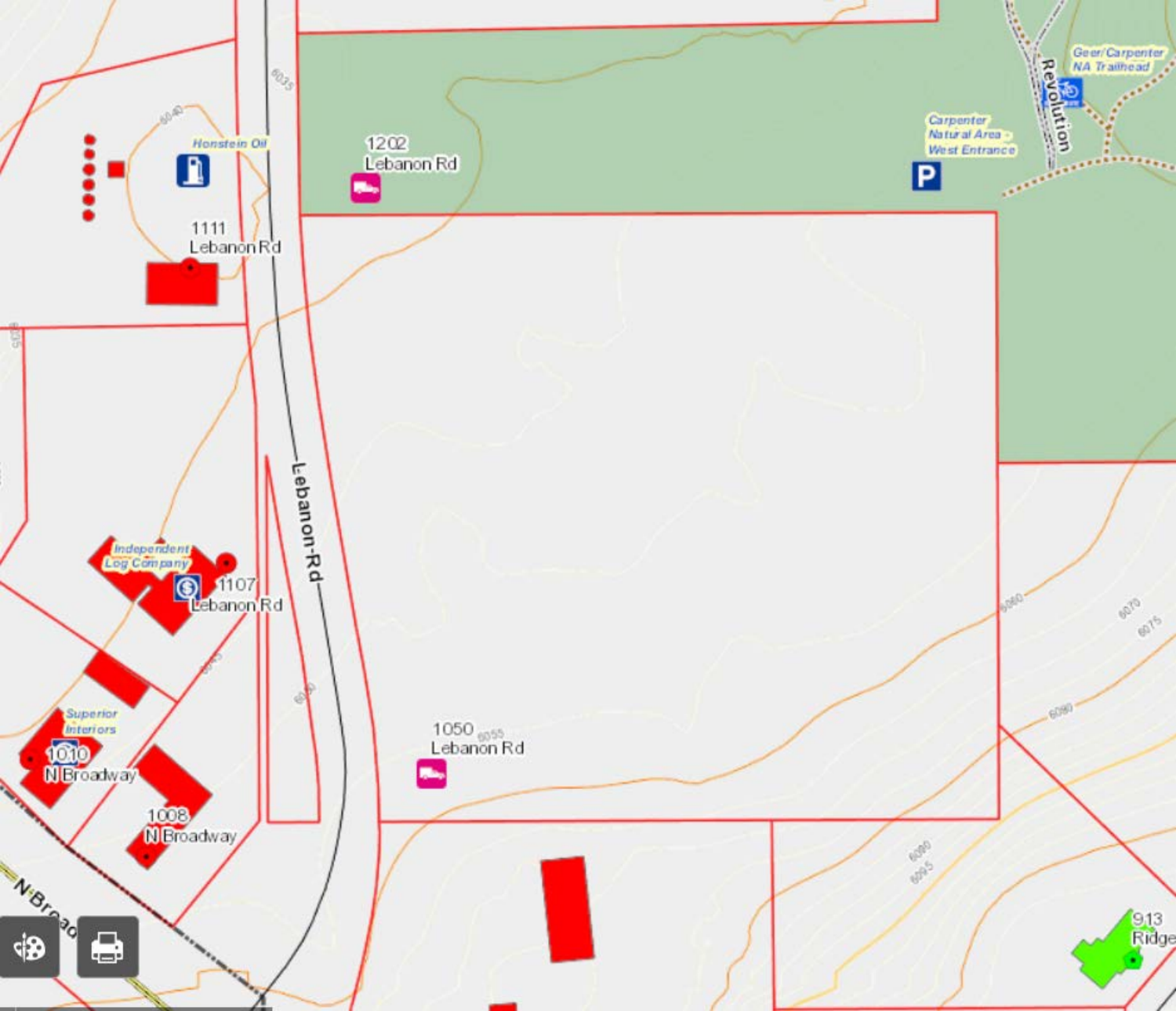
BASE OF BEARING IS BEARINGS OF RECORD

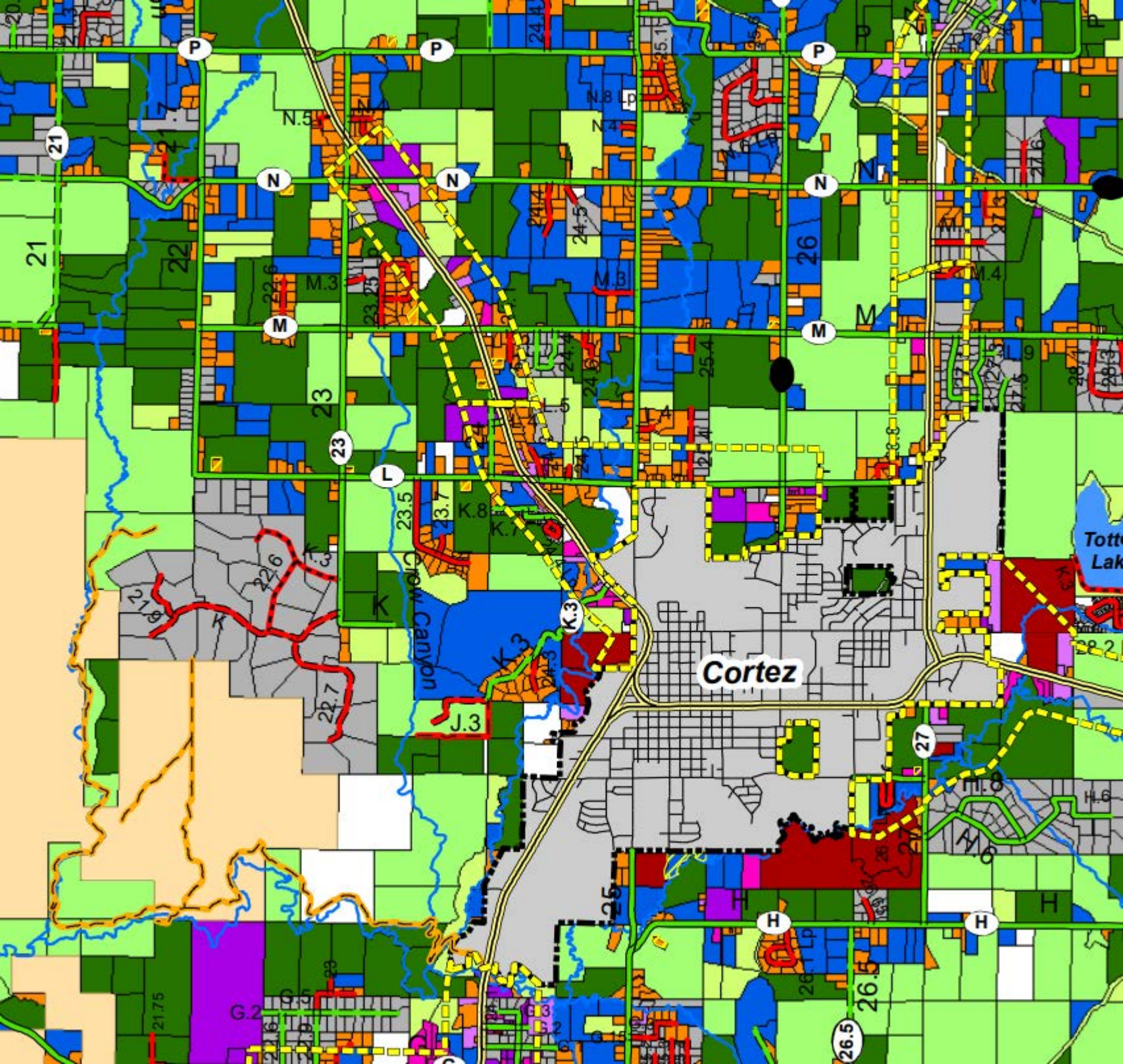
ALL RIGHTS RESERVED BY THE ENGINEER
This is to certify that the above is a true and correct copy of the original as filed in the office of the County Clerk of Montezuma County, Colorado, on the 13th day of June, 1936.
J. L. Williams
County Clerk
Montezuma, Colorado



J. L. Williams Engineering Inc. CORTEZ, COLORADO	
BETTY WILLIAMS	
23-36-16 OLD DRIVE IN	
Date: 8-20-77	Drawn By:
Revised:	File No:

ASSOCIATED MAPS

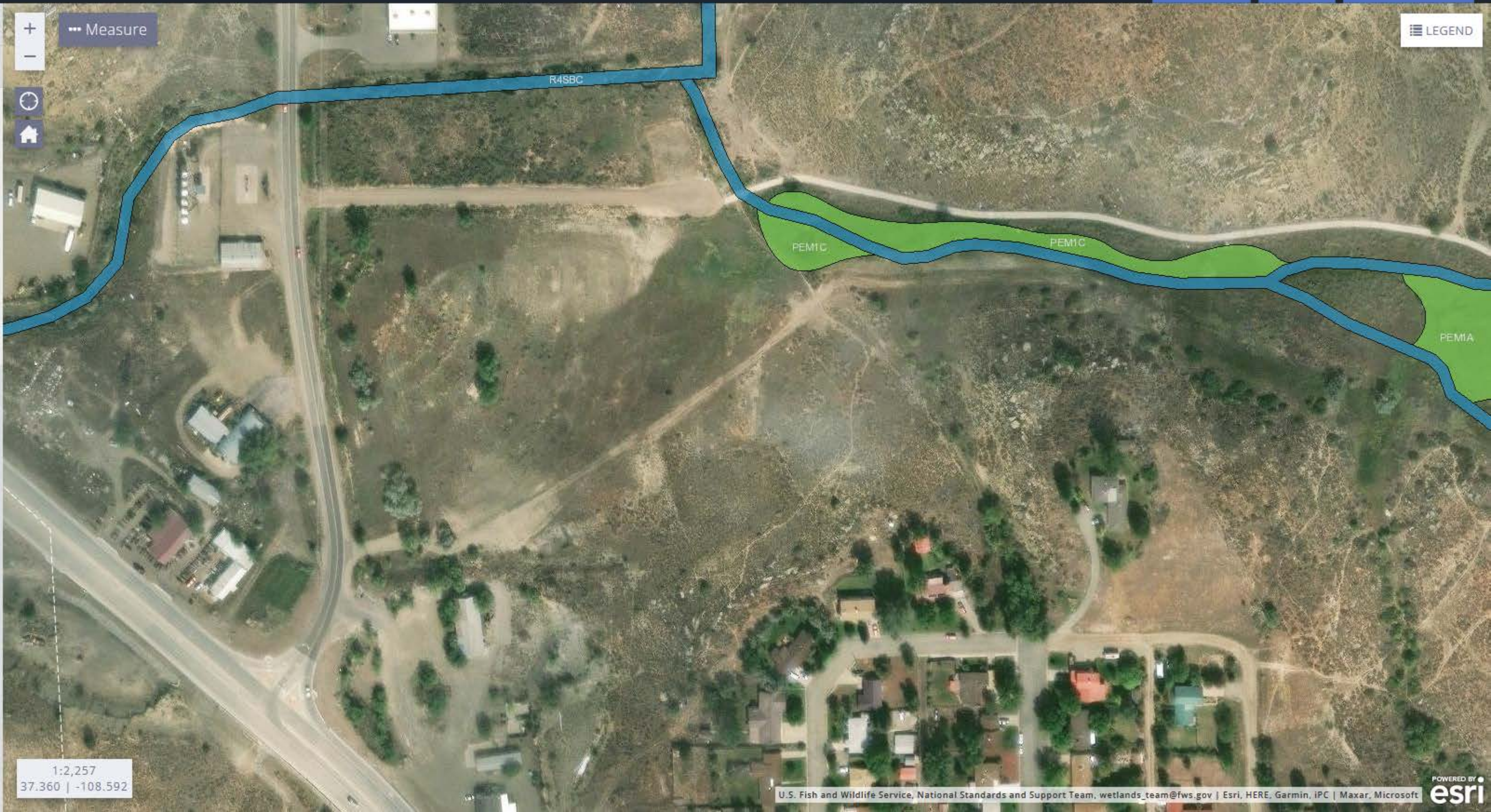




BASEMAPS >

MAP LAYERS >

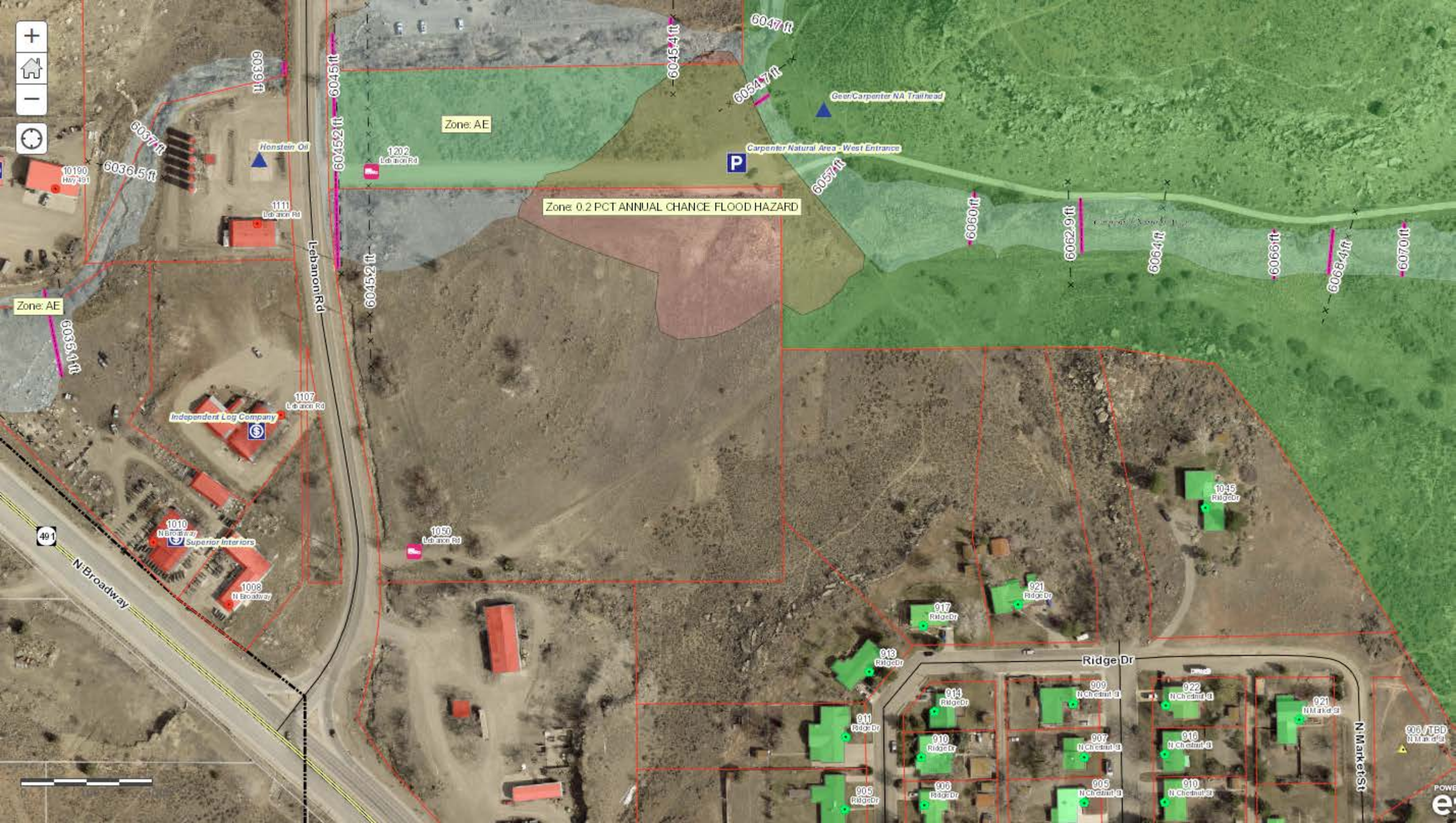
- ☒ Wetlands 1 2
- ☒ Riparian 1 2
- ☐ Riparian Mapping Areas 1 2
- ☒ Data Source 1 2
 - ☐ Source Type
 - ☐ Image Scale
 - ☐ Image Year
- ☐ Areas of Interest 2
- ☐ FWS Managed Lands 1 2
- ☐ Historic Wetland Data 1 2



+ Measure
-



LEGEND





City of Cortez Address Change:
MOORE, ANTHONY and LANCASTER, MARY
1107 and 1050 Lebanon Rd, Cortez, CO 81321
PID 561122400034 and 561123300003



3/31/2027

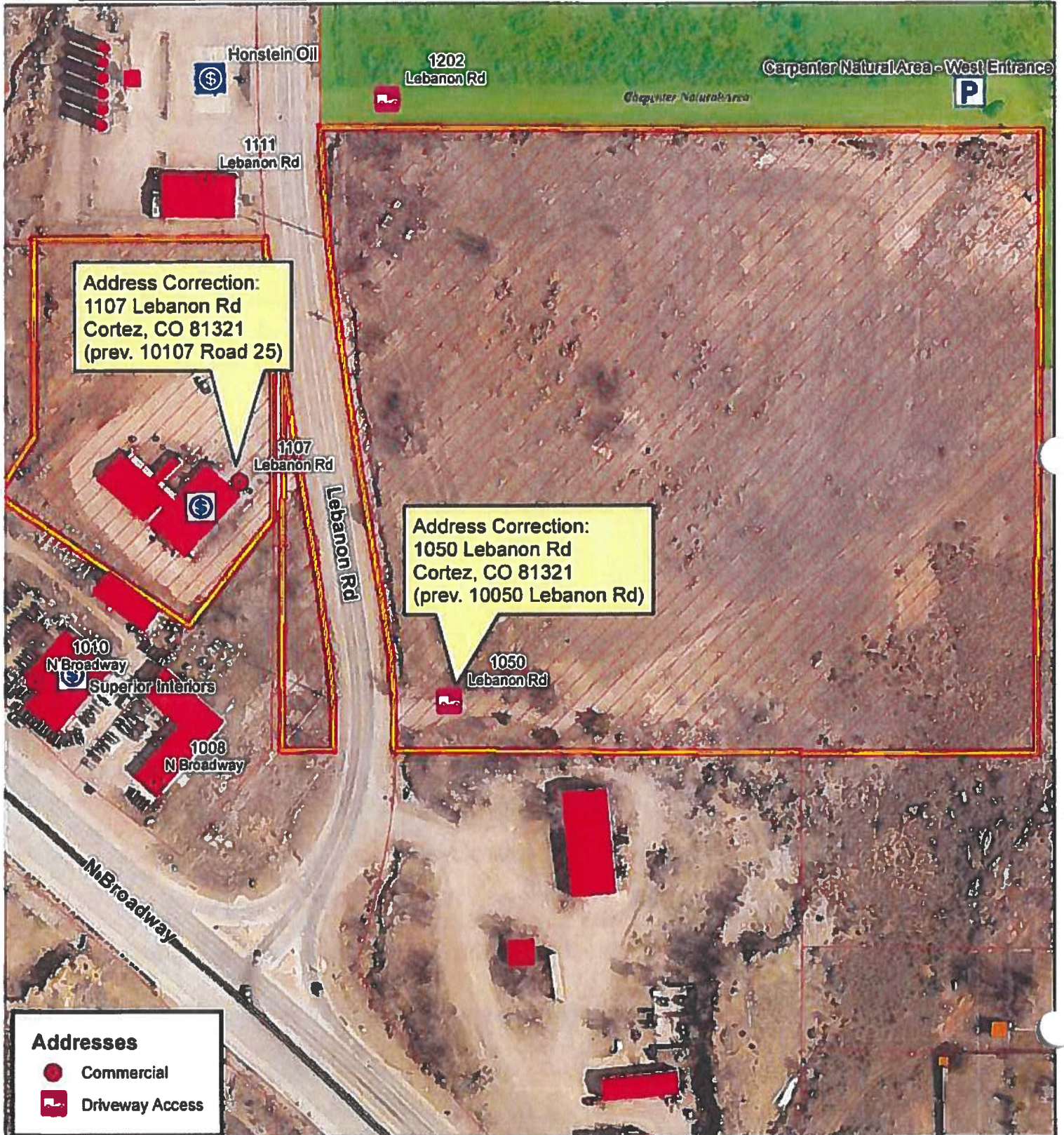
Subdivision: Tracts in Section: 22 and 23 Township: 36 Range: 16

(Previous address on record were:

10107 Road 25, 10107 Lebanon Rd and 10050 Lebanon Rd)

1 inch = 125 feet

0 25 50 75 100 200 300 400 500 600 700 800 Feet





Honsten Oil



1111
Lebanon Rd

1202
Lebanon Rd



Carpenter
Natural Area
West Entrance

Gear Carpenter
NA Trailhead

Revolution

Lebanon Rd

Independent
Log Company

1107
Lebanon Rd

Superior
Interiors

1010
N Broadway

1008
N Broadway

1050
Lebanon Rd



0 100 200ft

37.36024 -108.59107 Degrees

STAFF PHOTOS

Staff Photo
from
Carpenter
Driveway.
7-28-23



Staff photo
from
Carpenter
Driveway.
7-28-23



Staff photo
from Herbal
Alternatives
Hill
7-28-23



Staff photo
from SE
residential
area.
7-28-23



Staff photo
from
residential
SE area,
7-28-23



Staff Photo
from SE
Residential
Area.
7-28-23



Staff photo
from Target
Rental.
7-28-23



Staff photo
from Target
Rental
7-28-23



Staff
photos
from Target
Rental
7-28-23



LETTERS AND
PHOTOS
FROM
NEIGHBORING
RESIDENTS

Planning and Zoning Commission,

We are unable to attend tonight's Planning and Zoning meeting but wanted to express our support over the zoning change and conditional use permit for the property 1050 Lebanon Road owned and operated by Independent Log Company. The proposed use for the property meets the conditions that are set forth in the land use code for industrial zoning. The property is a compatible use with all the existing zoning of privately owned property surrounding it, including the Industrial Park that is located less than half a mile away from the property. This area of the city was set aside for industrial uses and is a necessary piece to helping our local economy grow and create jobs that are much needed, there is no other part of the city where this property would fit in better.

While we recognize that this property has an adjoining border to the Carpenter/Geer Natural area, so do all of the other industrial zoned properties in the Industrial Park, including properties owned by the City of Cortez which are used as a construction yard and the public works yard. The industrial zoning of this area was set apart before the designation of the adjacent property for being open space and the two areas have coexisted quite well with no adverse effects on either. We also own bordering property to the Carpenter/Geer Natural Area and enjoy observing all of the wildlife in the area and birds that flock to the pond every day and there has been no change to the wildlife patterns since Independent Log Company has purchased their property.

Regarding the comments of noise coming from this property we have not heard of any noise that is excessive or that can be attributed to this property and we are located less than a mile away.

Asking Independent Log Company to bear the burden of buffering from the natural area is not only unjust but also unnecessary. There are no other adjoining properties that have this buffering, including the City of Cortez properties, and there is no place in the land use code that stipulates there must be buffering of the property.

As you make your decision tonight, we remind you that your job as planning and zoning commissioners is to make a decision based off of the facts and if the applicant meets all of the standards that are set forth by the land use code. This decision should not be based off conjecture, emotion or an opinion of the business or business activities but rather the fair and equitable standards that the land use code provides.

We ask that you recommend approval of the change of zoning and conditional use permit to City Council for the property located at 1050 Lebanon Road owned by Independent Log Company as it fits all of the criteria for these uses and is compatible with the surrounding area and would be an asset to our community.

Thank you,

Sheldon and Tiffani Randall

Business and property owners in the City of Cortez



Forest
Service

Region 2
Rio Grande NF

Supervisors Office
1055 9th Street
Del Norte, CO 81132

File Code: 2300

Date: 6/05/2023

Route To: 5100

Subject: Letter of Recommendation, Independent Log Company, Anthony Moore

To: *City of Cortez Council Members*

My name is Charles Michael Simmons but most know me as Skip. I have been employed by the U.S. Forest service for 22 years as a Wildland Firefighter, Hotshot Crew Captain, Engine Captain, Helicopter Manager, Fire Operations Specialist, Division Supervisor, Incident Commander. I have been stationed in Northern California, Southern Oregon, Northern Oregon and Colorado while responding to fires in every western state and most of the rest of the nation as well. I met Anthony Moore, "Tony" on the Pine Gulch fire near Grand Junction, CO in August of 2020. I was the Heavy Equipment Boss and Division Supervisor for Tony and his piece of equipment. I immediately was made aware of the level of expertise and professionalism I was working with by the Colorado Type II Incident Management Team that was currently in charge of the fire. For the next 21 days Tony and myself put dozer line in at night with Hotshot crews and a plethora of other equipment and resources only fulling reenforcing what I had already been told. Tony had his sons with him in his Mechanic support truck that services the Dozer and they also helped anyone else that needed mechanic work on the fire line. A BLM engine was put out of commission due to a faulty water pump head and Tonys sons, with the mechanic truck got it swapped out so we were able to continue suppressing the fire. They did not have to do that nor did they get extra pay for it, they did it because it needed to be done and they had they equipment readily available to help. They were soon put on contract with the fire. Tony was also able to get his "Big Red Water tender" on the fire when we needed it due to its close proximity to the fire. This was invaluable due to the long distance to water sources for the engine. During the 21 days of night shift we successfully protected 100s of homes thanks to the ability to bring water with us as we moved across the landscape burning out around homes at night while having ample water. Tony was recognized by the Type I Incident Commander with a plaque for his excellence and commitment to service during the Pine Gulch Fire.

Tony and his company have every piece of equipment needed to suppress the most intense wildfires. Tony has more experience with fire AND Logging than most companies I have worked with throughout the nation. Usually Logging companies stick to the logging as much as possible as it is more profitable and easier on the equipment. Tony has made a name for himself everywhere I go in Colorado as a firefighter and a logger not just a logger that helps on fires. The ability to have the resources Tony can bring to the fire as close as possible is a very fortunate situation to be in for any community. Tony's equipment is in excellent working condition and because of the support vehicles and people he employees, the equipment is always ready to provide a much-needed public service when called to a fire. I am always hopeful Tony or any of his equipment is on the fires I end up on because I know I will be getting the best available equipment and operators with a high level of expertise to not only suppress the fire but do it safely and efficiently.



CHARLES Digitally signed
SIMMONS by CHARLES
S SIMMONS
Date: 2023.06.05
11:01:41 -06'00'

/s/

Charles "Skip" Simmons
Forest Fire Operations Risk Management Specialist
Rio Grande NF, Del Norte, CO
Division Supervisor, Rocky Mountain Type I
Complex Incident Management Team

Independent Log rezoning issue

Teri Paul <portcullis828@gmail.com>

Mon 7/31/2023 11:08 AM

Dear Cortez Council Members,

My husband and I are against rezoning the Independent Log Company property from commercial to industrial. Our home is adjacent to ILC's 10 acres. Cortez's regulations define the reasons for establishing zones. **Residential Districts** are created: In order to secure for the persons who, reside there a comfortable, healthy, safe, and pleasant environment in which to live, sheltered from **incompatible and disruptive activities ...**

Further, the code describes the purpose for establishing **Industrial Districts**: In order to encourage a diverse employment base, provide for the production of goods and services and **minimize conflict with other land uses ...**

The City Code Rezoning Policy states: **For the purpose of establishing and maintaining sound, stable, and desirable development within the city, the rezoning of land is to be discouraged.**

We have witnessed ILC filling wetlands, burning slash, and bulldozing into the embankment up to our north fence line.

There is already noise from traffic on Lebanon Road and the highway, increased heavy equipment traffic and the manufacturing they plan to do will add to that noise. We need to consider the following:

1. Rezoning from commercial to industrial must be considered permanent, allowing any and all use permitted in an industrial zone, now and in the future.
2. If a change in zoning is permitted there is no point in having a zoning code at all.

Thank you, Carol Taylor Cortez

Cortez City Council,

This letter is in regard to the re-zoning of the property located at 1050 Lebanon Rd., Cortez CO. As residents of Cortez and a family who has enjoyed the peace, tranquility and natural habitat of the Carpenter Natural Reserve, and homeowners of a property that borders both the Natural Reserve and the property in question we urge the City to say "NO!" to the re-zoning.

The City Code *Re-zoning Policy Declaration* states: For the purpose of establishing and maintaining sound, stable, and *desirable* development within the city, the re-zoning of land is to be discouraged.

We purchased our home on Ridge Drive, 16 years ago. The idea of owning a home that had the conveniences of town but the space and feel of the country was a dream come true for our growing family. Properties like this are few and hard to come by. We never expected we would have to worry about an industrial corporation moving in and taking away what draws so many people to the Carpenter. Over the past 16 years we have enjoyed the open views and wandering wildlife. Sadly, however, some of that has disappeared. What use to be an open property and the home of a fox family is now plowed over and covered with the unsightly storage of industrial trucks and equipment. As we look out over our hillside, we are saddened by what has already been taken and has disappeared.

In the past year or two we have taken on the project of a remodel in hopes of updating our home and increasing its value. We were told, however, due to the unsightly views below, it is more likely the value would decrease even with a full remodel. As you can imagine, this was very discouraging to hear. A home is an investment and we thought we were making a great investment 16 years ago when we bought what we thought was a diamond in the rough. (A place with great potential that simply needed to be refined.)

Even though the property has not been re-zoned, the company has acted and continues to act as though the vote has already gone through. The owners have violated City code by acting without permits. Why do we have laws if not to uphold them?

How has or will this negatively affect the homes along the rim?

- * "Incompatible & disruptive activities" (City Zoning Regulations #1)
- * A Decrease in property value.
- * An Increase in dust and noise – we have already experienced both!
- *

How has or will this negatively affect the Carpenter Reserve? ...

- * The Destruction of natural habitats (The Open Districts are established to preserve open space areas...)
- * The Decrease in safety and family friendly environment (The Open Districts are established to preserve spaces with recreational uses)
- *

We have noticed the effort Cortez has made, over the past few years, to improve its appeal. Shouldn't protecting the Carpenter Reserve be a big part of that?

The City Code Zoning District Regulations, Chapter 3, 3.02 states that "Residential Districts are created: In order to secure for the persons who, reside there a comfortable, healthy, safe, and pleasant environment in which to live, sheltered from incompatible and disruptive activities..."

Our neighborhood has been a model of these regulations for years. – comfortable, healthy, safe and a pleasant environment; sheltered from incompatible and disruptive activities. *Until Now!*

When it's time to vote and you are weighing your "yah's" or "nah's", please remember the voice of the people of Cortez whom you represent.

The code also states the need to "...minimize conflict with other land uses..."

It is obvious to many of us who live here, and hopefully to those of you who will be voting, that this re-zoning and the possible industrial use of this particular property creates a HUGE level of conflict for many reasons.

AGAIN: We strongly urge the City Council to say, "NO", to the re-zoning of the property and, "NO", to the Conditional use permit. Choose instead to protect and preserve!

We should NOT be changing the zoning to benefit one business, when it doesn't benefit the nearby residential area or the Natural Reserve.

Sincerely,

Residents of 917 Ridge Drive Cortez, CO.

Hello to all of you in Cortez government:

Issuing an industrial permit for the logging operation at the west entrance to Carpenter goes against everything the City has previously done for its park system and citizens. I strongly oppose issuing an industrial permit to the logging operation at the west entrance of Carpenter.

I am the volunteer coordinator for the Carpenter Natural Area. I have spent hundreds of hours developing a brochure about all the plants at Carpenter; I have erected nearly 100 signs telling people about the plants; I have rebuilt Carpenter trails; I have led summer young people working at Carpenter; and I have talked with scores of people along the Carpenter paths. The Carpenter Natural Area is used by school classed, older couples, runners, birders, strollers, visitors, hospital employees, etc., etc. It is an amazing part of the Cortez park system, speaks very highly for the City of Cortez, and it should be fostered and protected.

Please continue to advance the beauty of our area and vote against changing the zoning to industrial. Actually the company deserves a significant fine and perhaps to be found guilty of violating a court order to stop working on the area. I do not know for sure the details of any city or court orders but I do know the company graded an area, filled it with boulders and dirt, and brought in a large number of trucks and logs as if they had the permit to do so. Any comments from the company that they did not know about the permits or just happened to forget about the permits are pure fabrication. Everyone knows about the need for permits.

The operation significantly deteriorates the views from and quiet of Carpenter. Exhaust from the diesel trucks will blow over the Carpenter area and it and the noise will also bother the neighbors above the logging operation.

Traffic on the approach to the western side of Carpenter will be increased and that traffic will be heavy machinery making the roads more dangerous.

The logging operation will significantly reduce the property value of the homes above the logging area. The owners bought those homes knowing about the commercial classification of the area. If the city allows that classification to change to industrial, that will indicate that no one should believe the city classifications.

The wetlands that run through Carpenter have been halted at the boundary of the logging property so I cannot walk the property to see for sure, but I think you need to see whether they have impacted the wetlands.

Wildlife abounds in the Carpenter area and I have seen fox, raccoons, deer, many birds, etc. on the logging area that is now devastated flattened bare ground not visited by any wildlife.

The argument that turning down the industrial permit request tells businesses they are not welcome in Cortez is specious. There are plenty of

places for the logging company to proceed with its operation without impacting a natural area and homes.

Cortez exists for its citizens and you should be doing everything you can to make Cortez a wonderful place to live. You have an amazing park system, a great recreation center, a new high school, etc. Don't send the message that Cortez will allow heavy industrial development right next to its parks and homes.

Al Schneider

Volunteer at Carpenter Natural Area

Comments to P and Z and City Council regarding the proposed rezoning of 1050 Lebanon Road.

Teri Paul <portcullis828@gmail.com>

Tue 7/18/2023 2:33 PM

Comments to P and Z and City Council regarding the proposed rezoning of 1050 Lebanon Road.

July 18, 2023

I am a resident of the neighborhood above the property at 1050 Lebanon Road. I represent the Neighbors and Friends of Carpenter. Since the NFC was formed specifically around this issue in early June more people have learned about this proposed zoning change and the outcry has been great and constant. Letters have been sent to city officials and letters and articles have appeared in local newspapers and the issue has been discussed on the radio.

The City's Rezoning Policy Declaration states that rezoning of land is to be discouraged and can only be considered if one or more standards outlined in City Code 6.02 are held to apply to the request.

In the Staff Memo from Planner Nancy Dosdall to the P and Z Commission June 6, 2023* she addressed each of the standards - or justifications - for rezoning. However, NFC disagrees with her reasons.

Criteria A. Was the existing zone for the property adopted in error?

Planning has stated: It does not appear that this property was zoned in error, the area is a mix of industrial and heavy commercial uses. The property is directly adjacent to Industrial, Commercial, Open, and Residential zones.

We agree that the property was not zoned in error and should remain Commercial. Although many would like to see it rezoned to OPEN SPACE and added to the Carpenter Natural Area, thus creating a true buffer for the single-family residential neighborhood and protecting Carpenter from the industrial clutter that is now seen at the main entrance for the Natural Area.

Criteria B. Has there been a change of character in the area (e.g. installation of public facilities, other zone changes, new growth trends, deterioration, development transitions, etc.)?

Planning stated: The most recent new uses in the area are Herbal Alternative and Target Rental. The Herbal Alternative is located on C-zoned property while Target Rental is located on I-zoned property.

We believe that the area *has* changed. It has become *more* important to the city and the neighborhood as a well-used and valued part of the city parks system with a unique natural area that includes rare and endangered plants. It also includes one of the more established residential areas of Cortez that has enjoyed the buffer to the industrial park that this property has provided for more than 28 years. We suggest that the change in character is one which is better served in keeping the zoning at commercial, but an even better solution and one that is desirable to the community would be rezoning it to O(Open space) and adding it to the Carpenter. We encourage the city to explore the idea of a land swap, locating ILC in a location that is more compatible with its surroundings. Further, Planning neglected to add that another commercial business operates directly across the creek to the north of the entrance to Carpenter, the Body by Design Gym.

Criteria C. Is there a need for the proposed rezoning within the area or community?

Planning: The rezoning is being requested to allow for heavy manufacturing use in an area of the city where these types of uses are somewhat common. There are many vacant C-zoned properties in the City, while only a few vacant I-zoned properties exist.

We suggest that the city look into these few vacant I-Zone properties and assist with a land swap.

Criteria D. Are the proposed uses compatible with the surrounding area or uses; will there be adverse impacts; and/or can any adverse impacts be mitigated?

Planning: The area is a mix of land uses, including single-family homes and City-owned/operated open space on the northern and eastern boundaries. Further north, west, and south are heavy commercial uses, most of which include an outdoor storage component. The City Parks and Recreation Department, several users of the open space/trailhead, and nearby residents have expressed concern with the use, although no written letters of opposition were received at the time of preparation of this report (This was as of June 6).

Neighbors and Friends of Carpenter (NFC) believe that the proposed uses are incompatible with the surrounding area and indeed some activities have already caused – in violation without the benefit of permits – the infill and destruction of the wetland which did *not* use to stop at the fence line with the Carpenter Natural Area. Planning has not adequately addressed the problems of noise, lights, time of operation, accumulation of sawdust piles, smoke, exhaust,

- dust, fire, accumulation of debris and discarded equipment, increased traffic of heavy equipment, impact on wildlife, sustainability, and serenity of the natural area, etc.

We believe the proposed uses are incompatible with our homes, and the proposed uses are incompatible with maintaining the sustainability, serenity, character, beauty, and safety of wildlife, of the Carpenter Natural Area.

Criteria E. Will there be benefits derived by the community or area by granting the proposed rezoning?

Planning argued in the memo of June 6 that the use is necessary in this area where wildfire is a constant and concerning threat. The business provides both firefighting and fire mitigation services, and also makes use of all of the by-products, adding value to what can be a difficult waste product to dispose of.

We do not disagree that this business does important and valuable work in firefighting and that they have the right to scavenge waste products removed after a fire to manufacture the products they have described. We DO argue that this is NOT THE PLACE for that business. In terms of jobs provided, a recent meeting with one of the owners informed us that this business is a family business that primarily employs family members. We do not know how many additional non-family member jobs this business plans as a result of rezoning this property.

Rezoning is for the benefit of one company whose operational needs are better set in a location where they do not impact the community. The argument for jobs is just as valid 5-10 miles out of town as it is in the city limits.

The primary benefit is to the landowners who have an interest in having all of their operations in close proximity.

The next pertinent criterion is H.

Criteria H. Does the proposed change constitute "spot zoning?"

- *Planning stated that the property is adjacent to other industrial zoned property so it should not be considered "spot zoning."*

This is not strictly the case. When you look at the city zoning map you will see that Commercial Highway is shown in red on either side of Lebanon Road. Though the city has allowed light to heavy industrial activities on some of this property, Ms Dosdall informed us that these activities were grandfathered in before the zoning and permitting rules changed. Indeed Ms. Dosdall explained at a meeting on July 12 that she made her determination about rezoning by looking at the properties as she drove by, presumably rather than by consideration of the actual zoning that exists. Further, consideration of the neighborhood above was dismissed as being geographically separated by virtue of being on a hill above the log operation property. Noise travels up and out, and smoke and dust travel as the wind blows it.

As such, the property is actually surrounded by Commercial Highway zoned property on the south and west, by Open Space on the north and east, and by R-1 residential on the south and east. The industrial park is to the north and on Blueberry Hill, but it is not adjacent directly to this property.

We believe rezoning from Commercial to Industrial DOES constitute SPOT ZONING and question why there is a push to rezone for this one business. In looking at the city zoning map there are other highway commercial zones in the vicinity, including Body by Design Gym that was inexplicably left out of the Planner's description. We do not see the industrial use on commercial-zoned property on the west side of Lebanon Road as a valid justification for placing an industrial zone next to a residential area and a natural area. Lebanon Road makes a logical boundary.

In conclusion, we have no quarrel with the type of business that ILC wishes to do. We do not believe it is compatible or desirable next to homes or natural areas. Additionally, we are concerned about commercial zoning that, with a conditional use permit, can do nearly the same activities as are allowed on an industrial-zoned property.

The owners purchased this land knowing it was commercial. They should use it as commercial property only.

Thank you,

Teri Paul, Cortez

From: Teri Paul <sundog2014@yahoo.com>

Sent: Friday, July 14, 2023 2:26 PM

Subject: 1050 Lebanon zoning issue and photos.

7/14/2023

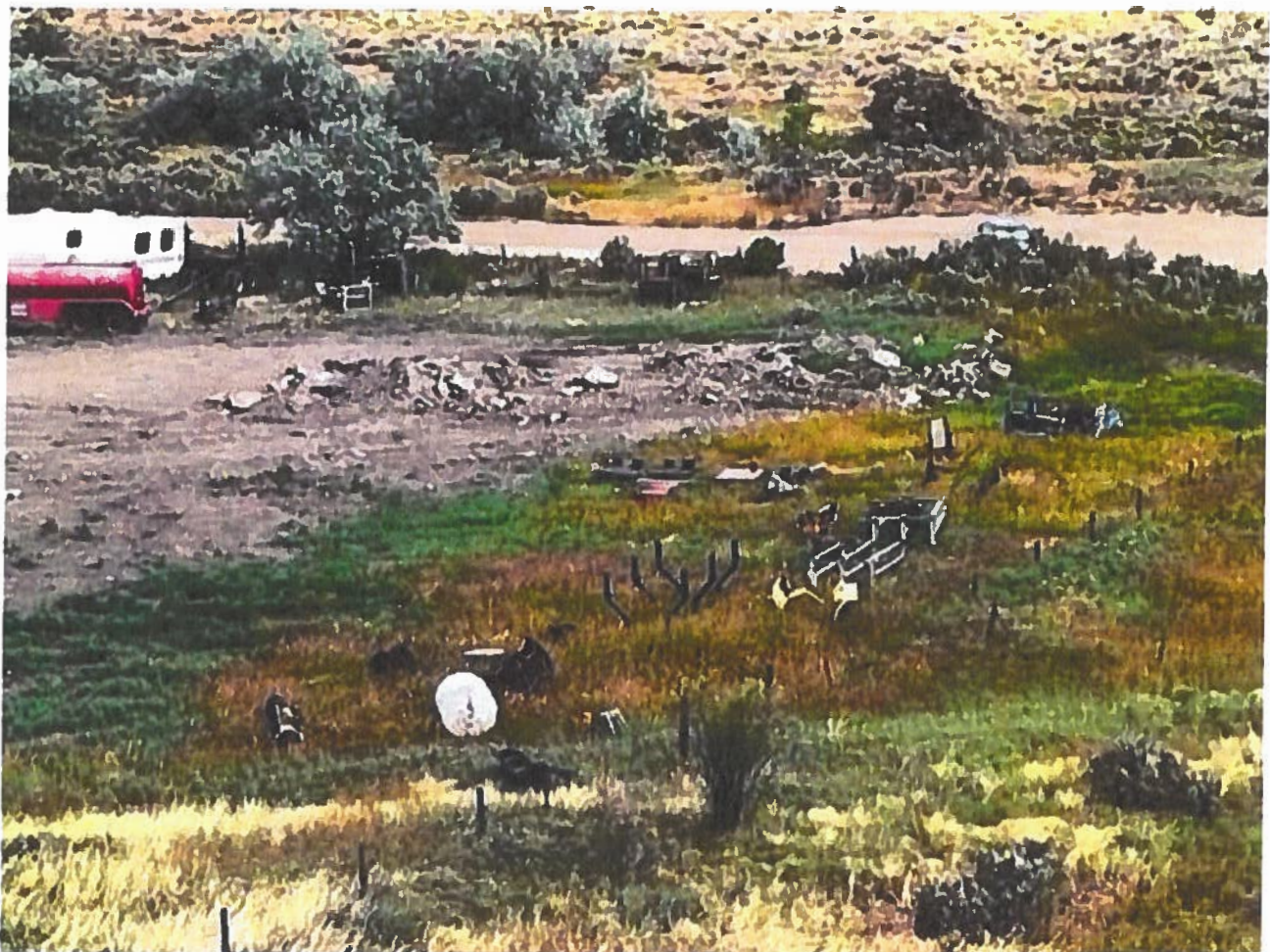
Dear Nancy, Rachel, and Kevin,

Thank you for inviting us to meet with you on the 12th. I believe that we all left with a deeper understanding of the issue and each other's concerns. You asked that I send photos from the residences toward the ILC site, and I have gathered photos taken by several neighbors who are first-line affected by rezoning and industrial use. Additionally, I mentioned that one of the neighbors had taken photos that showed a growing collection of salvage and broken-down equipment and she declared "It is starting to look like a salvage yard down there." Again, thank you for taking the time to hear our point of view.

Regards, Teri Paul
Neighbors and Friends of Carpenter



Looking west and downslope from 1045 Ridge Dr.



View along the east ILC property fence line. Note the rusted tank and various other seemingly abandoned objects. Not also the obvious continuation of the wetland past the fence line and it's abrupt stop at the fill.



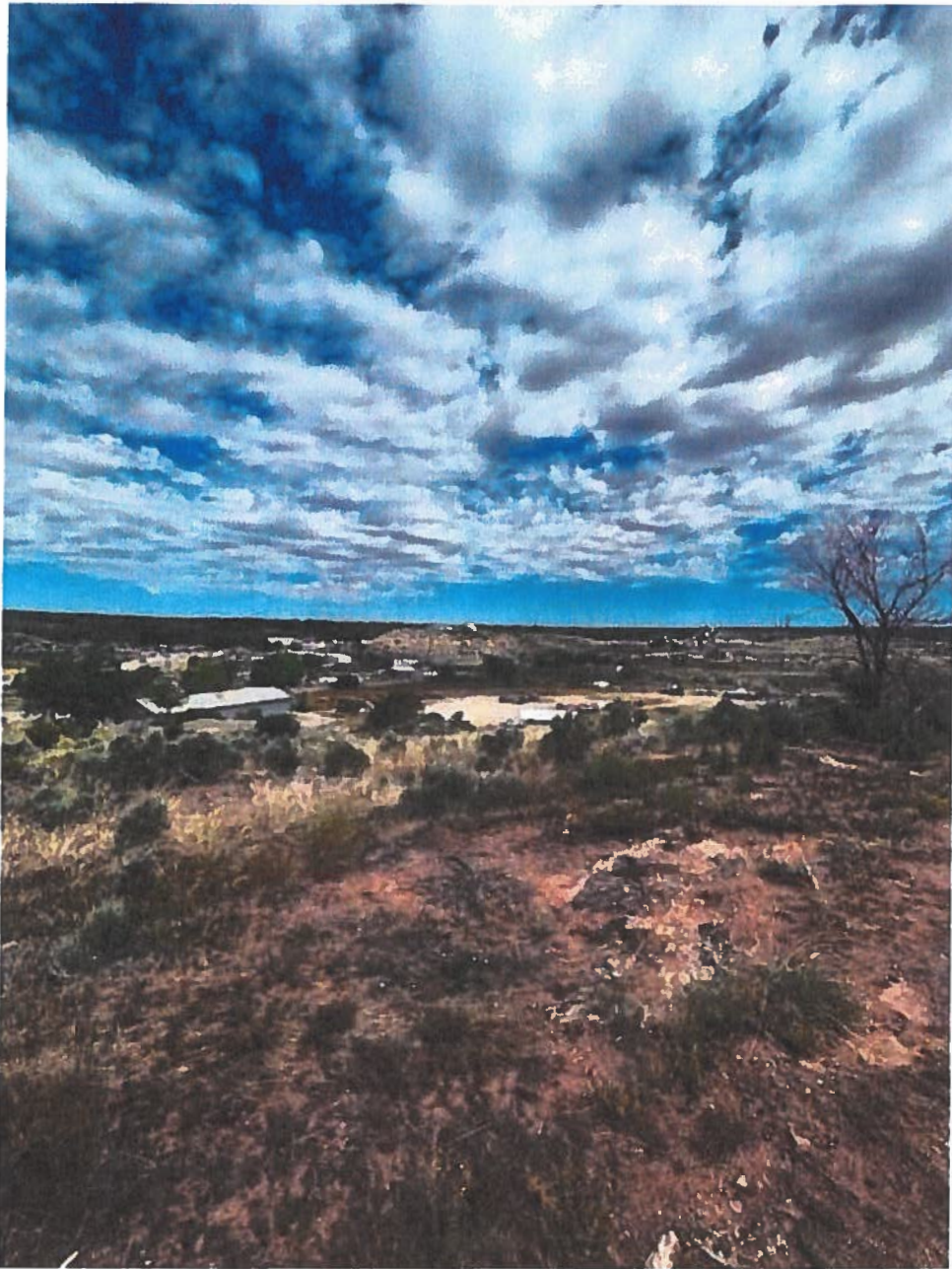
Push pile of dirt cut out from the hill on the SE corner. Note the green stake and manhole cover at the edge of this pile. It appears this dirt is right on top of the sewer line that cuts across this corner. No engineering and geological study was done on the impact of grading into this steep hillside. Looking down slope from 913 Ridge Dr.



Old trailer in "salvage yard" right next to property boundary fence along Carpenter entrance lane.



View looking east from Lebanon Rd.



Another view land looking NE from 1045 Ridge Drive.

More photos to come.

Thx Teri.

Sent from my iPhone



More stuff in the weeds next to Carpenter access.



View looking NW from backyard of 913 Ridge.



Notice how green in is on both sides of the East boundary fence as the wetland does continue up to where it disappears under the fill.



Dirt from the excavation of the hill on SE corner up to boundary fence of 913 Ridge. A clear view of site from the backyards.



View looking north from backyard of 905 Ridge.

Sent from my iPhone











Sent from my iPhone

From: Teri Paul <sundog2014@yahoo.com>

Sent: Friday, July 14, 2023 5:14 PM

Subject: Re: Drums photos

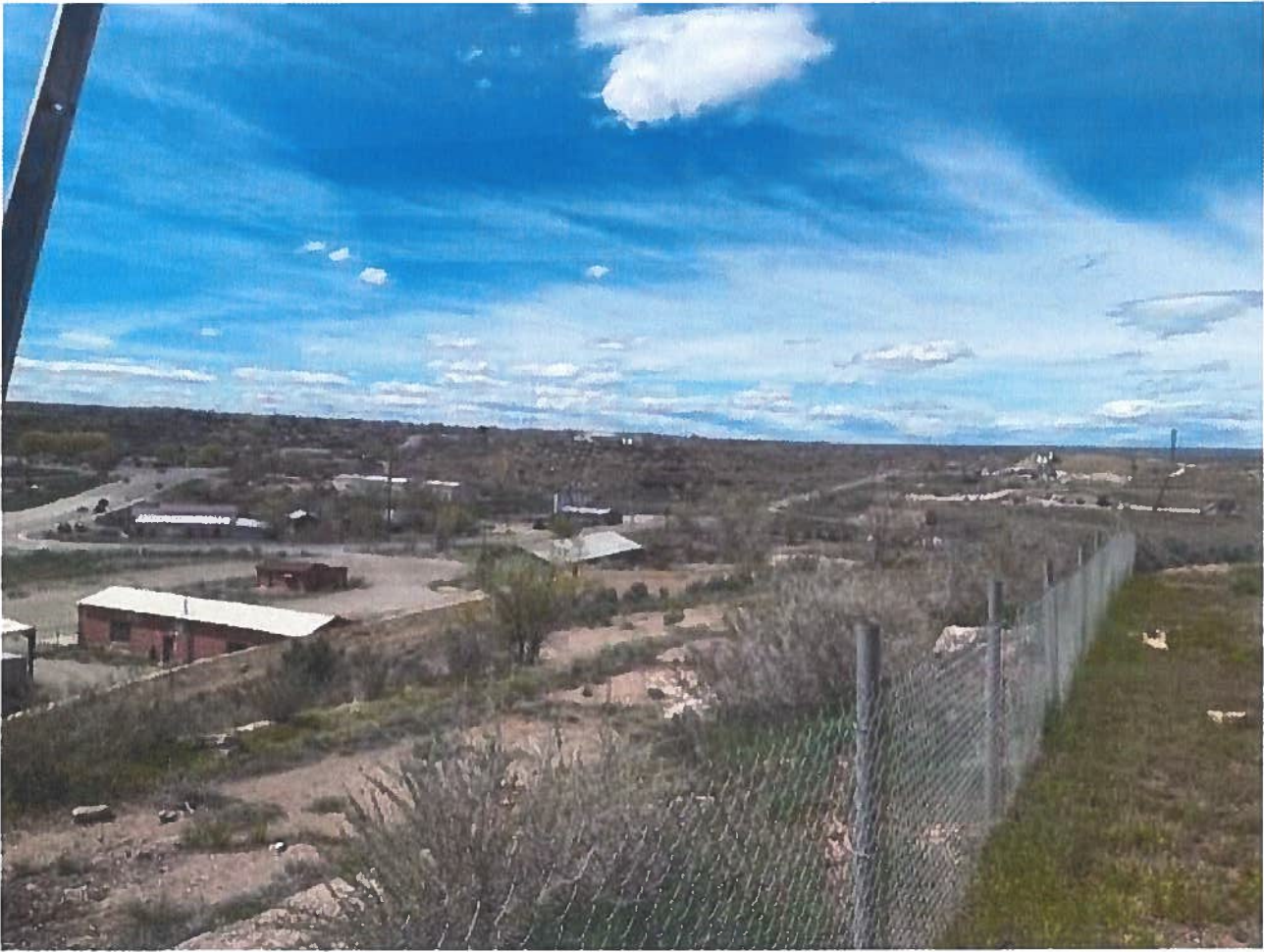
Nancy et al,

It appears the narrative for the drum photos did not go through on the last email.

These are photos of the metal 55-gal drums that DID exist on the property on April 12-14 when 3 volunteers saw them and took these photos. Nancy, you said there were no drums that the city found. I suppose that means these were removed before the fire department came. Were they replaced with water drums elsewhere on the property to suggest the observations were mistaken? You cannot run heavy equipment like that without hydraulic oil (as indicated on the label on the drum in the photo) and other petroleum products. Whether the owners consider these toxic is another question.

Teri

On Friday, July 14, 2023 at 03:07:05 PM MDT, Teri Paul <sundog2014@yahoo.com> wrote:



View from Ridge Dr. address

Zoning change to property adjacent to Carpenter Trail - please vote against industrial use

Laura DeWitt <lcvanderwaag@gmail.com>

Tue 7/18/2023 11:25 AM

Dear Zoning Board and City Council Members,

I live close to the property in question, and my family and I are frequent runners and hikers on the Carpenter Trail.

I know that you have received many correspondence regarding this matter, pointing out the value of open spaces, diverse wildlife and protection of wetlands. Many others have also pointed out that industrial use would change the ambiance of the Carpenter Trail area with heavy truck traffic, noise pollution, and unsightly machinery. I agree, it seems to me that zoning regulations are put in place precisely to avoid this juxtaposition.

Industrial use is not consistent with residential zoning. Changing zoning on the property in question for the convenience of one business would seem to me to be the definition of spot zoning, and would benefit one entity at the expense of the neighbors and all those who frequent the Carpenter Trail. I urge you to vote against rezoning this property Industrial.

Thank you for your diligence and patience in listening to all viewpoints.

Respectfully,

Laura DeWitt

235 N. Chestnut St.
Unit 1
Cortez, CO 81321

Cortez Planning and Zoning Commission
Cortez City Hall
123 Roger Smith Ave.
Cortez, CO 81321

RE: Zoning at 10206 Hwy 491 Cortez
Objection to rezoning to Industrial

Dear Commission Members,

I oppose the rezoning of this
property from Commercial to Industrial.

My main concern is the valuation
of the single-family homes
adjacent to the property.

Thank you for the opportunity
to comment.

Patricia R Lacey
Patricia R. Lacey

July 14, 2023

To: City of Cortez Planning and Zoning Commission, Rachel Marchbanks and Nancy Dosdall
I respectfully request that Ms. Marchbanks or Dosdall please provide this communication to the Committee Members. I am submitting this via e-mail, as well as print copies to the City Hall Desk.

From: Christine Hill, 922 North Chestnut, Cortez, CO, chrishill1018@gmail.com, 970-529-0309

RE: Application for rezoning of a 10-acre parcel located at 1050 Lebanon Road, bordering residential homes and neighborhood as well as Carpenter Natural Area

I am concerned about the neighboring private property, which has recently been used for storage of heavy equipment related to logging. This spring the Carpenter Area drainages were brimming over, and the logging company's property became very muddy. Presumably, in order to create higher ground, the property owner used heavy equipment to excavate a large section of hillside (on their property) and proceeded to dump and spread the dirt and rock along the eastern border of their property and Carpenter Area. My understanding is that this action was inappropriate for a property currently zoned commercial. I believe that the owners have received a temporary permit for industrial use.

I have previous business experience managing private property which bordered public land. I was held to a high standard by public governing agencies. For example, when filling areas bordering public land, I was required to submit a plan, utilize a certain type of soil and rock, AND grade the area for appropriate drainage re-direction. Did this happen? And, if not, has there been any action by the city requiring mitigation? What will happen in future years when we have heavy winter run-off or heavy summer rains? Will the trail area access flood, or perhaps the parking area? If mitigation is not required now, then will the burden of cost fall to the city if drainage issues result on city land due to the property owner's actions?

My husband and I chose to relocate to Cortez 10 years ago, primarily because of the beautiful city parks. We live at the end of North Chestnut and chose this home because the view plain is the spectacular Carpenter Natural Area. I walk this area daily, meeting up with friends who drive to the ONLY ENTRY with designated parking and a restroom.

I hope that the Commission and the City of Cortez will consider this with a long and broad view. Since the property borders a highly prized recreation and natural area, I believe the decision favors commercial zoning and NOT industrial. I do thank you very much for hearing my concerns.

Dear Planning and Zoning Commission Member,

As a resident of Montezuma County I have been walking in Carpenter Natural Area since 2009. It has been my go-to place to get quick exercise and a mental reprieve from the demands of everyday life. In addition, I have greeted and visited with so many other community members doing the same thing. Finally, I have greatly enjoyed the natural elements of this place: the sight and sound of running water, the great diversity of native wildflowers, the dragonflies, birds, snakes, and other wildlife. Not to mention the color green.

When I heard that the area adjacent to Carpenter on the west side was being considered for rezoning, from commercial to industrial, I was quite concerned.

Carpenter Natural Area is a unique resource in the Four Corners Region. To my knowledge it is the only area of its size with such a tremendous variety of life in close proximity to a town. Durango, Monticello, Shiprock, Farmington, to name a few, do not have comparable places. Over 170 species of plants and multiple species of wildlife grace Carpenter's slopes, mesa top, pond and wetlands. That's a lot!

Wetlands are some of the most ecologically sensitive environments. For example, amphibians, such as the frogs whose songs delight many that visit Carpenter, have very permeable skins and absorb toxins from the environment easily. Frog numbers have drastically declined worldwide, in many places due to increasing human-caused environmental toxins.

Furthermore, wetlands buffer communities from floods (but don't necessarily eliminate danger).

Finally, the color green has been shown to lower heart rate in people. It indicates water, possible food and shelter, and presumably therefore makes us feel more at ease--it is part of an equation of good mental and physical health.

Any potential impact--noise, exhaust fumes, smoke from wildland firefighting practice fire control sessions, chemical/fuel spills with fumes-- near the boundaries of this special place--ought to be seriously considered. Unlike liquids, noise and airborne contaminants can travel uphill which is the direction from the parcel to Carpenter. Other existing industrial sites are a bit further away, and are less likely to have an impact on the Carpenter ecosystem, along with the people who use it.

As a community that values its places to recreate and refresh, as enshrined in the city code and statements from officials, as well as places to support ecological health and diversity (that supports us in other ways, with clean watersheds, clean air, etc), we should be vigilant about attempts to diminish our opportunities for these needs as well as the integrity of our natural areas.

I oppose the rezoning of the parcel at 1050 Lebanon Road to industrial.

Thank you,

April Baisan

We are strongly against the proposed rezoning of the 10-acre parcel from Commercial to Industrial use by the Independent Log Company (ILC) on the property at 1050 Lebanon Road in Cortez. While we recognize the need for local business development, this is absolutely the wrong site for a lumber mill. The proposed mill is incompatible with the current use of the area for many reasons. A primary concern is the lack of a buffer between the Carpenter Area and the proposed industrial site. A sensitive floodplain environment extends from the adjacent Carpenter Nature Area through the ILC property. ILC's earth-moving activities and heavy equipment storage have already altered/impeded the flow of the watercourse, potentially leaked toxins into the groundwater, disturbed wildlife, and degraded the experience of people utilizing the nature area.

In addition, the ongoing and proposed construction activities adversely affect residents who live directly southeast of the ILC property. Impacts include grading the canyon hillside and excessive noise from mechanical activities that are already of an "industrial" nature. The proposed mill would only increase these negative impacts, particularly noise and pollution levels. At the June 6th Planning and Zoning meeting it appeared that the Planning Department was already on board with ILC's proposal despite a history of non-compliance at the site (no consultation with the Army Corps of Engineers concerning the wetlands, no City-issued construction permits, no engineering survey, and an inadequate site map) and vocal community opposition. One citizen noted that while photographs of the property relative to the surrounding land were provided by the Planning Department, none depicted the view of the construction site from the residential properties that abut the parcel.

Also, traffic congestion and hazards along Lebanon Road and the intersection with Highway 491, a dangerous intersection and the

location of two traffic fatalities within the last year, will only increase over time.

ILC proceeded without construction permits, operated with impunity, and has been a bad neighbor who does not follow the rules. If this property is rezoned to Industrial use, it sets a troubling precedent for additional rezoning along the residential interface of our community. What is the purpose of planning codes if a non-compliant entity can break the rules and then change them to benefit that landowner at the expense of the public good? Therefore, to maintain the public trust in established zoning protocols, we urge the Cortez Planning and Zoning commission and City Council to vote against the proposed rezoning.

Sincerely,

Paul Stirniman and Deb Silverman
Cortez

Rezoning by Carpenter Natural Area

Carpenter81321 <Carpenter81321@protonmail.com>

Wed 7/5/2023 5:20 PM

July 5, 2023

To the Editor:

We bought our Ridge Drive home 28 years ago. We never expected to have to deal with the possibility that we would share a fence line with an industrial operation, that of Independent Log Company. The 10-acre parcel was once the location of the old drive-in theater.

We have enjoyed living next to the Carpenter Natural Area which also borders residential property. Years ago, after the Natural Area was established, I approached the manager of the Cortez Parks and Recreation Department and suggested that the city should buy the property in order to expand the Carpenter open space and add a picnic area for the west end entrance near the trails. I know that parcel well because I can see it from my kitchen window and back yard. It would have been a wonderful addition to the natural area. At that time, I was informed that there was no money for the city to purchase the land.

Now there are other issues of direct concern to our home and neighborhood. The possible rezoning from commercial to industrial is the major issue. But, even without this rezoning, Independent Log has acted as if it is already zoned industrial and has imposed upon the neighborhood a lot of noise from heavy equipment, several days of smoke from burning a huge slash pile of brush and trees bulldozed from the 10-acre property and digging into the hillside up to our north boundary fence line. It is my understanding that all of this was done without a permit.

The City Code Zoning District Regulations, Chapter 3, 3.02 states that Residential Districts are created: In order to secure for the persons who, reside there a comfortable, healthy, safe, and pleasant environment in which to live, sheltered from **incompatible and disruptive activities ...**

Further, the code describes the purpose for establishing Industrial Districts: In order to encourage a diverse employment base, provide for the production of goods and services and **minimize conflict with other land uses ...**

The City Code Rezoning Policy Declaration states: **For the purpose of establishing and maintaining sound, stable, and desirable development within the city, the rezoning of land is to be discouraged.**

I do not believe that the application to rezone the property at 1050 Lebanon Road meets these tests, nor should special permits be granted to do industrial business in a commercial zone. I urge the City Council to reject the application to rezone the property to industrial and reject the Planning and Zoning approval of a Special Use Permit for industrial activities in a commercial zone. The owner of the property knew that the land was zoned commercial when he bought it. Now he wants the city to change the zoning to suit one business. I am also concerned that the Planning and Zoning Commission has approved, for the City Council's consideration, a permit for someone after they have violated city code.

Carol Taylor

To the Editor,

The poor track record of Independent Log Company to comply with any permitting or in its workings with the city or the community or the environment, makes me wonder why the planning commission believes their business practices will improve by granting the rezoning from commercial to industrial!

It appears that the interest of the Planning and Zoning Commission and particularly of the planning staff may be based on the financial bottom line of increased revenues to the city.

As a former councilman once stated, "How many times do you want to dress up your pig?"

There is a great deal of waste near the old M&M truck stop. Perhaps that is a better fit than next to people's homes and a natural area. A natural area, by the way, that many of us fought for and would like to see enhanced rather than degraded by a heavy industrial zone at the entrance. Why is the location so attractive to them??

Fred Blackburn
Cortez

cc: Cortez City Council, Planning and Zoning Commission

From: Roxanne Rogers

Date: August 7, 2023 at 15:29:58 MDT

To: Rachel Medina

We're writing about the zoning issue by Carpenter Natural Area.

Basically, we're opposed to rezoning that area and/or allowing an exception. Cortez has beautiful park areas, Carpenter is a gem. Having a logging, fire training center or other industrial use immediately adjacent to Carpenter spoils the pristine area.

I hope you will deny the permit and rezoning so that the area can continue to be a peaceful refuge.

Sincerely,

Roxanne & Jim Rogers

525 N Harrison St

Cortez CO

From: Fred Blackburn
Sent: Thursday, August 3, 2023 5:22 PM
To: Rachel Medina
Subject: Logging Camp

Rather than sending a note to each of the Council Members I will not be able to address the council in person on August 8, 2023.

I wish to state my families history with Carpenter Natural Area and Explain why this is a bad decision on the part of the council.

BACKGROUND

The idea was formulated by our older daughter while in high school. Later the idea grew where my wife Victoria and I worked hard with Katherine Carpenter and the City to ensure that the Park was placed in perpetuity as a natural area. At that time we also approached the Fiesta Theatre owners as

a possibility of including the property now in question. Their response was that they were thinking of building another theatre, either drive in or permanent at that location and were not interested. This type of development I believe is commercial.

I would like to share with you and the council some of the trials, as a family, we went through while attempting to complete the parks arrival into the Cortez community. At the time we were attempting to implement the transaction between Carpenter Park with the city we fought the following resistance. The ground in Carpenter Park was being used as a dumping ground. I had a neighbor, even after it became a park who continued to plow out the Water Bars I made to contain erosion at the northern end of Wedgewood.

Parties of youth were held nearly every weekend on the hill across the valley and to the North top hill side. After the Park was implemented these individuals continued to cut the fence and return to the party spot for beer and burning tires. This continued until one night when they shot out the insulators to the power line and shut down the electrical needs of Southwest Memorial Hospital. A substantial reward was offered, no one was ever caught, but the community becoming alarmed and pissed off was enough to halt the parties and the gun fire.

Katherine Carpenter toured the property with us after we contacted her about the possibility of making the canyon a permanent natural area for the city. We worked hard, nearly losing it because of a lax city response, but thanks to Chris Burkett it was resurrected and successfully transferred. This transaction caused Katherine to lose financial gain, in fact she paid money to make it happen over several offers she was currently evaluating for potential sale and development. Katherines family originally donated the land in the center of Cortez's Park System. They helped build the places of respite, athletics within the center of our towns infrastructure. Katherine continued that noble tradition by implementing Carpenter Natural Area.

The key to this becoming a Natural Area was born from a family of Lazuli Buntings, a rare and beautiful bird for this area who nested in the Canyon Bottom. Children new this area as Beauty Valley and is a pleasant memory for numerous and future children of the Cortez Community. Katherines father was a birder and had a special place in his heart for Beauty Valley. Just prior to her arrival and tour of the proposed property the birds were killed by bb guns. This sealed the deal for a need of more protection.

The agreement was signed, the deal was done, the parties ended and the fence around the property remained intact. However it did not end the battle. We experienced the wrath of those folks whom we essentially removed from Carpenter Park from their habituated abuses. We experienced shot up and dead rabbits, foxes and other annihilated mammal species thrown into our yard for over a year before that finally halted. Local policeman ticketed our cars regularly for minor parking infractions on our property. This was not the entire police department only an individual who lived nearby and disagreed with our concept of Carpenter Natural Area. One has to wonder now if this had not been in place where would the community have had a mental escape during the Covid Epidemic.

RATIONALE

A Community created and continue to sustain Carpenter Natural Area as well as the other 600 plus acres of parks in Cortez. What a unique open space situation for the future growth of Cortez and Montezuma County as a respite from the craziness surrounding us, as well as the many visitors, neighbors and friends we have encountered on our walks through the park. A shared calm and interests.

I would state that I am certainly not against free enterprise or the ability of a person to make a living. In this case, where a company attempts to bully their way through the planning commission and now the council in a rezoning effort that is both detrimental and destructive to Open Space,

Water and Noise pollution is absolutely unacceptable in a community that is surrounded by abandoned and decrepit buildings on all entry points to this community. These are recognized, identified and regulated by industrial zoning. Why was this particular area chosen?

This entire scenario is a function of where we are training our nation that Freedom is Being Able to do What you Want. Without consideration for the common good and economics of a community is sad. Where are the Katherine Carpenters, most likely turning over in their grave. A dilemma, probably a first, for a young council. Younger people, just like those concerned with preserving the ideal of Carpenter Natural Area making the decisions for the welfare of a community. New minds experiencing, perhaps for the first time, a conflict that will either cause a decision to cave in to pressure, or rethink their role within their community beyond bias and towards vision of what can be.

I support the desire of these individuals to complete their vision for business. I do not support how they chose to implement their business through avoidance of the governance at hand in prior written municipal procedure. I do not support a planning and zoning commission who subsidizes the business by their decisions to capitulate.

I believe it is time for planning and zoning and the council to put on their big boy and girl panties and honor the citizens of Cortez, and the regulations that define sensible growth. We do not need to begin a route that dresses up and places lipstick on this pig.

Help the lumber company find a new location. Help them hopefully prosper and add to the economics of the city and county but DO NOT LET THEM RUN ROUGHSHOD not run rough shod over well thought out planning and zoning.

Thank you for listening.

FW:

I learned about Independent Log Company activity from neighbors who were concerned

about what they were witnessing from their property. I drove to the site and discovered the hill immediately below my property had been excavated.

I attended the Planning and Zoning Commission meeting June 6 and voiced my concern about the industry

and what impact it would have on my property value and asked if an engineered survey was done.

I'm assuming one was done. After learning more about what the business entails I am even more

concerned. If the zoning is changed or amended in any way it would be very detrimental for the

residents on Ridge Drive and Carpenter Natural Area. It would never be the same.

I'm asking the Cortez City Council to not allow this industry to proceed and to protect the whole area.

I'm not against ILC. I just don't believe we should have a logging industry in our back yards.

Maidee Leonard

Ridge Drive Resident

August 15, 2023

Rachel Medina

CORTEZ CITY MAYOR

I am writing to convey my concerns about the proposal by Independent Logging Company (ILC) to rezone the property located at 1050 Lebanon Road from commercial to industrial. The Cortez Planning and Zoning Committee reviewed the proposal on July 18, 2023 and came to an impasse in the review. It is scheduled for a city council meeting on August 22, 2023.

The guiding resolution, #7 Series 2023 created by the Planning & Zoning Committee listed the result of a review of the proposal, however, it was incomplete as it did not consider any impacts to the adjacent Carpenter Natural Area or the wetlands which abut the east side of the property. Also, the resolution did not adequately assess the impacts to the adjacent residential properties other than mentioning that they are “buffered by topography,” which is not entirely true. The applicants are rapidly destroying any topographical buffering by aggressive hillside excavation between neighboring property owners, decreasing their property values. Additionally, in the recent past, a sizable and expensive wetland restoration project occurred east of the property, within Carpenter Natural Area, enhancing the nature habitat immensely. However, no assessment of the impacts the proposed industries may have on these wetlands were made either. ILC has no qualms about storing uncontained 55-gallon barrels nearby. With the amount of equipment starting to accumulate, spillage of oils onto the ground may cause contamination to these wetlands.

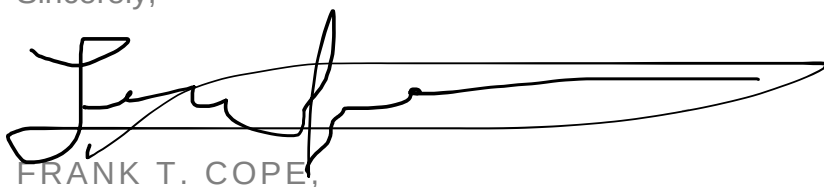
The applicants purchased this property knowing that it was zoned commercial. They proceeded with illegal industrial activities assuming the city would bend to their will. The applicants are storing junk vehicles and inoperable equipment 20 feet away from the Carpenter Natural Area entrance and are rapidly expanding their logging and trucking operation. They have broken the law and now are seeking forgiveness in this rezoning proposal. If anything, the city should be enforcing the zoning laws and issue citations and seeking any damages due, if any. If the

owners have industrial business intentions, it's not the fault of the city or its residents or the city park users. It would be a dangerous precedent to for the city to approve the proposal and reward law breaking behavior. It would open doors for anyone to start parking junk vehicles 15 feet away from the flagpole at the Geer Natural Area or on the Cortez Recreation Center grounds or Montezuma Avenue, then ask forgiveness when fellow citizens resist.

Resolution # 7, series 2023 also states that "the community will benefit from the use of the Property by the additional economic benefits of additional jobs, opportunities and taxes generated..." The Cortez city parks and attractive residential areas also appeal to new tax paying citizens as much as any logging operation. The city should not destroy the quality of their parks by approving such actions, and should honor the preceding actions of well-meaning city mangers.

It is hard to trust any establishment who is asking affirmation for breaking the law by making "hard to keep" promises to tax payers. I ask for your careful review and denial of this proposal, and if any business is carried out with this company in the future, it is done in legally reviewed contracts written in clear and concise language. Also, assure any mitigation expenses or actions they propose will not be passed on to the city tax payers in the future.

Sincerely,

A handwritten signature in black ink, appearing to read 'Frank T. Cope', with a long horizontal flourish extending to the right.

FRANK T. COPE,
CONCERNED CITY PARK USER,
RETIRED NATIONAL PARK FACILITY MANAGER

Dear City Council Members

My wife Carol Taylor and I own and live in the residence located at 913 Ridge Drive. Our lot borders the subject property. I have reviewed the subject memo, specifically the map shown in the section titled

Cortez City Engineer (Kevin Kissler) at the top of page 9. Was this map submitted by the applicant as part of the application package; or was this map prepared by the City of Cortez as potential conditions of an operating permit. In either case, one of the map items states; "No cut within 40' of lot line. Cut slope not to exceed 1 V:2H unless otherwise approved by geotechnical engineering report by Colorado licensed professional engineer". This statement pertains to an area of the property along the south and east property lines including that bordering our property.

I also reviewed this property using Google Earth Pro aerial photography and satellite imagery with the parcel lines available from the Montezuma County GIS download page. The most recent imagery available is dated May 23, 2023. This imagery clearly shows the earth work that has taken place on the subject property. While I realize that this data, aerial photography and satellite imagery cannot be used as legal boundary location, it appears that the earth work performed on this property is certainly within 40' of the lot line and may have actually crossed the line onto our property. Without the property corners and lines located and marked on the ground, no one, including the applicant, can be certain of their location. I would expect that someone who was conducting this kind of earth work in close proximity to the property line would know precisely where the line is. In this case I do not believe the owner had this knowledge.

Therefore; I would request that the City of Cortez require, as part of the application for rezoning process, the applicant obtain the services of a professional land surveyor to locate and mark the subject property corners and lines. I also request that this survey be conducted prior to any other work being performed within 40' of our property line.

Incidentally, a review of the property located at 10206 Highway 491 shows the road construction dirt work may have encroached onto City of Cortez property.

Clifford Giffen

913 Ridge Drive

Cortez, CO 81321

970-560-6548

cliffordgiffen@gmail.com

Dear Linda,

Please include the following letter in the packets for city council members for the August 22 meeting.

Thanks,

Patricia Faulkner

The story is told of a hiker who was hiking on a mountain where it was very cold. He looked down and saw a snake which was unable to move because of the cold. The snake asked the hiker to take him down the mountain where it would be warmer. The hiker told him, "No. You are a rattlesnake and you would bite me." The snake promised he would never do that because, after all, the hiker would have saved the snake's life. After a lengthy discussion the hiker was finally convinced that he could trust the snake. So the two of them trooped down the mountain. When the snake finally got warm, he bit the hiker. In total shock the hiker asked how the snake could do such a thing. The snake responded, "You knew what I was when you picked me up."

Changing the zoning next to Carpenter from commercial to industrial is much like carrying the snake down the mountain: there will be little control over what happens with that land now or in the future.

It also makes no sense to issue a LUP which would allow all the objectionable uses except for storing firewood. Our plea to the city council is "Please don't pick up the snake."

Hopefully the city council will abide by the city's own land use code. Surely ILC can find a more appropriate piece of land to provide a very needed service.

David and Patricia Faulkner

48 West Montezuma Avenue Cortez

970-570-9680



CITY OF CORTEZ
123 ROGER SMITH AVENUE
CORTEZ, CO 81321

Rachael Marchbanks
Community/Economic Development Director
123 Roger Smith Ave
Cortez, CO. 81321
rmarchbanks@cortezco.gov

Memorandum

To: CORTEZ CITY COUNCIL
From: Cheryl Lindquist, Permit Technician/Deputy City Clerk
Date: 8/15/2023
RE: Resolution No. 21, Series 2023

DISCUSSION

The approximately 10-acre parcel located at 1050 Lebanon Road was previously the site of a drive-in theater and has been vacant for a number of years. The Owners/applicants (the "Owners"), who also own the parcel located at 1107 Lebanon Road directly west of this subject property, are already using the property for equipment and material storage for the business.

BACKGROUND

See attached.

FISCAL IMPACT

Not studied.

RECOMMENDATION

Contingent upon a prior approval by City Council of a rezoning of the property from Commercial "C" to Industrial "I," Staff recommends approval of Resolution No.21, Series 2023.

MOTION

A possible motion for City Council to approve is as follows:

I move that City Council approve Resolution No. 21, Series 2023, a resolution approving the requested Conditional Use Permit for property located at 1050 Lebanon Rd.,Cortez, Colorado, with the following conditions:

- a. All requirements of utility providers, City departments, CDOT and affected districts must be satisfied, as outlined in adopted City Codes and other regulatory documents.
- b. Specifically, without limitation, all public improvements shall comply with the minimum requirements of the 2009 City of Cortez Construction Design Standards and Specifications and all requirements of CDOT for required highway improvements.
- c. The Owners shall meet all requirements of the Cortez Sanitation District regarding protection of the manholes and existing sewer line.
- d. The address shall be clearly marked for emergency response.
- e. The Owners shall comply with the submitted project narrative at all times.

f. Prior to approval of a final site plan for the development, the Owners shall submit a revised plan that complies with all landscape requirements for the Land Use Code.

g. Prior to approval of a final site plan for the development, the Owners shall propose a fencing plan that adequately screens the outdoor storage uses.

h. Pursuant to Section 4.01 of the Cortez Land Use Code, a subdivision plat approved by the City Council shall be required prior to the issuance of a building permit on the Property.

i. The following requirements of the Parks and Recreation Department shall be met:

(1) Secure and preserve the water quality of inflow from the Property into ponds and streams. Prevent harmful chemicals and toxins from washing into downstream waterways.

(2) Restrict access to the Carpenter Natural Area access drives and parking areas from the equipment, supplies, and deliveries to the Owners' business.

(3) Prevent any waste, construction debris, or other by-products from blowing or coming onto the Carpenter Natural Area or associated areas.

(4) Provide buffer and naturally-oriented visual screening along the Property's northern and eastern property boundary. The proposed naturally-oriented visual screen should be large (20' tall) evergreen trees planted approximately 20' on-center and staggered. The proposed buffer is 50'.

j. Hours of Operation for noise producing activities such as woodcutting shall be limited to 8:00am to 6:00pm Monday through Friday. Exceptions are allowed for staging of vehicles and equipment during wildfire events.

Attachments

Staff Report

Resolution No. 21, Series 2023

Documentation



**City of Cortez
Community &
Economic
Development Dept.
123 Roger Smith Avenue.
Cortez, CO 81321**

2023

Meeting Date: August 22,
Project No. ZA23-0001

MEMO

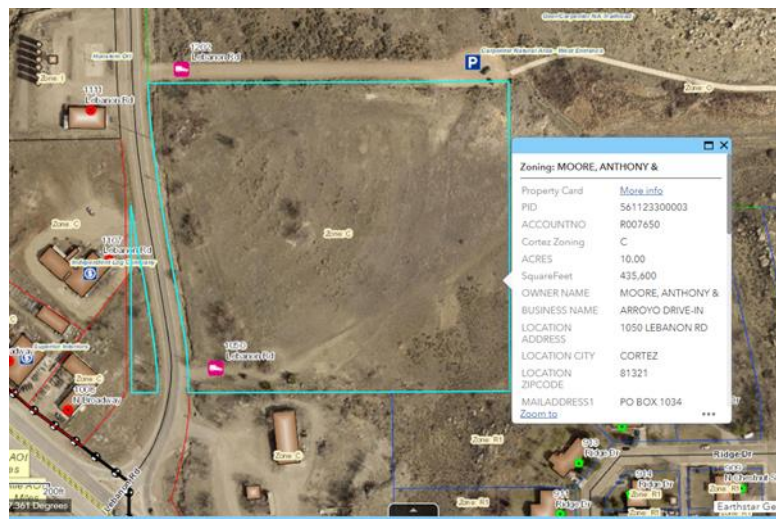
TO: Members of the Cortez Planning and Zoning Commission

FROM: Nancy Dosdall, Contract City Planner

SUBJECT: Public Hearing on an Application for a Conditional Use Permit for an approximately 10-acre parcel located at 1050 Lebanon Rd., Cortez.

OWNERS/APPLICANTS: Anthony Moore & Mary Lancaster, dba Independent Log Company

ATTACHMENTS: Resolution No. 21, Series 2023
Application Packet



Vicinity Map

BACKGROUND/CODE DISCUSSION

The approximately 10-acre parcel located at 1050 Lebanon Road was previously the site of a drive-in theatre and has been vacant for a number of years. The Owners/applicants (the “Owners”), who also own the parcel located at 1107 Lebanon Road directly west of this subject property, are already using the property for equipment and material storage for the business. They have been cited for code violations for operating without permits. If their rezone request is approved, this application may

proceed for consideration. If the application for rezoning is denied, there are portions of this Conditional Use Permit application that staff has determined are not compatible with the existing Commercial “C” zoning. Accordingly, staff cannot recommend that Council approve this CUP application if the property remains in the Commercial “C” zone district.

Independent Log Company operates as a Fire Mitigation and Response Company with several components (see narrative). They operate and maintain equipment which is used for wildfire response including trucks, trailers, water trucks, earth moving equipment, and chain saws. For the most part, this equipment is off site at wildfire events during the wildfire season and returns for storage during the winter months. The season and amount of events can vary wildly, but has recently been longer and fires are more frequent than in past years. In addition to wildfire response, the company conducts wildfire mitigation services which primarily include tree cutting and thinning services. The cut trees are then brought to their properties, prepared and used in several ways, depending on the quality and size of the product, including log home construction, wood furniture construction, fence materials and firewood. These uses would most likely be considered “manufacturing” in that there are no retail sales of products from the site.

Location/Surrounding Land Uses

The site is bounded on the north by City owned open space, on the west by both Industrial and Commercial zoned land, on the south is both Commercial and R-1, Residential, and on the east is both R-1 Residential and City open space. Access to the property is directly off Lebanon Rd. The adjacent residential properties are somewhat naturally buffered from direct impacts of the use by topography. The adjacent commercial uses are either vacant, or owned and operated by the Owners.

Here is the criteria from the LUC that the Council should consider in reviewing a Conditional Use Permit:

(f) Conditions of Approval. Both the planning commission and the city council shall use the following criteria in reviewing conditional use permit requests. It is specifically understood that certain criteria listed below may not apply to a particular application. The applicant shall adequately demonstrate that the applicable criteria have been met:

- (1) The proposed conditional use is compatible with adjacent existing uses and other allowed uses in the zoning district. Such compatibility shall be expressed in terms of appearance, architectural scale and features, site design and scope, landscaping, as well as the control of adverse impacts including noise, vibration, smoke, fumes, gas dust, odor, lighting, glare, traffic circulation, parking, or other undesirable or hazardous conditions.
- (2) The proposed conditional use has incorporated design features sufficient to protect adjacent uses including but not limited to: service areas, pedestrian and vehicular circulation, safety provisions, access ways to and from the site, buffering, fencing and site building placement.
- (3) All proposed accessory uses must demonstrate that they are necessary and desirable. All proposed accessory uses shall comply with the requirements of subsections(f)(1) and (2) of this section. Undesirable impacts created by these uses shall be controlled or eliminated.
- (4) Adequate public services (such as: streets, off-street parking, pedestrian facilities, water, sewer, gas, electricity, police and fire protection) must be available without the reduction of services to other existing uses.
- (5) Provisions for proper maintenance of the building, parking and loading areas, drives,

lighting, signs, landscaping, etc. shall be provided.

(6) The proposed conditional use shall conform to adopted plans, hours of operation, policies and requirements for parking and loading, signs, highway access, and all other applicable regulations of this code and other applicable regulations.

DISCUSSION

Conditional Use Permit:

The Owners' narrative discusses the issues of noise, lighting, smoke, fumes, hours of operation or hazardous materials, stating that the concerns will not be problematic to nearby neighbors. The site plan proposes to add buffering in the form of a significant setback and vegetation adjacent to the open space uses. The adjacent residential properties are proposed to be buffered by significant setbacks. The property would benefit by the addition of fencing, to visually screen outdoor uses from the open space. The significant height distance between the proposed use and the residential properties will make visual screening difficult, if not impossible. The Parks and Recreation Department has requested buffering for adjacent property and natural features, which the Owners have agreed to with based upon the proposed site plan.

AGENCY REVIEW

GIS Coordinator (Doug Roth)

- All situs addresses for both properties are good. Due to hazardous nature of the operation make sure addresses are clearly marked for emergency response.
- A new (additional) address will be assigned to the proposed manufacturing building on PID 561122400044 once a building permit is pulled
- No other concerns

Cortez Sanitation District (Jim Webb)

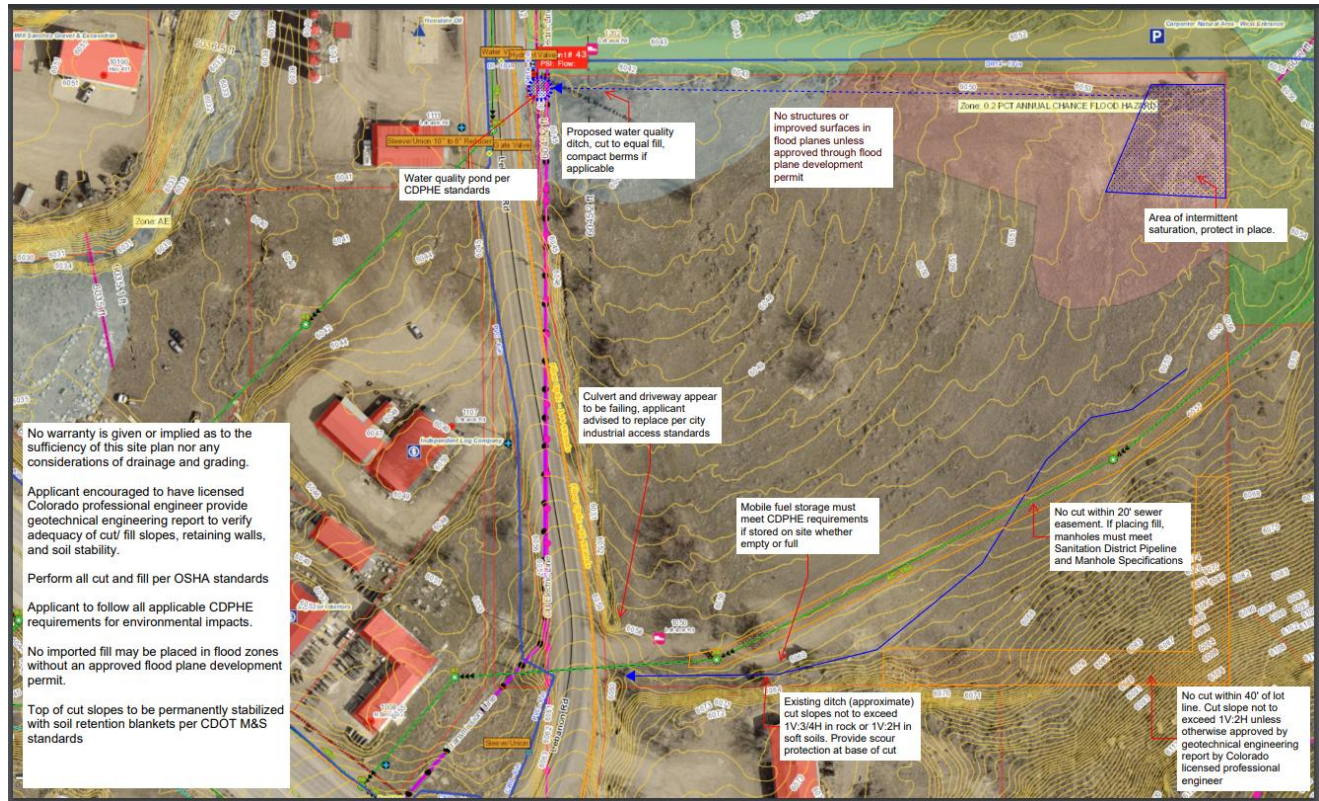
The Sanitation District has some concerns about a couple of exposed manhole covers in this property. Could you please let the owners know that we have a 20' prescriptive easement across this property 10" Each side of the pipe. We have to have access to these manholes and pipeline for normal maintenance. The covers being exposed like they are, can not withstand big equipment hitting them and the buried manholes would not be able to handle a whole lot of abuse either. We would prefer that the easement stay clear of any permanent structures and any stored logs giving us access to the exposed manholes Any time of the day or night. This Sewer main is a major Trunk line for the entire North side of town.



Cortez City Engineer (Kevin Kissler)

Public works staff performed a site visit on 5/19 and a follow up visit on 5/23 of the properties in question. Attached are updated site plans showing field observations and comments for 1050 Lebanon, within are specific engineering concerns and suggestions. The applicant is encouraged to have a Colorado licensed professional engineer certify the adequacy of their installations and earthwork, the attached site plans are not providing or implying warranty or adequacy as to the performance of the installations and earthwork and only reflect a mutual understanding of the work the applicant intends to perform during grading operations.

If they are to eventually propose a structure on any of the filled areas, the city would want to require a soils analysis for any permanent foundations as the placed fill may or may not be unstable. It is my recommendation that the city update as soon as possible the LUC and/ or CDS such that any placed fill greater than 4' in depth should require a geotechnical engineering analysis and design certified by a Colorado licensed professional engineer. This update should also include verbiage that outlines a stop work procedure for clearly defined violations and a formal review and/ or remediation process to bring the work back into compliance.



Cortez Parks and Recreation (Creighton Wright)

As City's primary representative for parks, open space, forestry, and recreation, I desire to be a good neighbor and respectfully ask that Mr. Moore's business ventures don't negatively impact the recreation pursuits of Cortez residents and visitors. While I wholly support the business development opportunities, especially the very cool log homes that Mr. Moore proposes to build, I respectfully request mitigation to support the serene Carpenter Natural Area directly adjacent to the property. The preserve's primary parking lot is directly adjacent to the north of the proposed equipment storage area.

The Carpenter Natural Area is a unique ecological and geologic gem within the City that allows residents and visitors to enjoy the natural scenery and outstanding views without leaving the City. Residents and visitors routinely (some daily) use the space for trail walking, birding, light hiking, mountain biking, and generally, the opportunity to get outside and enjoy nature literally out their back doors. I request mitigation by the adjacent property owner to screen, protect and preserve the natural aesthetic value and uniquely serene environment found at the Carpenter Open Space Preserve.

Requested mitigation:

1. Secure and preserve the water quality of inflow into ponds and streams. Prevent harmful chemicals and toxins from washing into downstream waterways.
2. Restrict access to preserve drives and parking areas from the equipment, supplies, and deliveries to Mr. Moore's business.
3. Prevent any waste, construction debris, or other by-products from blowing or coming onto the preserve or associated areas.
4. Provide buffer and naturally-oriented visual screening along Mr. Moore's northern and eastern property boundary. The proposed naturally-oriented visual screen should be large (20' tall) evergreen trees planted approximately 20' on-center and staggered. The proposed buffer is 50'.

RECOMMENDATION – Conditional Use

Planning and Zoning Commission was unable to make a recommendation due to the inability to achieve a majority vote for either an approval or a denial. Contingent upon a prior approval by City Council of a rezoning of the property from Commercial “C” to Industrial “I,” Staff recommends approval of Resolution No.21, Series 2023. If the City Council concurs with the Staff recommendation, a possible motion for City Council to approve is as follows:

Suggested Motion for Approval:

I move that City Council approve Resolution No. 21, Series 2023, a resolution approving the requested Conditional Use Permit for property located at 1050 Lebanon Rd, Cortez, Colorado, with the following conditions:

- a. All requirements of utility providers, City departments, CDOT and affected districts must be satisfied, as outlined in adopted City Codes and other regulatory documents.
- b. Specifically, without limitation, all public improvements shall comply with the minimum requirements of the 2009 City of Cortez Construction Design Standards and Specifications and all requirements of CDOT for required highway improvements.
- c. The Owners shall meet all requirements of the Cortez Sanitation District regarding protection of the manholes and existing sewer line.
- d. The address shall be clearly marked for emergency response.
- e. The Owners shall comply with the submitted project narrative at all times.
- f. Prior to approval of a final site plan for the development, the Owners shall submit a revised plan that complies with all landscape requirements for the Land Use Code.
- g. Prior to approval of a final site plan for the development, the Owners shall propose a fencing plan that adequately screens the outdoor storage uses.
- h. Pursuant to Section 4.01 of the Cortez Land Use Code, a subdivision plat approved by the City Council shall be required prior to the issuance of a building permit on the Property.
- i. The following requirements of the Parks and Recreation Department shall be met:
 - (1) Secure and preserve the water quality of inflow from the Property into ponds and streams. Prevent harmful chemicals and toxins from washing into downstream waterways.
 - (2) Restrict access to the Carpenter Natural Area access drives and parking areas from the equipment, supplies, and deliveries to the Owners’ business.
 - (3) Prevent any waste, construction debris, or other by-products from blowing or coming onto the Carpenter Natural Area or associated areas.
 - (4) Provide buffer and naturally-oriented visual screening along the Property’s northern

and eastern property boundary. The proposed naturally-oriented visual screen should be large (20' tall) evergreen trees planted approximately 20' on-center and staggered. The proposed buffer is 50'.

- j. Hours of Operation for noise producing activities such as woodcutting shall be limited to 8:00am to 6:00pm Monday through Friday. Exceptions are allowed for staging of vehicles and equipment during wildfire events.

If the City Council determines that the Resolution should be denied, a possible Motion for Denial is as follows:

I move that City Council deny Resolution No. 21, Series 2023, and deny the requested Conditional Use Permit for property located at 1050 Lebanon Rd, Cortez, Colorado, with the following findings:

- (1) The proposed conditional use has not incorporated design features sufficient to protect adjacent open space and residential uses from the increased visual impact, additional traffic, noise and dust to be generated by the proposed conditional use.
- (2) Adequate provisions for proper maintenance of the building, parking and loading areas, drives, lighting, signs, and landscaping, have not been provided.
- (3) The proposed open storage of commodities in the Commercial Highway Zone District is in conflict with the Land Use Code Section 5.07(j).

**CORTEZ
CITY COUNCIL
RESOLUTION NO. 21, SERIES 2023**

**A Resolution Approving a Conditional Use Permit for an approximately ten-acre parcel
located at 1050 Lebanon Road, Cortez, Colorado**

WHEREAS, the owners/applicants Anthony Moore and Mary Lancaster (the “Owners/applicants”) have applied for a Conditional Use Permit for an equipment storage yard and wood products manufacturing on an approximately ten-acre parcel located at 1050 Lebanon Road, Cortez, Colorado and more particularly described as (the “Property”):

A tract of land in the SW¼ of Section 23, Township 36 North, Range 16 West, N.M.P.M., County of Montezuma, State of Colorado

WHEREAS, the Owners/applicants presented a request and necessary submittal items for review of the Conditional Use Permit application by the City Planning and Zoning Commission at its regular meeting held on June 6, 2023; and

WHEREAS, Land Use Code Section 6.10, Conditional Use Permits, indicates that the owner or developer of a property may request a conditional use permit for development of said property; and

WHEREAS, the Planning and Zoning Commission reviewed the request for a Conditional Use Permit and was unable to achieve a majority vote for a recommendation of approval or denial of the request for a Conditional Use Permit on the Property.

NOW, THEREFORE, BE IT RESOLVED BY THE CORTEZ CITY COUNCIL,

THAT, this Resolution No. 21, Series 2023, establishes the conditions of approval for the issuance of the Conditional Use Permit on the Property; and

THAT, the Conditional Use Permit for the Property is hereby approved by the Cortez City Council, subject to the following conditions to ensure compliance with the standards in the Cortez Land Use Code for a conditional use permit:

- a. All requirements of utility providers, City departments, CDOT and affected districts must be satisfied, as outlined in adopted City Codes and other regulatory documents. Specifically, without limitation, all public improvements shall comply with the minimum requirements of the 2009 City of Cortez Construction Design Standards and Specifications and all requirements of CDOT for required highway improvements.
- b. The Owners/applicants shall meet all requirements of the Cortez Sanitation District regarding protection of the manholes and existing sewer line.

- c. The address shall be clearly marked for emergency response.
- d. The Owners/applicants shall comply with the submitted project narrative at all times.
- e. Prior to approval of a final site plan for the development, the Owners/applicants shall submit a revised plan that complies with all landscape requirements for the LUC.
- f. Prior to approval of a final site plan for the development, the Owners/applicants shall propose a fencing plan that adequately screens the outdoor storage uses.
- g. Pursuant to Section 4.01 of the Cortez Land Use Code, a subdivision plat approved by the City Council shall be required prior to the issuance of a building permit on the Property.
- h. The following requirements of the Parks and Recreation Department shall be met:
 - (1) Secure and preserve the water quality of inflow from the Property into ponds and streams. Prevent harmful chemicals and toxins from washing into downstream waterways.
 - (2) Restrict access to the Carpenter Natural Area access drives and parking areas from the equipment, supplies, and deliveries to the Owners/applicants' business.
 - (3) Prevent any waste, construction debris, or other by-products from blowing or coming onto the Carpenter Natural Area or associated areas.
 - (4) Provide buffer and naturally-oriented visual screening along the Property's northern and eastern property boundary. The proposed naturally-oriented visual screen should be large (20' tall) evergreen trees planted approximately 20' on-center and staggered. The proposed buffer is 50'.

MOVED, SECONDED, AND ADOPTED THIS 22nd DAY OF AUGUST, 2023

CORTEZ CITY COUNCIL

Rachel B. Medina, Mayor

ATTEST:

Linda L. Smith, City Clerk

APPLICATION PACKET

Conditional Use Permit Application Checklist

4-23-23

Date

APPLICANT: Anthony Moore
ADDRESS: 1050 Lebanon Road Cortez Colorado 81321
PHONE/FAX: 719-588-3450
FOR: Log Home manufacturing

Submittal Requirements:

X Letter of petition requesting conditional use permit
X Title certificate from licensed title company or attorney listing:
The name of the property owner(s)
All liens
All easements and judgments of record affecting the subject property

The Petition Shall Show or be Accompanied By:

X Street address and legal description of the property
X Any and all plans, information, operating data and expert evaluation necessary to clearly explain the location, function & characteristics of any building or proposed use. Such as floor plans, site plan, or operating information. Provide a detailed narrative addressing the applicable criteria for a CUP, LUC section 6.10(f).
X Filing fee (\$300) to cover the costs of review in accordance with the current adopted fee schedule ✓ #2627

Notification Requirements

Public hearing notice to paper 15 days prior to **P&Z** Meeting (20 days for paper to print on the 15 day schedule)
Notice to landowners 15 days prior to P&Z meeting
Public Hearing notice to paper 15 days prior to **Council** Meeting (20 days for paper to print on the 15 day schedule)

21 March 2023

To Whom It May Concern:

City of Cortez,

This is my request to have a conditional use on

Street Address: 1050 Lebanon Road Cortez Colorado 81321

Legal Description: Section:23 Township :36 Range: 16 TR IN W/2SW/4SW1/4; 9.64 ACRES

Parcel Number: 5611-233-00-003

This property is compatible with adjacent uses and other allowed uses in the zoning district. Coming from highway 491, entering road 25 Lebanon road and entering property first driveway to east. Both roads are main ingress and egress for businesses and residential people coming back and forth to Cortez. The area is very open and visibility is optimal. It backs up against a hill on two sides and the Carpenter beginning trail head is to the North the only access to this property will be from Road 25 at the existing inlet. This property is adjacent to the old Nice Electric property to the South, and West across the street for the old Four Corners Auto electric (owned by Anthony Moore and Mary Lancaster also), and catty corner to Holstein Oil. Further North up the road at the first intersection turning left is Cortez City Industrial Park this area is all Industrial properties with similar uses.

The appearance of this property will not change much as we will be just grading and leveling off the existing uneven dirt from the former Drive-in property and hauling in gravel, the ingress and egress will be the same and will not be impacted. Wildland Firefighting equipment will be stored at this location alongside the North back existing fence and property line. This is a large 10-acre parcel and noise, odors, traffic circulation and parking will be minimal. We are a family owned and operated business.

This property will be used to store logs for Log Home Manufacturing, milling and firewood.

This property is fully fenced all around.

At this time no water and sewer will be needed at this property. We have 54 Wildland firefighting Contracts with the USDA forest service and have ample equipment for fire protection.

This property before we purchased had not been active for 20 years and the homeless were starting to make shelter there.

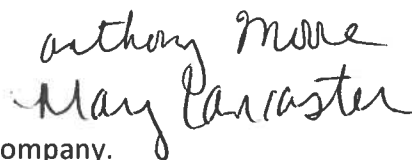
We will comply with all policies and requirement needed for this conditional use.

Sincerely,

Anthony Moore

Mary Lancaster

Independent Log Company.

Handwritten signatures of Anthony Moore and Mary Lancaster in black ink. The signature of Anthony Moore is written above the signature of Mary Lancaster.

Account: R007650

1 of 2 Results [Next->](#)

Location	Owner Information	Assessment History
Situs Address 1050 LEBANON RD	Owner Name MOORE, ANTHONY &	Actual (2023) \$202,440
Tax Area 11001 - DISTRICT 11001	Owner Address PO BOX 1034	Assessed \$58,710
Parcel Number 5611-233-00-003	ALAMOSA, CO 81101	Tax Area: 11001 Mill Levy: 55.380980
Legal Summary Section: 23 Township: 36		Type Actual Assessed Acres SQFT Units
Range: 16 TR IN W/2SW/4SW1/4; 9.64AC		Land \$202,440 \$58,710 9.640 435600.000 1.000
B226 P164 B406 P35		
Account Number R007650		
Account Type VACANT LAND		
Doc Description		

Transfers		
Sale Date	Sale Price	Doc Description
11/25/1996		Quitclaim Deed NoSale
03/25/2010	\$0	Land Survey Deposit Map
01/25/2016	\$3,105	Warranty Deed
04/20/2017		Survey
10/28/2021		SOA
10/28/2021	\$190,000	Special Warranty Deed JT

Tax History	Images
Tax Year Taxes	GIS
*2023 \$3,251.40	
2022 \$3,251.72	
* Estimated	



Tax Account

Summary

Account Id R007650
Parcel Number 561123300003
Owners MOORE, ANTHONY &
LANCASTER, MARY
Address PO BOX 1034
ALAMOSA, CO 81101
Situs Address 1050 LEBANON RD CORTEZ
Legal Section: 23 Township: 36 Range: 16 TR IN W/2SW/4SW1/4; 9.64AC B226 P164 B406 P35

Inquiry

As Of 04/14/2023

Payment Type ☐ First
☒ Full

Taxes Due \$3,251.72
Total Due \$3,251.72

Value

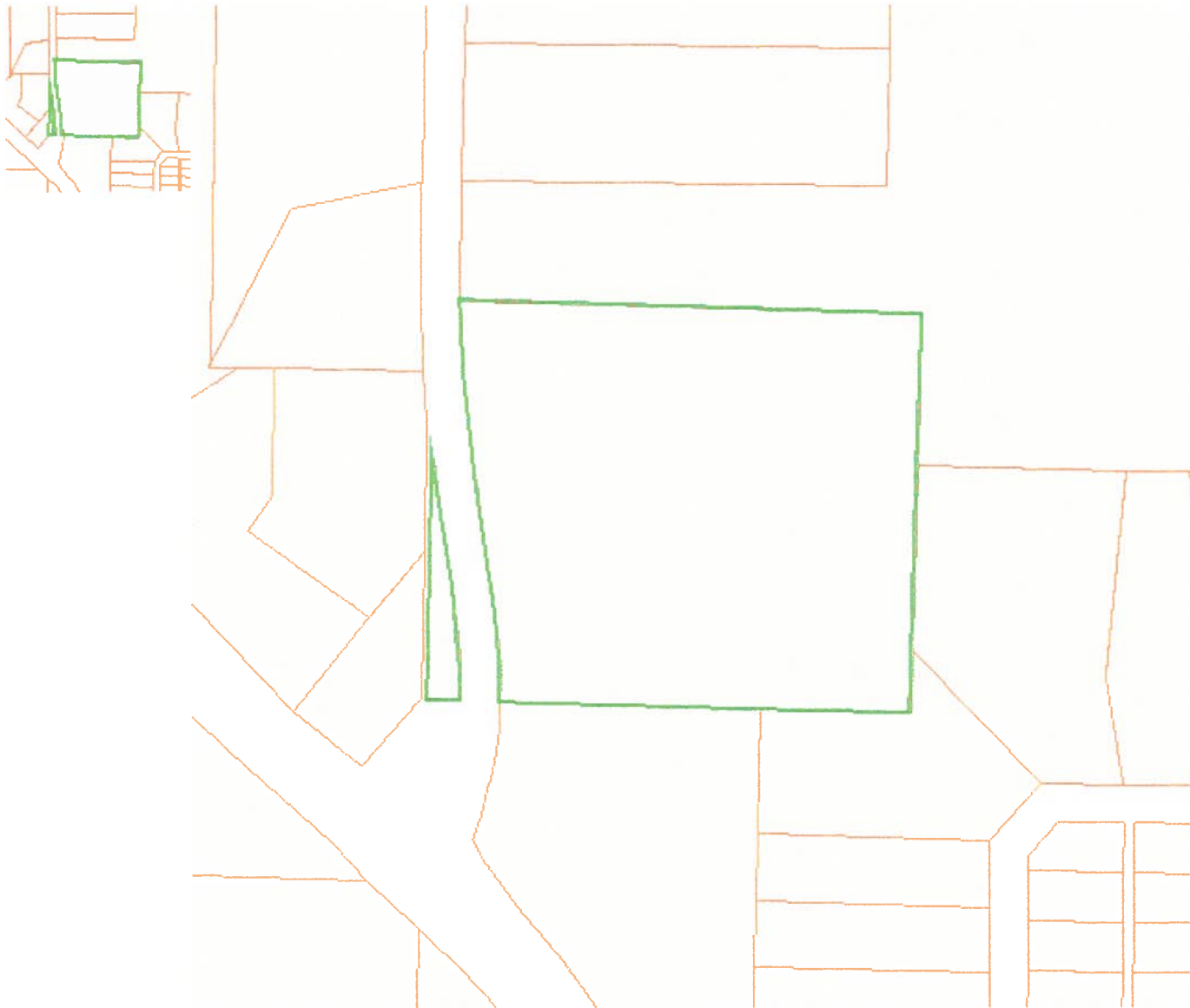
Area Id	Mill Levy	
11001 - DISTRICT 11001	55.3859800	
	Actual	Assessed
VACANT COM LOTS - 0200	202,440	58,710
Taxes		\$3,251.72

The amounts of taxes due on this page are based on last year's property value assesments.
For current year values visit the [Montezuma County Assessor's site.](#)

due 5-1-2023

Account: R007650

1 of 2 Results [Next->](#)



NARRATIVE



**Log Home Manufacturing yards
1050 Lebanon Road and 10206 Highway 491 Cortez
Colorado 81321**

We are a family owned and operated business, natives to Cortez Colorado.

We have been generation loggers for over 50 years.

Anthony Moore is a Master Log Crafter, professional logger and Wildland Firefighter.

We will be using this land to store are Wildland firefighting equipment that we use to assist the USDA forest service with our 54 contracts.

We are hopeful for a proposed Wildland Firefighting training facility to help qualify individuals wishing to pursue Wildland Firefighting careers. Anthony Moore is a Task Force Leader and has put out numerous fires in our State and has been awarded medals on the Pine Gulch fire Grand

Junction Colorado 2020 and East Troublesome Fire Granby Colorado 2020, both devastating Colorado fires.

Independent Log Company will be building Swedish Style Cope Log Homes and Timber Frame log homes, at this location. (See Photo 1 and Photo 2)

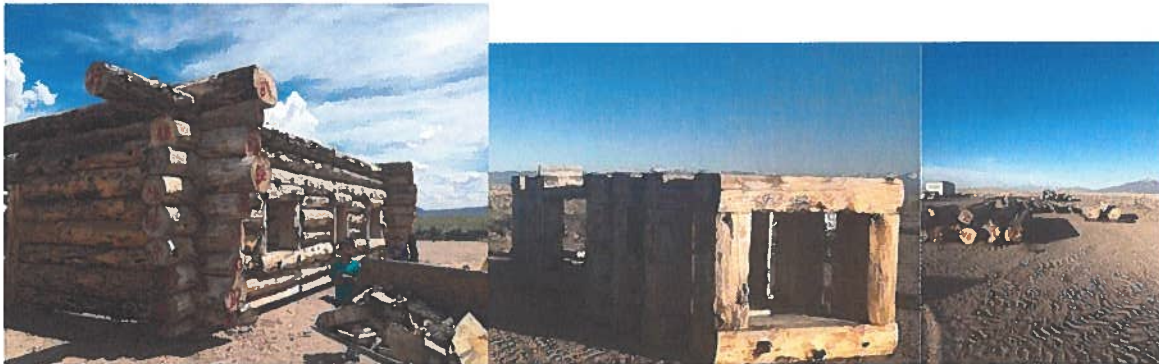
Photo 1 Swedish Cope Log Home by Independent Log Company



Photo 2 Timber framed home by Independent Log Company

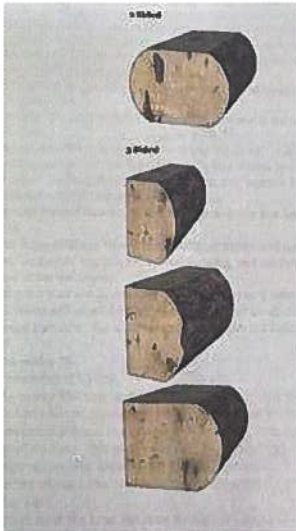
We use top quality logs and most of the work will be done in the yard and then taken down and put on properties.

Swedish Cope Style Log Homes (Think "Lincoln logs")



ILC will be storing logs at this location and a Wood Mizer Mill that will assist in making the 2 sided and 3 sided logs and rough-cut lumber used for our Timber Frame homes. (See Table 1)

Table 1 - 2 sided and 3 sided logs



ILC will also have a Cord King firewood processor at this location for processing the byproduct wood into firewood and this will be available locally.

Cord King Firewood Processor-

Wood Mizer LT40



ILC will take the slab wood that comes off the logs and put that into slab bundles that will be available locally.

Bundles of slab wood



All our sawdust from milling is blown in an enclosed trailer and when this is full, we have numerous individuals that we deliver this too for animal bedding, and landscape projects. No sawdust will be accumulated at our locations.

The amount of noise that will be created for this operation is very minimal mostly due to, this is a wide-open area and sound will go off into many directions and be absorbed into ground you therefore you only end up hearing a small part of it.

Item	Decibels
whisper	15
Lawnmower	75
Car Horn	110
Wood Mizer Mill * on site	75
Cord King Processor *on site	90

We are a family-owned business, and this is our lively hood due to seasons sometimes we work longer hours and sometimes regular hours. You may see us leaving early in the mornings to

beat the thaw and mud and you may see us working late to accommodate break downs or getting dispatched for fires. This area is ideal for this type of operation as Maverick is open 24 hours for fueling and supplies, Meadow gold trucks run at 3:00 in the morning and late at night. We own most of the surrounding land near us and what we do not own business owner's hours are very typical of ours.

ILC will be adding pole barn type lean-to for the wood Mizer and processor to help even more with any noise and for shelter from the elements.



All our wood comes from the local San Juan forests USDA timber sales, and we are a huge part in the removal of this dead and dying wood and keeping the forest healthy.

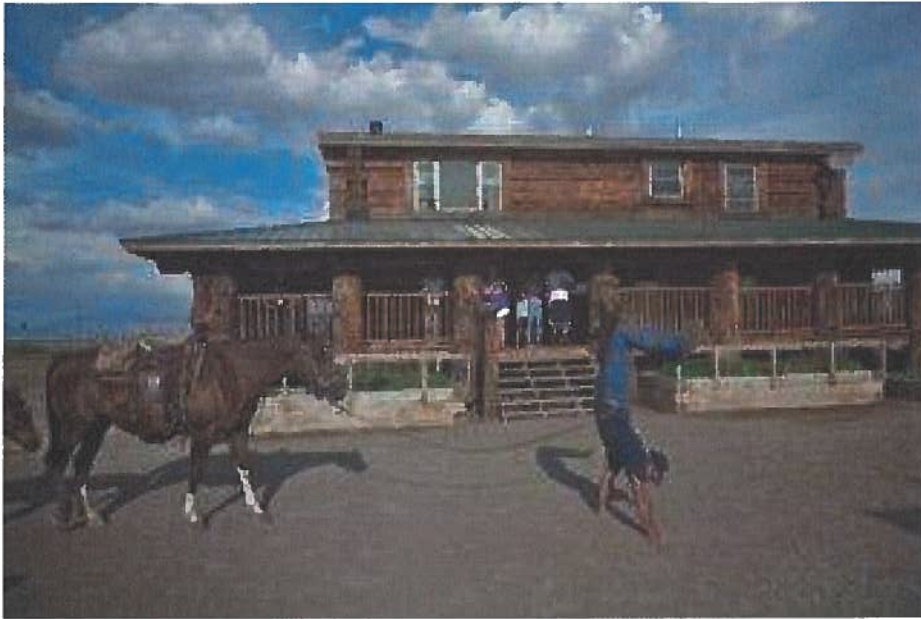
ILC has temporarily and seasonal job opportunities and future full-time positions are expected.

ILC takes pride in keeping things organized and will adhere to any local land use codes and regulations. We keep all our equipment clean and in tip top shape, as it makes our living.

ILC will have limited volumes of boards available and will offer specialty milling such as oversized timber and beams you can't typically get at your local hardware. ILC will also have railings and log home furniture.

Both properties will be used for equipment storage for example water trucks, logging trailers, enclosed trailers, and other equipment we use for firefighting, logging, and log home manufacturing. During the fire season if dispatched or while logging most of this equipment will be gone. Firewood, slabs and rough-cut lumber will be processed and sold locally onsite and delivered. Log home furniture and railing will also be on both locations.

We are looking forward to being a huge asset to Cortez Colorado for future home development and being in your backdoor for Wildland Firefighting.

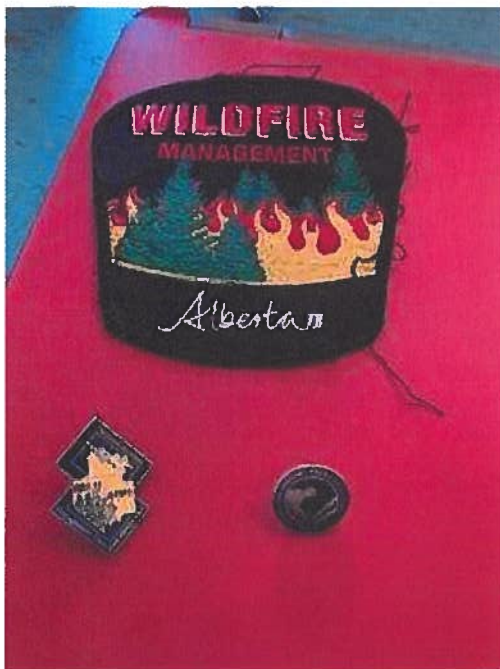
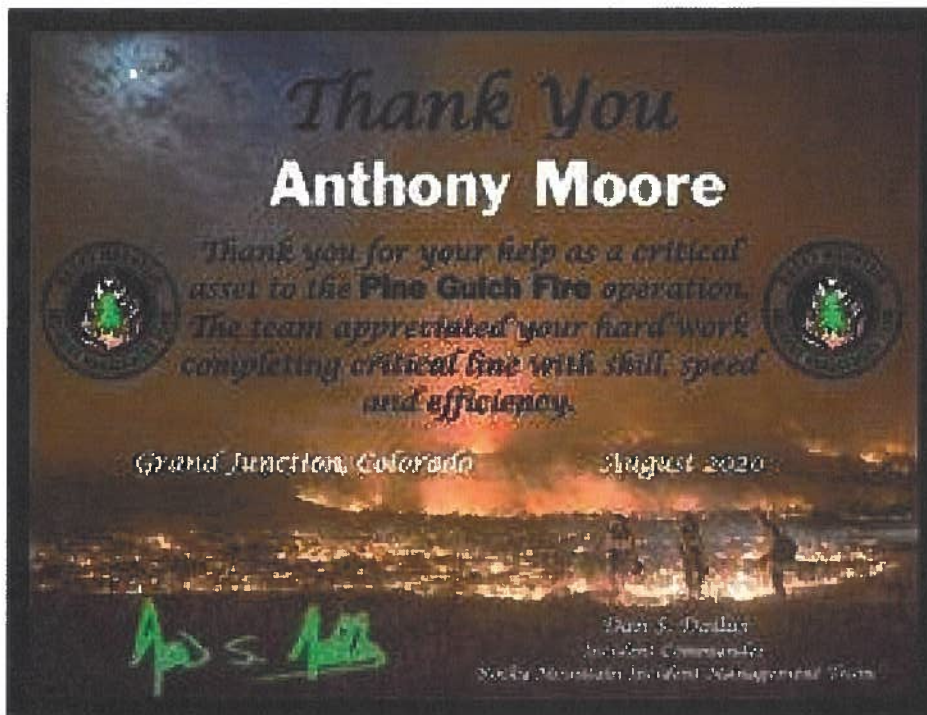


5000 Square foot house by Independent Log Company



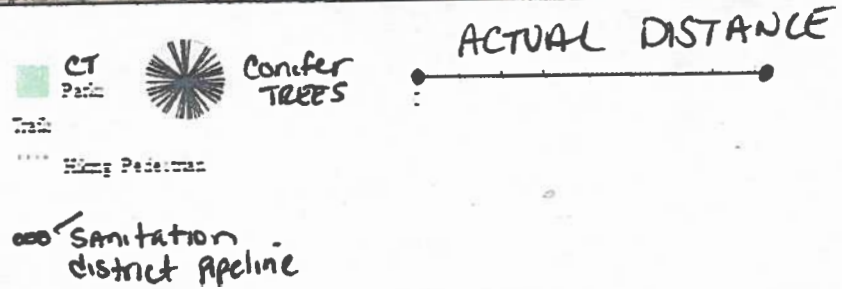
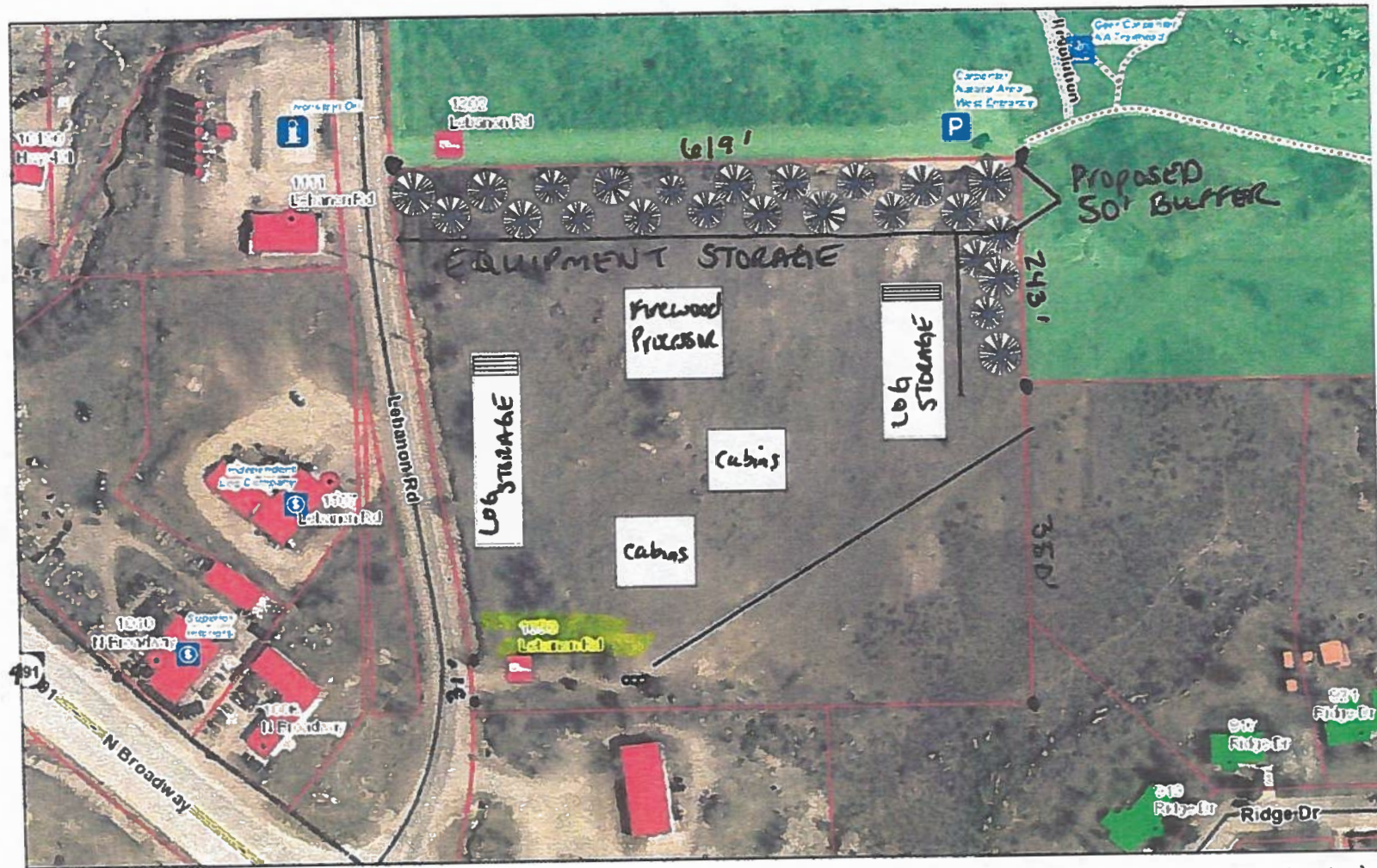
Timber frame package

Awards Given for building Fire line with Dozer that stopped Pine Gulch Fire 2020.



Site Plan

Montezuma County Property 1050 LEBANON ROAD



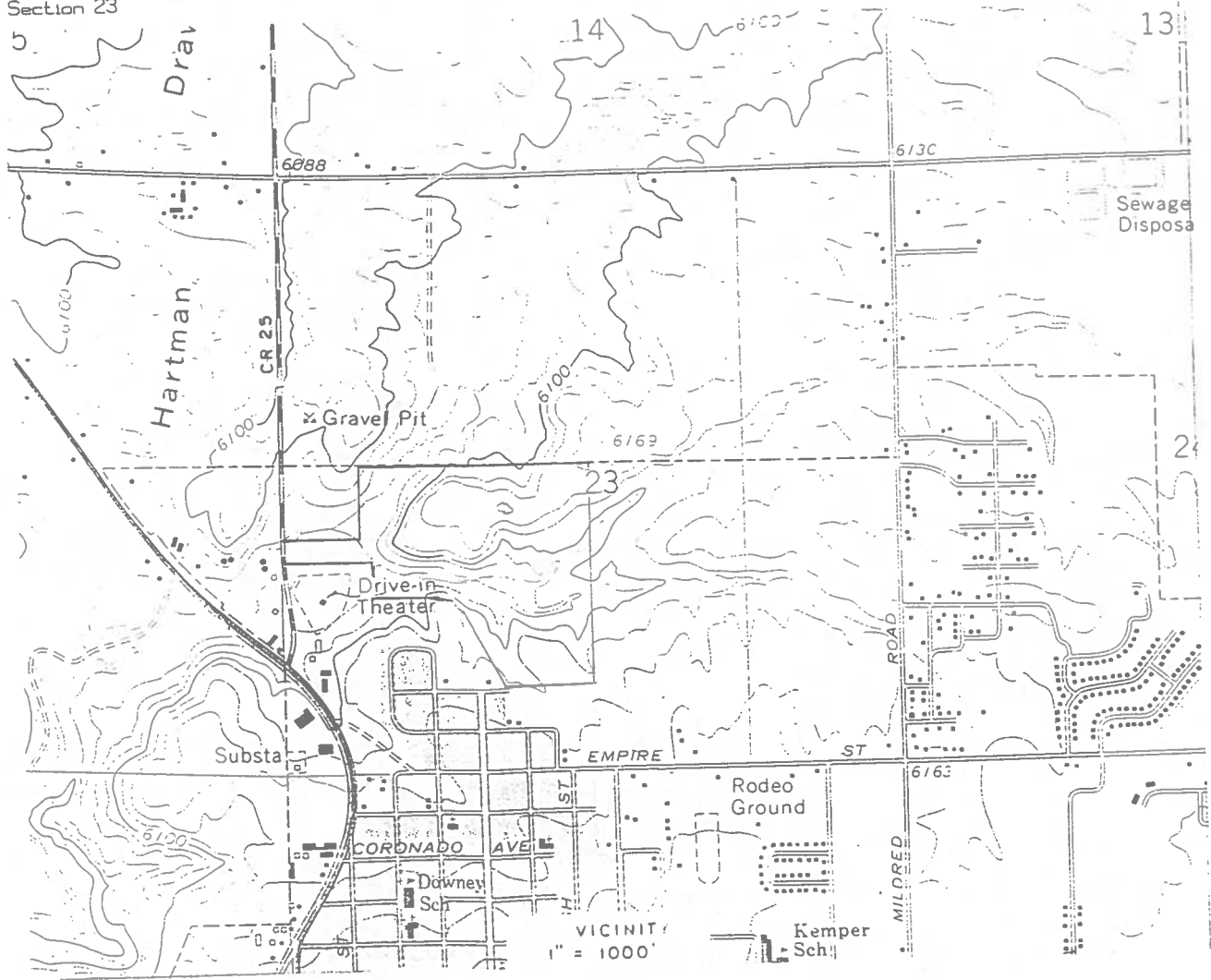
1829.61'

SW corner Section 23

10' N 01'

499.70
N 89°52'59" W

81.74
Ches



VICINITY
1" = 1000'

SW⁴

CATHARINE N. CARPENTER AND 1st NATIONAL BANK OF DENVER

B. 478, P. 535

MONTVIEW ADDITION

Tr. K

ALLEN THEATRES, INC.

B. 371, P. 371

VICTOR HODGES AND
RICHARD TIBBITS

B. 480, P. 492

NW⁴ NW⁴ SW⁴

Tr. L

Tr. M

Tr. N

Tr. O

Tr. P

Tr. R

Tr. S

Tr. T

EMPIRE STREET EASEMENT

NORTH BROADWAY

NORTHCOTT, INC.

B. 185, P. 154

B. 422, P. 17

W 500' OF S. 557' OF
NW⁴ SW⁴LEBANON
ROAD

U.S. 866

SECTION 23

SECTION 22

NORTHCOTT
TIE TO SW COR SEC. 23
90°13'08"W - 1234.81'ALLEN THEATRES
TIE TO SW COR SEC. 23
90°13'08"W - 1217.00'

T36N, R16W, NMPM, MONTEZUMA COUNTY, COLORADO



SCALE - 1" = 400'

0 80 160 320

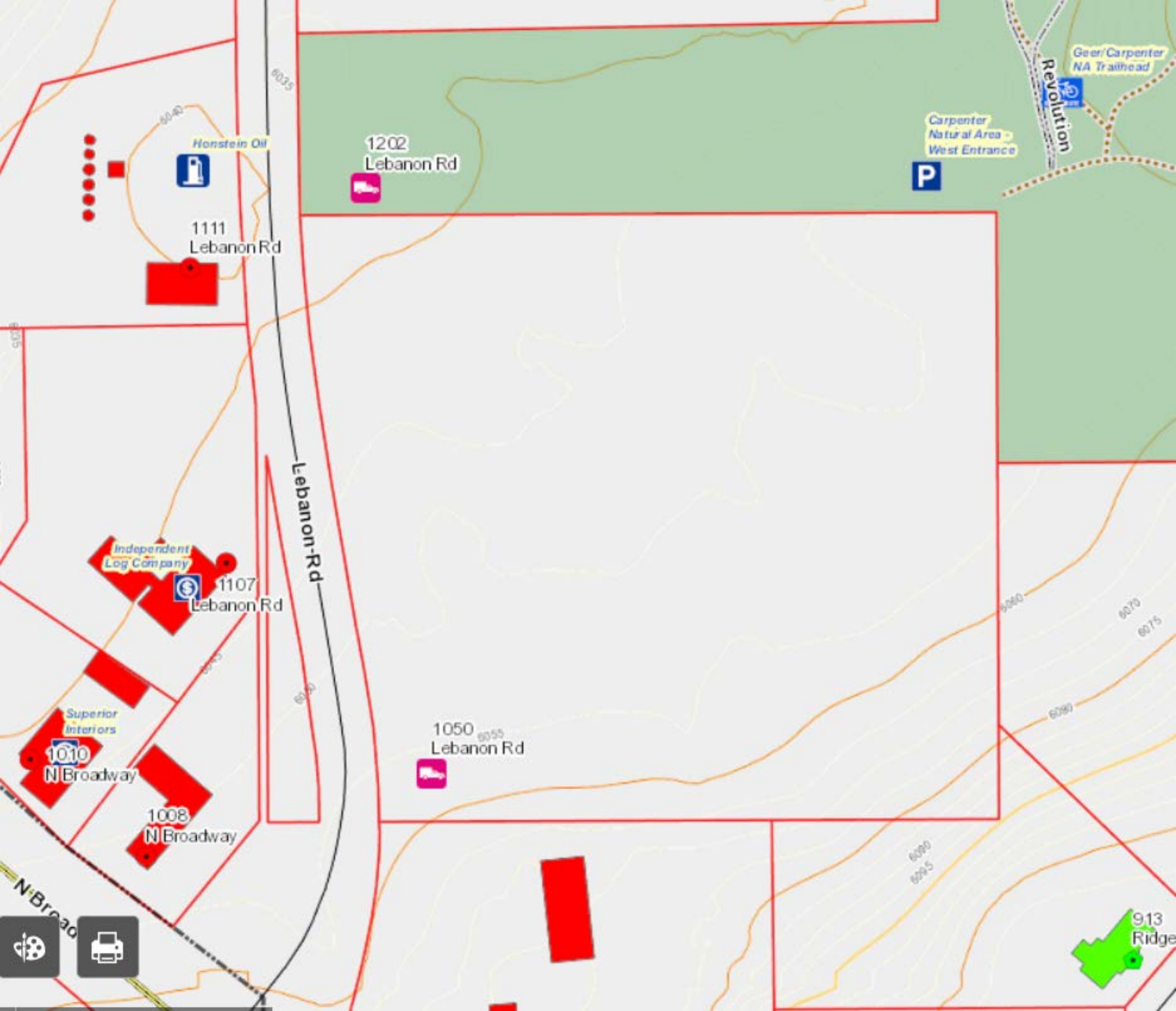
BASIS OF BEARING IS BEARINGS OF RECORD

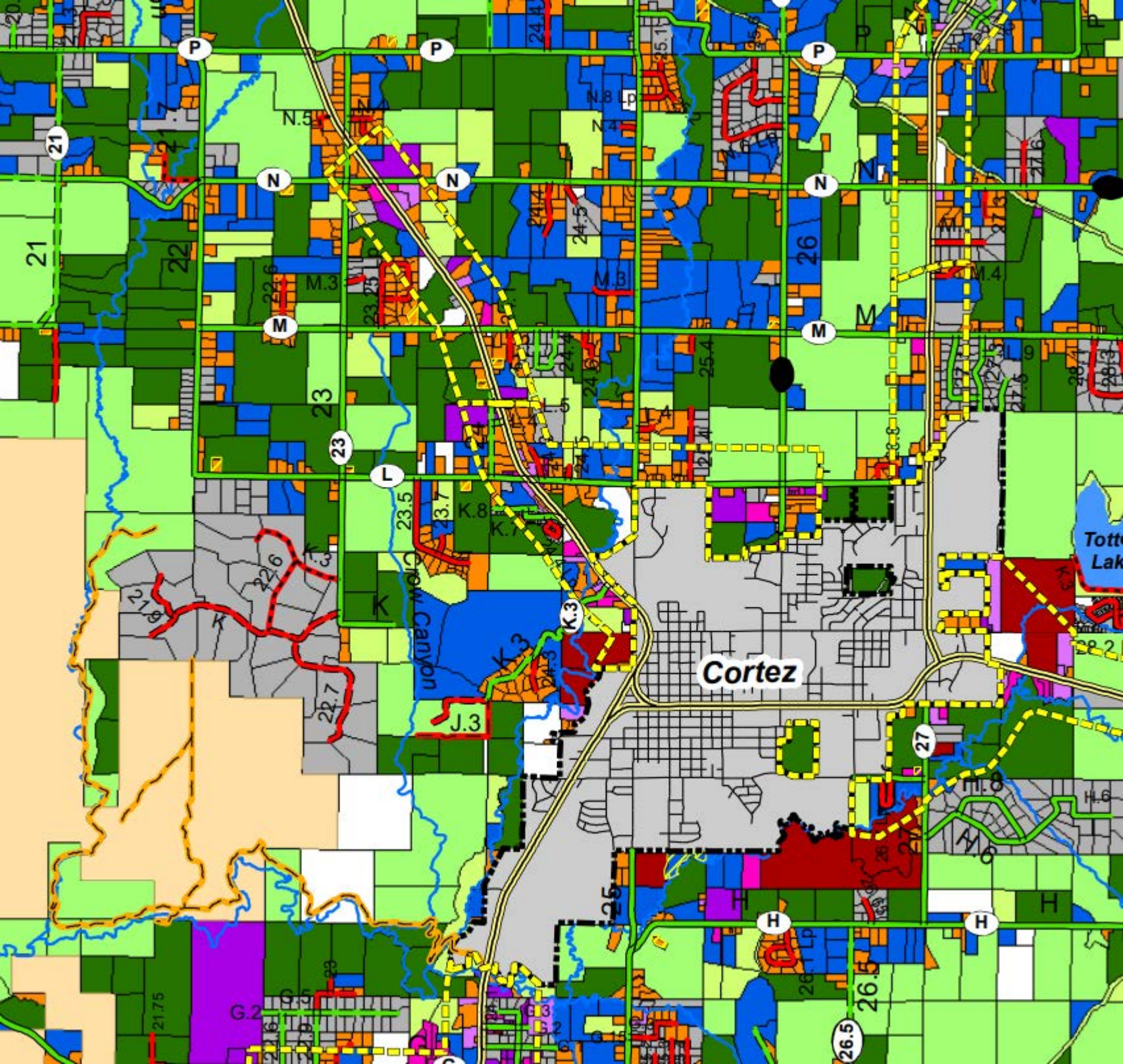
THIS MAP WAS PREPARED BY THE ENGINEER
FOR THE PURPOSE OF RECORDING THE
BORDER LINES OF THE LANDS OF THE
UNITED STATES OF AMERICA AND THE
LANDS OF THE STATE OF COLORADO
AND THE LANDS OF THE STATE OF NEW MEXICO
AND THE LANDS OF THE STATE OF ARIZONA
AND THE LANDS OF THE STATE OF CALIFORNIA
AND THE LANDS OF THE STATE OF TEXAS
AND THE LANDS OF THE STATE OF OREGON
AND THE LANDS OF THE STATE OF WASHINGTON
AND THE LANDS OF THE STATE OF IDAHO
AND THE LANDS OF THE STATE OF MONTANA
AND THE LANDS OF THE STATE OF WYOMING
AND THE LANDS OF THE STATE OF NEBRASKA
AND THE LANDS OF THE STATE OF KANSAS
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AND THE LANDS OF THE STATE OF DELAWARE
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AND THE LANDS OF THE STATE OF NORTH CAROLINA
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AND THE LANDS OF THE STATE OF GEORGIA
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AND THE LANDS OF THE STATE OF MISSISSIPPI
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AND THE LANDS OF THE STATE OF OKLAHOMA
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AND THE LANDS OF THE STATE OF ARKANSAS
AND THE LANDS OF THE STATE OF OKLAHOMA
AND THE LANDS OF THE STATE OF TEXAS



VICTORIA Engineering Inc. COLORADO, COLORADO	
BETTY WILLIAMS	
23-36-16 OLD DRIVE IN	
Date 8-20-77	Drawn By
Revised	File No.

ASSOCIATED MAPS

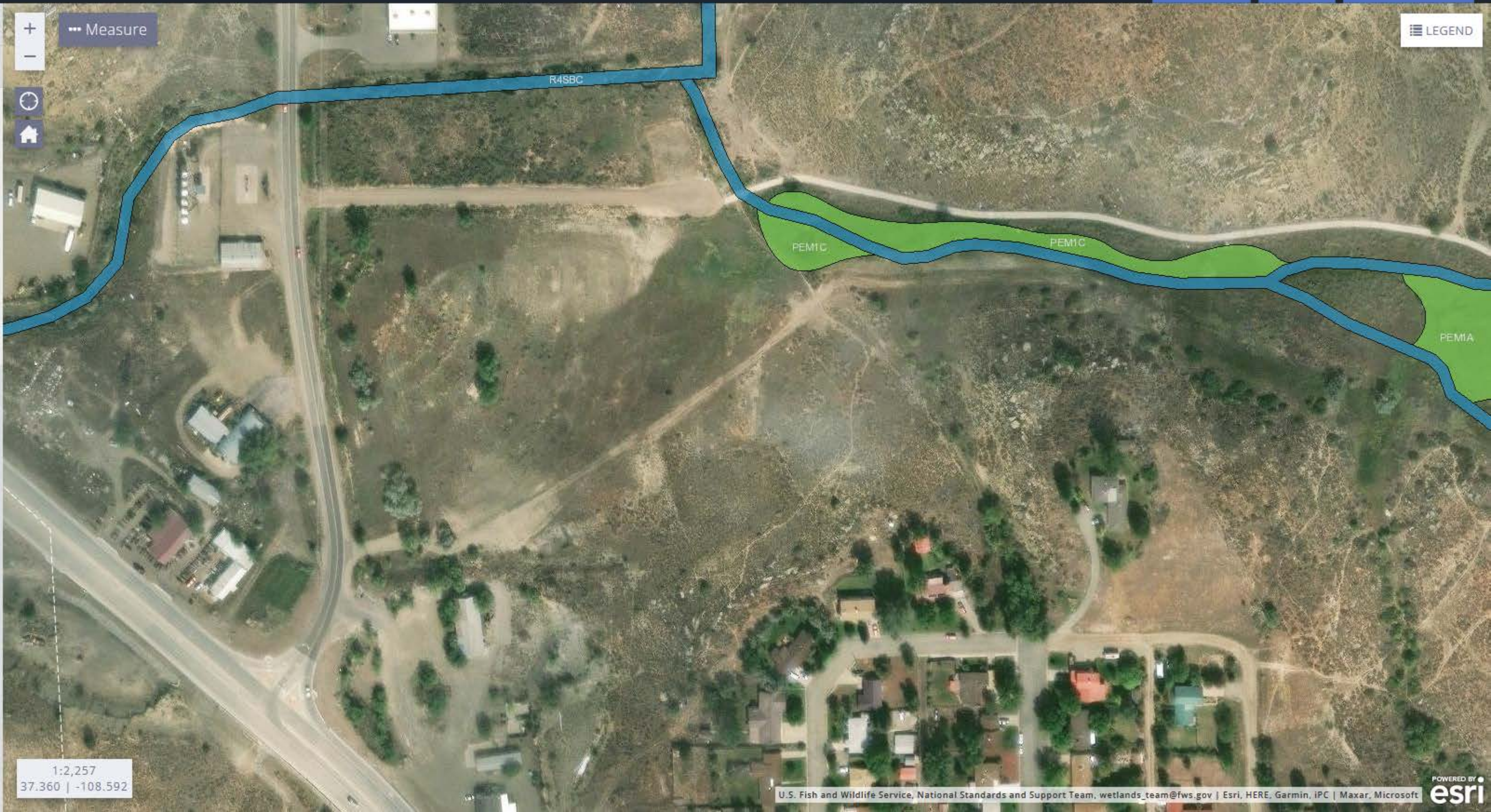




BASEMAPS >

MAP LAYERS >

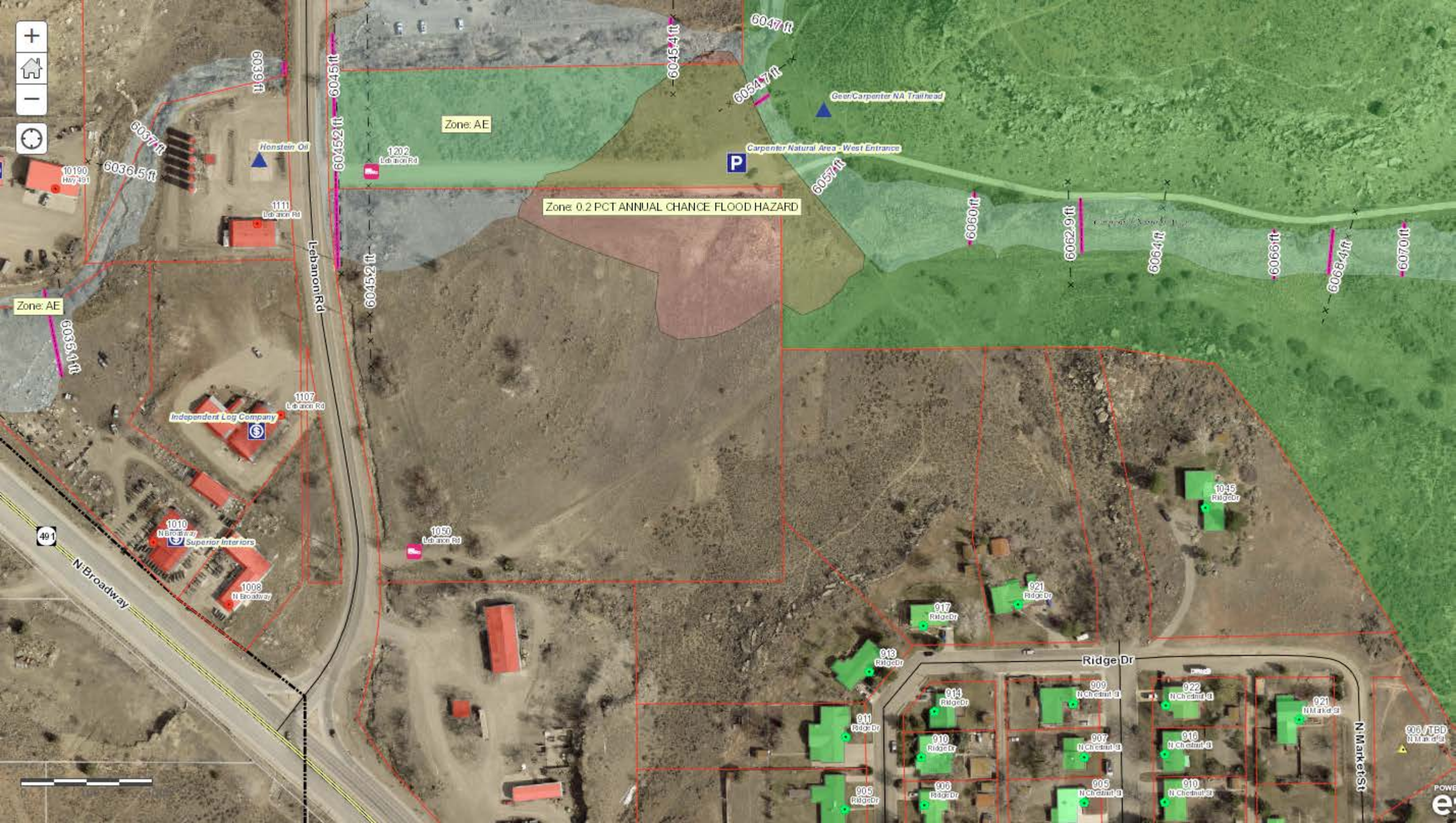
- ☒ Wetlands 1 2
- ☒ Riparian 1 2
- ☐ Riparian Mapping Areas 1 2
- ☒ Data Source 1 2
 - ☐ Source Type
 - ☐ Image Scale
 - ☐ Image Year
- ☐ Areas of Interest 2
- ☐ FWS Managed Lands 1 2
- ☐ Historic Wetland Data 1 2



+ Measure



LEGEND





City of Cortez Address Change:
MOORE, ANTHONY and LANCASTER, MARY
1107 and 1050 Lebanon Rd, Cortez, CO 81321
PID 561122400034 and 561123300003



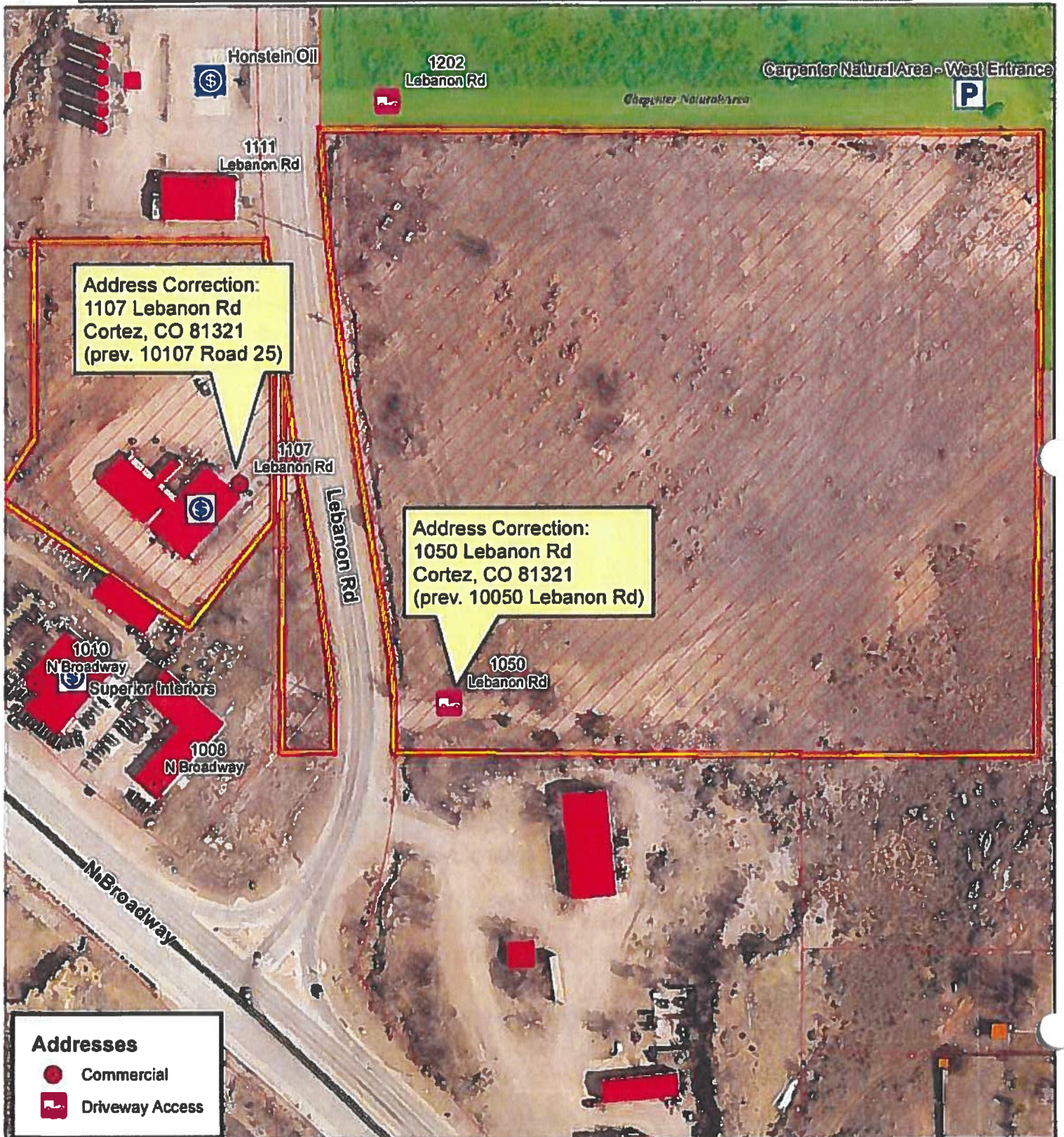
3/31/2027

Subdivision: Tracts in Section: 22 and 23 Township: 36 Range: 16

(Previous address on record were:
10107 Road 25, 10107 Lebanon Rd and 10050 Lebanon Rd)

1 inch = 125 feet

0 25 50 75 100 200 300 400 500 600 700 800 Feet





Honsten Oil



1111
Lebanon Rd

1202
Lebanon Rd



Carpenter
Natural Area
West Entrance

Gear Carpenter
NA Trailhead

Revolution

Lebanon Rd

Independent
Log Company

1107
Lebanon Rd

Superior
Interiors

1010
N Broadway

1008
N Broadway

1050
Lebanon Rd



0 100 200ft

37.36024 -108.59107 Degrees

STAFF PHOTOS

Staff Photo
from
Carpenter
Driveway.
7-28-23



Staff photo
from
Carpenter
Driveway.
7-28-23



Staff photo
from Herbal
Alternatives
Hill
7-28-23



Staff photo
from SE
residential
area.
7-28-23



Staff photo
from
residential
SE area,
7-28-23



Staff Photo
from SE
Residential
Area.
7-28-23



Staff photo
from Target
Rental.
7-28-23



Staff photo
from Target
Rental
7-28-23



Staff
photos
from Target
Rental
7-28-23



LETTERS

FROM

NEIGHBORING

RESIDENTS

Planning and Zoning Commission,

We are unable to attend tonight's Planning and Zoning meeting but wanted to express our support over the zoning change and conditional use permit for the property 1050 Lebanon Road owned and operated by Independent Log Company. The proposed use for the property meets the conditions that are set forth in the land use code for industrial zoning. The property is a compatible use with all the existing zoning of privately owned property surrounding it, including the Industrial Park that is located less than half a mile away from the property. This area of the city was set aside for industrial uses and is a necessary piece to helping our local economy grow and create jobs that are much needed, there is no other part of the city where this property would fit in better.

While we recognize that this property has an adjoining border to the Carpenter/Geer Natural area, so do all of the other industrial zoned properties in the Industrial Park, including properties owned by the City of Cortez which are used as a construction yard and the public works yard. The industrial zoning of this area was set apart before the designation of the adjacent property for being open space and the two areas have coexisted quite well with no adverse effects on either. We also own bordering property to the Carpenter/Geer Natural Area and enjoy observing all of the wildlife in the area and birds that flock to the pond every day and there has been no change to the wildlife patterns since Independent Log Company has purchased their property.

Regarding the comments of noise coming from this property we have not heard of any noise that is excessive or that can be attributed to this property and we are located less than a mile away.

Asking Independent Log Company to bear the burden of buffering from the natural area is not only unjust but also unnecessary. There are no other adjoining properties that have this buffering, including the City of Cortez properties, and there is no place in the land use code that stipulates there must be buffering of the property.

As you make your decision tonight, we remind you that your job as planning and zoning commissioners is to make a decision based off of the facts and if the applicant meets all of the standards that are set forth by the land use code. This decision should not be based off conjecture, emotion or an opinion of the business or business activities but rather the fair and equitable standards that the land use code provides.

We ask that you recommend approval of the change of zoning and conditional use permit to City Council for the property located at 1050 Lebanon Road owned by Independent Log Company as it fits all of the criteria for these uses and is compatible with the surrounding area and would be an asset to our community.

Thank you,

Sheldon and Tiffani Randall

Business and property owners in the City of Cortez



Forest
Service

Region 2
Rio Grande NF

Supervisors Office
1055 9th Street
Del Norte, CO 81132

File Code: 2300

Date: 6/05/2023

Route To: 5100

Subject: Letter of Recommendation, Independent Log Company, Anthony Moore

To: *City of Cortez Council Members*

My name is Charles Michael Simmons but most know me as Skip. I have been employed by the U.S. Forest service for 22 years as a Wildland Firefighter, Hotshot Crew Captain, Engine Captain, Helicopter Manager, Fire Operations Specialist, Division Supervisor, Incident Commander. I have been stationed in Northern California, Southern Oregon, Northern Oregon and Colorado while responding to fires in every western state and most of the rest of the nation as well. I met Anthony Moore, "Tony" on the Pine Gulch fire near Grand Junction, CO in August of 2020. I was the Heavy Equipment Boss and Division Supervisor for Tony and his piece of equipment. I immediately was made aware of the level of expertise and professionalism I was working with by the Colorado Type II Incident Management Team that was currently in charge of the fire. For the next 21 days Tony and myself put dozer line in at night with Hotshot crews and a plethora of other equipment and resources only fulling reenforcing what I had already been told. Tony had his sons with him in his Mechanic support truck that services the Dozer and they also helped anyone else that needed mechanic work on the fire line. A BLM engine was put out of commission due to a faulty water pump head and Tonys sons, with the mechanic truck got it swapped out so we were able to continue suppressing the fire. They did not have to do that nor did they get extra pay for it, they did it because it needed to be done and they had they equipment readily available to help. They were soon put on contract with the fire. Tony was also able to get his "Big Red Water tender" on the fire when we needed it due to its close proximity to the fire. This was invaluable due to the long distance to water sources for the engine. During the 21 days of night shift we successfully protected 100s of homes thanks to the ability to bring water with us as we moved across the landscape burning out around homes at night while having ample water. Tony was recognized by the Type I Incident Commander with a plaque for his excellence and commitment to service during the Pine Gulch Fire.

Tony and his company have every piece of equipment needed to suppress the most intense wildfires. Tony has more experience with fire AND Logging than most companies I have worked with throughout the nation. Usually Logging companies stick to the logging as much as possible as it is more profitable and easier on the equipment. Tony has made a name for himself everywhere I go in Colorado as a firefighter and a logger not just a logger that helps on fires. The ability to have the resources Tony can bring to the fire as close as possible is a very fortunate situation to be in for any community. Tony's equipment is in excellent working condition and because of the support vehicles and people he employees, the equipment is always ready to provide a much-needed public service when called to a fire. I am always hopeful Tony or any of his equipment is on the fires I end up on because I know I will be getting the best available equipment and operators with a high level of expertise to not only suppress the fire but do it safely and efficiently.



Our neighborhood has been a model of these regulations for years. – comfortable, healthy, safe and a pleasant environment; sheltered from incompatible and disruptive activities. *Until Now!*

When it's time to vote and you are weighing your "yah's" or "nah's", please remember the voice of the people of Cortez whom you represent.

The code also states the need to "...minimize conflict with other land uses..."

It is obvious to many of us who live here, and hopefully to those of you who will be voting, that this re-zoning and the possible industrial use of this particular property creates a HUGE level of conflict for many reasons.

AGAIN: We strongly urge the City Council to say, "NO", to the re-zoning of the property and, "NO", to the Conditional use permit. Choose instead to protect and preserve!

We should NOT be changing the zoning to benefit one business, when it doesn't benefit the nearby residential area or the Natural Reserve.

Sincerely,

Residents of 917 Ridge Drive Cortez, CO.

Comments to P and Z and City Council regarding the proposed rezoning of 1050 Lebanon Road.

Teri Paul <portcullis828@gmail.com>

Tue 7/18/2023 2:33 PM

Comments to P and Z and City Council regarding the proposed rezoning of 1050 Lebanon Road.

July 18, 2023

I am a resident of the neighborhood above the property at 1050 Lebanon Road. I represent the Neighbors and Friends of Carpenter. Since the NFC was formed specifically around this issue in early June more people have learned about this proposed zoning change and the outcry has been great and constant. Letters have been sent to city officials and letters and articles have appeared in local newspapers and the issue has been discussed on the radio.

The City's Rezoning Policy Declaration states that rezoning of land is to be discouraged and can only be considered if one or more standards outlined in City Code 6.02 are held to apply to the request.

In the Staff Memo from Planner Nancy Dosdall to the P and Z Commission June 6, 2023* she addressed each of the standards - or justifications - for rezoning. However, NFC disagrees with her reasons.

Criteria A. Was the existing zone for the property adopted in error?

Planning has stated: It does not appear that this property was zoned in error, the area is a mix of industrial and heavy commercial uses. The property is directly adjacent to Industrial, Commercial, Open, and Residential zones.

We agree that the property was not zoned in error and should remain Commercial. Although many would like to see it rezoned to OPEN SPACE and added to the Carpenter Natural Area, thus creating a true buffer for the single-family residential neighborhood and protecting Carpenter from the industrial clutter that is now seen at the main entrance for the Natural Area.

Criteria B. Has there been a change of character in the area (e.g. installation of public facilities, other zone changes, new growth trends, deterioration, development transitions, etc.)?

Planning stated: The most recent new uses in the area are Herbal Alternative and Target Rental. The Herbal Alternative is located on C-zoned property while Target Rental is located on I-zoned property.

We believe that the area *has* changed. It has become *more* important to the city and the neighborhood as a well-used and valued part of the city parks system with a unique natural area that includes rare and endangered plants. It also includes one of the more established residential areas of Cortez that has enjoyed the buffer to the industrial park that this property has provided for more than 28 years. We suggest that the change in character is one which is better served in keeping the zoning at commercial, but an even better solution and one that is desirable to the community would be rezoning it to O(Open space) and adding it to the Carpenter. We encourage the city to explore the idea of a land swap, locating ILC in a location that is more compatible with its surroundings. Further, Planning neglected to add that another commercial business operates directly across the creek to the north of the entrance to Carpenter, the Body by Design Gym.

Criteria C. Is there a need for the proposed rezoning within the area or community?

Planning: The rezoning is being requested to allow for heavy manufacturing use in an area of the city where these types of uses are somewhat common. There are many vacant C-zoned properties in the City, while only a few vacant I-zoned properties exist.

We suggest that the city look into these few vacant I-Zone properties and assist with a land swap.

Criteria D. Are the proposed uses compatible with the surrounding area or uses; will there be adverse impacts; and/or can any adverse impacts be mitigated?

Planning: The area is a mix of land uses, including single-family homes and City-owned/operated open space on the northern and eastern boundaries. Further north, west, and south are heavy commercial uses, most of which include an outdoor storage component. The City Parks and Recreation Department, several users of the open space/trailhead, and nearby residents have expressed concern with the use, although no written letters of opposition were received at the time of preparation of this report (This was as of June 6).

Neighbors and Friends of Carpenter (NFC) believe that the proposed uses are incompatible with the surrounding area and indeed some activities have already caused – in violation without the benefit of permits – the infill and destruction of the wetland which did *not* use to stop at the fence line with the Carpenter Natural Area. Planning has not adequately addressed the problems of noise, lights, time of operation, accumulation of sawdust piles, smoke, exhaust,

- dust, fire, accumulation of debris and discarded equipment, increased traffic of heavy equipment, impact on wildlife, sustainability, and serenity of the natural area, etc.

We believe the proposed uses are incompatible with our homes, and the proposed uses are incompatible with maintaining the sustainability, serenity, character, beauty, and safety of wildlife, of the Carpenter Natural Area.

Criteria E. Will there be benefits derived by the community or area by granting the proposed rezoning?

Planning argued in the memo of June 6 that the use is necessary in this area where wildfire is a constant and concerning threat. The business provides both firefighting and fire mitigation services, and also makes use of all of the by-products, adding value to what can be a difficult waste product to dispose of.

We do not disagree that this business does important and valuable work in firefighting and that they have the right to scavenge waste products removed after a fire to manufacture the products they have described. We DO argue that this is NOT THE PLACE for that business. In terms of jobs provided, a recent meeting with one of the owners informed us that this business is a family business that primarily employs family members. We do not know how many additional non-family member jobs this business plans as a result of rezoning this property.

Rezoning is for the benefit of one company whose operational needs are better set in a location where they do not impact the community. The argument for jobs is just as valid 5-10 miles out of town as it is in the city limits.

The primary benefit is to the landowners who have an interest in having all of their operations in close proximity.

The next pertinent criterion is H.

Criteria H. Does the proposed change constitute "spot zoning?"

- *Planning stated that the property is adjacent to other industrial zoned property so it should not be considered "spot zoning."*

This is not strictly the case. When you look at the city zoning map you will see that Commercial Highway is shown in red on either side of Lebanon Road. Though the city has allowed light to heavy industrial activities on some of this property, Ms Dosdall informed us that these activities were grandfathered in before the zoning and permitting rules changed. Indeed Ms. Dosdall explained at a meeting on July 12 that she made her determination about rezoning by looking at the properties as she drove by, presumably rather than by consideration of the actual zoning that exists. Further, consideration of the neighborhood above was dismissed as being geographically separated by virtue of being on a hill above the log operation property. Noise travels up and out, and smoke and dust travel as the wind blows it.

As such, the property is actually surrounded by Commercial Highway zoned property on the south and west, by Open Space on the north and east, and by R-1 residential on the south and east. The industrial park is to the north and on Blueberry Hill, but it is not adjacent directly to this property.

We believe rezoning from Commercial to Industrial DOES constitute SPOT ZONING and question why there is a push to rezone for this one business. In looking at the city zoning map there are other highway commercial zones in the vicinity, including Body by Design Gym that was inexplicably left out of the Planner's description. We do not see the industrial use on commercial-zoned property on the west side of Lebanon Road as a valid justification for placing an industrial zone next to a residential area and a natural area. Lebanon Road makes a logical boundary.

In conclusion, we have no quarrel with the type of business that ILC wishes to do. We do not believe it is compatible or desirable next to homes or natural areas. Additionally, we are concerned about commercial zoning that, with a conditional use permit, can do nearly the same activities as are allowed on an industrial-zoned property.

The owners purchased this land knowing it was commercial. They should use it as commercial property only.

Thank you,

Teri Paul, Cortez

Dear Linda,

Please include the following letter in the packets for city council members for the August 22 meeting.

Thanks,

Patricia Faulkner

The story is told of a hiker who was hiking on a mountain where it was very cold. He looked down and saw a snake which was unable to move because of the cold. The snake asked the hiker to take him down the mountain where it would be warmer. The hiker told him, "No. You are a rattlesnake and you would bite me." The snake promised he would never do that because, after all, the hiker would have saved the snake's life. After a lengthy discussion the hiker was finally convinced that he could trust the snake. So the two of them trooped down the mountain. When the snake finally got warm, he bit the hiker. In total shock the hiker asked how the snake could do such a thing. The snake responded, "You knew what I was when you picked me up."

Changing the zoning next to Carpenter from commercial to industrial is much like carrying the snake down the mountain: there will be little control over what happens with that land now or in the future.

It also makes no sense to issue a LUP which would allow all the objectionable uses except for storing firewood. Our plea to the city council is "Please don't pick up the snake."

Hopefully the city council will abide by the city's own land use code. Surely ILC can find a more appropriate piece of land to provide a very needed service.

David and Patricia Faulkner

48 West Montezuma Avenue
Cortez
970-570-9680



CITY OF CORTEZ
123 ROGER SMITH AVENUE
CORTEZ, CO 81321

Rachael Marchbanks
Community/Economic Development Director
123 Roger Smith Ave
Cortez, CO. 81321
rmarchbanks@cortezco.gov

Memorandum

To: CORTEZ CITY COUNCIL

From: Cheryl Lindquist, Permit Technician/Deputy City Clerk

Date: 8/15/2023

RE: Resolution No. 20, Series 2023

DISCUSSION

The Parcels are identified on a document labeled as the "2nd Revised Plat and Topo Map of Garwood Subdivision, a Part of the Leland Addition to the City of Cortez, Montezuma County Colorado," which contains an approval by the City Planning Commission dated October 22, 1958, and which was recorded with the Montezuma County Clerk & Recorder on January 27, 1959. There is no record of the City Council having approved the Plat, and Staff has been unable to determine whether or not the Cortez City Code required Council approval of that plat in 1958 or 1959. There have been discussions and research by previous City Staff, a previous City Attorney, and a title company as early as 1996, in an attempt to confirm whether or not the Garwood Subdivision Plat legally divided the Parcels. The intent of this minor subdivision is to fully and legally subdivide the Parcels, clear up the existing title issues, and allow the Owners to sell legal parcels that can be insured by a title insurance company. The Parcels are zoned Commercial Highway (C).

BACKGROUND

See attached.

FISCAL IMPACT

None

RECOMMENDATION

Staff recommends that Council approve Resolution No. 20, Series 2023, which approves the Minor Subdivision to be known as Mikkelson Subdivision, and state any conditions it determines would be necessary to ensure compliance with the Land Use Code.

MOTION

If agreed upon by the City Council, a possible motion would be:

I move that Council approve Resolution No. 20, Series 2023, a resolution approving the Minor Subdivision to be known as Mikkelson Subdivision, submitted by Mike Mikkelson, and located at 1552, 1602 and 1702 S. Broadway, Cortez, Colorado, with the following conditions:

1. All requirements of utility providers, City departments, CDOT and affected districts must be satisfied, as outlined in adopted City Codes and other regulatory documents.
2. Prior to recordation, the plat shall be revised to rename the Parcels as Lots A, B and C of Mikkelson Subdivision.

Attachments

Staff Report
Resolution No. 20, Series 2023
Documentation



*City of Cortez
Community & Economic
Dev. Dept.
123 Roger Smith Avenue
Cortez, CO 81321*

Meeting Date: August 22, 2023
Project No. PL23-05

MEMO

TO: Members of the Cortez City Council

FROM: Nancy Dosdall, Contract City Planner

SUBJECT: Application for a Minor Subdivision plat for a three-lot subdivision

APPLICANT: Mike Mikkelson

OWNERS: Mark & Lana Mikkelson, Gary & Sherry Sisco

ATTACHMENTS: Plat, letter of application
Resolution No. 20, Series 2023

BACKGROUND

The Applicant, Mike Mikkelson, on behalf of the Owners, Mark Mikkelson, Lana Mikkelson, Gary Sisco, and Sherry Sisco, is proposing a three-lot minor subdivision of parcels of land located at 1552, 1602 and 1702 S. Broadway (the “Parcels”). The Parcels are identified on a document labeled as the 2nd Revised Plat and Topo Map of Garwood Subdivision, a Part of the Leland Addition to the City of Cortez, Montezuma County Colorado, which contains an approval by the City Planning Commission dated October 22, 1958, and which was recorded with the Montezuma County Clerk & Recorder on January 27, 1959. There is no record of the City Council having approved the Plat, and we have been unable to determine whether or not the Cortez City Code required Council approval in 1958 or 1959. There have been discussions and research by previous City Staff, a previous City Attorney, and a title company as early as 1996, in an attempt to confirm whether or not the Garwood Subdivision Plat legally divided the Parcels. The intent of this minor subdivision is to fully and legally subdivide the Parcels, clear up the existing title issues, and allow the Owners to sell legal parcels that can be insured by a title insurance company. The Parcels are zoned Commercial Highway (C).

The Parcels are bounded on the north, west and east by commercially zoned land. Residential, R-1 zoned land is located to the south, currently undeveloped.

DEVELOPMENT STANDARDS

Development Standard	C Zone Requirement	Existing
Min. lot area (sq. ft.)	3,000	Parcel A: 59,137 Parcel B: 62,185 Parcel C: 43,446
Min. front yard (ft.)	10'	

Min. side yard (ft)	0'	
Min. rear yard (ft)	7'	
Max. lot coverage	50%	

ISSUES

The City Council shall, in its action on the preliminary plat, consider the physical arrangement of the subdivision, and determine the adequacy of street rights-of-way and alignment, and the compliance with the Cortez thoroughfare plan, the City street standards, the existing street pattern in the area, and compliance with all applicable provisions of the Comprehensive Plan. The Council shall also ascertain that adequate easements for proposed or future utility service and surface drainage are provided, and that the lot size and area are adequate to comply with the minimum requirements for the underlying zone district and for the type of sanitary sewage disposal proposed.

An issue that Staff has identified with this subdivision is whether or not there is legal access to each of the Parcels. A 40' shared access easement is provided that will provide the required access to South Broadway.

Otherwise, the minor subdivision as submitted appears to meet all applicable development standards. Conditions below will ensure adequate access, drainage, and all other aspects to promote the public health, safety, order, convenience, prosperity, and general welfare.

AGENCY REVIEW

GIS Coordinator (Doug Roth)

- GIS would prefer this subdivision consisted of Lots A, B and C of the Mikkelson Subdivision
- GIS is very pleased this longstanding issue is finally being resolved.
- See attached correspondence circa 1997 from City attorney Clifford Fossum. Even though the opinion was rendered at that time that the Garwood Subdivision was never valid, certain lots from said subdivision had been transferred to other parties. By the City approving a new plat of these lots it should solve long standing validity issues.

City Engineer (Kevin Kissler)

Thanks for the clarification. I don't see any issues with the lots themselves, it appears that property already shows the three lots in the GIS system. As a matter of procedure, anytime we open up review for properties on a major highway we should encourage the applicants to petition CDOT for deceleration and acceleration pockets to improve overall corridor safety. Given the speeds in this particular part of 491, there may be additional warrant for improved merging safety.

ALTERNATIVES

1. The Council can approve the Minor Subdivision Plat for Mikkelson Subdivision, as submitted by Mike Mikkelson; or
2. The Council can deny the application for the Minor Subdivision for Mikkelson Subdivision and state its reasons; or
3. The Council can ask for more information and continue the application to a date certain or table the application; or
4. The Council can approve the Minor Subdivision for Mikkelson Subdivision, and state any

conditions it determines would be necessary to ensure compliance with the Land Use Code.

RECOMMENDATION

Staff recommends Alternative “4” above, approve Resolution No.20, Series 2023, a resolution approving the Minor Subdivision for Mikkelson Subdivision, with the conditions stated in the Resolution.

If the Council so chooses to follow the recommendation of Staff, a possible motion could be the following:

I move that Council approve Resolution No. 20, Series 2023, a resolution approving the Mikkelson Subdivision submitted by Mike Mikkelson, located at 1552, 1602 and 1702 S. Broadway, Cortez, Colorado, with the following conditions:

- 1. All requirements of utility providers, City departments, CDOT and affected districts must be satisfied, as outlined in adopted City Codes and other regulatory documents.**
- 2. Prior to recordation, the plat shall be revised to include a 60’ public easement/ROW running east/west between lots A and B.**
- 3. Prior to recordation, the plat shall be revised to rename the Parcels as Lots A, B and C of Mikkelson Subdivision.**

**CITY OF CORTEZ
RESOLUTION NO. 20, SERIES 2023**

**A RESOLUTION APPROVING A MINOR SUBDIVISION PLAT FOR MIKKELSON
SUBDIVISION, A THREE-LOT SUBDIVISION LOCATED IN THE SW1/4 OF
SECTION 34, T.36 N., R.16 W., N.M.P.M., IN THE COMMERCIAL HIGHWAY (C)
ZONING DISTRICT IN CORTEZ, COLORADO**

WHEREAS, Mike Mikkelson (the “Applicant”), on behalf of the owners, Mark & Lana Mikkelson, and Gary & Sherry Sisco (collectively the “Owners”), has applied for approval of a minor subdivision plat to divide a 3.78 acre tract into 3 lots located in the SW1/4 Section 34, T.36 N., R.16 W., N.M.P.M., in the Commercial Highway (C) zone district in Cortez, Colorado (the “Property”); and

WHEREAS, Land Use Code Section 6.11, Minor Subdivision Plats, indicates that the owner or developer of a property may request a subdivision pursuant to all code requirements; and

WHEREAS, the City Council reviewed the application and proposed plat for a three-lot subdivision for the Property; and

WHEREAS, based on the evidence and testimony presented at the City Council’s August 22, 2023 meeting, Staff recommended certain conditions of approval to be considered by the City Council; and

WHEREAS, it appears that all applicable requirements of the City of Cortez Land Use Code for subdivision of the Property have been or can be met.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF CORTEZ CITY COUNCIL:

THAT, Resolution No. 20, Series 2023, contains the conditions of approval for the subdivision of the Property; and

THAT, the plat and full application for the Property are hereby approved, subject to the following conditions to ensure compliance with the standards in the City of Cortez Land Use Code for a preliminary plat:

1. All requirements of utility providers, City departments, CDOT and affected districts must be satisfied, as outlined in adopted City Codes and other regulatory documents.
2. Prior to recordation, the plat shall be revised to include a 60’ public easement/ROW running east/west between lots A and B.
3. Prior to recordation, the plat shall be revised to rename the parcels as Lots A, B and C of Mikkelson Subdivision.

AND THAT, the Applicant shall coordinate with City Staff to ensure that these conditions are fully met.

MOVED, SECONDED, AND ADOPTED THIS 22nd DAY OF AUGUST, 2023.

Rachael B. Medina, Mayor

ATTEST:

Linda L. Smith, City Clerk

**REQUIREMENTS FOR FILING PRELIMINARY AND FINAL
SUBDIVISION PLATS**

(Land Use Code Sections 6.04 and 6.05)

APPLICANT: MIKE MIKKELSON
MAILING ADDRESS: _____
PHONE: 970-560-8923 FAX: _____
PROPERTY ADDRESS: 1552 S. BROADWAY; 1602 S. BROADWAY; 1702 S.
PROPERTY FOR: _____ BROADWAY

CORTEZ, CO

Submittal Requirements

- ☒ Letter of petition
- ☒ Title certificate from a licensed title company or attorney listing:
 - The name of the property owner(s)
 - All liens
 - All easements and judgments of record affecting the subject property
- ☒ Boundary lines, bearings and distances
- _____ Adjacent subdivisions and property owners indicating existing streets, alleys, and other features
- _____ Intersecting streets
- _____ Proposed streets, alleys, and easements
- _____ Proposed blocks, lots and parks – with dimensions
- _____ 5' intervals of topographic contours
- _____ All easements or ROW's necessary for drainage
- ☒ Subdivision title MIKKELSON SUBDIVISION
- ☒ Land planner or engineer HUDOLESTON LAND SURVEYING Phone #: 565-3330
- ☒ Name and addresses of the owner(s)
- _____ Dedicated parks, playgrounds and other public uses
- ☒ Scale, north point, date, and other pertinent data
- ☒ Property owner's name, address, and telephone number
- _____ A proposed preliminary layout of sanitary sewer and water lines
- _____ Drainage report/statement
- _____ Wetlands identification
- _____ Protective covenants
- _____ Proposed land uses
- ☒ Vicinity map
- _____ Application fee \$ 200
- _____ Preliminary Master Plan
- _____ Written comments received from the ten agencies
- _____ Notice to mineral estate owner(s) not less than 30 days prior to hearing
- No notice required for minor subdivision
- _____ PH notice to paper & residents 15 days prior to **P&Z** meeting on: _____
- Actions of **P&Z**: _____
- _____ PH notice to paper & residents 15 days prior to **Council** meeting on: _____
- Actions of **Council**: _____
- Recorded date: _____ Book/Page: _____
- _____ Subdivision Improvements Agreement

July 17, 2023

City of Cortez
Cortez Planning & Zoning

The undersigned, Mike Mikkelsen, on behalf of Mark Mikkelsen, is requesting that the Mikkelsen Subdivision be approved because there is a question with the City of Cortez and the Montezuma County Assessor's Office that the original plat of Garwood Subdivision is not valid since the City of Cortez never signed off on the plat. Most of the Garwood Subdivision lots have not been sold but the lots that are depicted on this plat have been, some by a metes and bounds description and others by the lot and block description and is proving to be difficult to sell said lots. This plat is intended to fix the above described issues. Thank you.

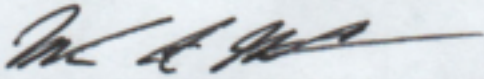


Mike Mikkelsen on behalf of Mark Mikkelsen

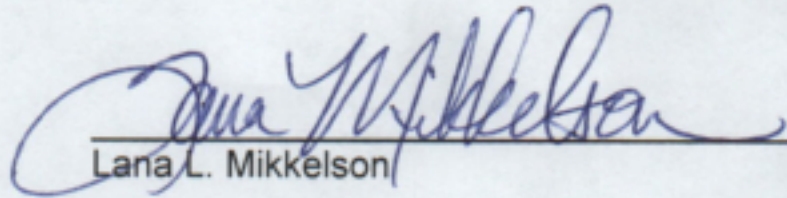
August 10, 2023

City of Cortez
Cortez Planning & Zoning

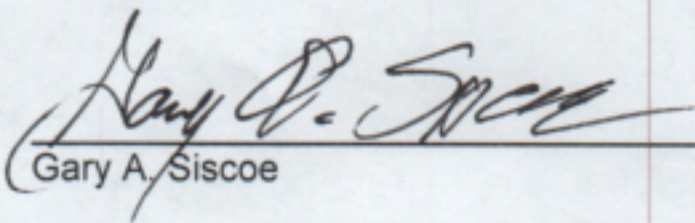
The undersigned, Mark A. Mikkelson, Lana L. Mikkelson, Gary A. Siscoe and Sherry M. Siscoe, are requesting that the Mikkelson Subdivision be approved because there is a question with the City of Cortez and the Montezuma County Assessor's Office that the original plat of Garwood Subdivision is not valid since the City of Cortez never signed off on the plat. Most of the Garwood Subdivision lots have not been sold but the lots that are depicted on this plat have been, some by a metes and bounds description and others by the lot and block description and is proving to be difficult to sell said lots. This plat is intended to fix the above described issues. Thank you.



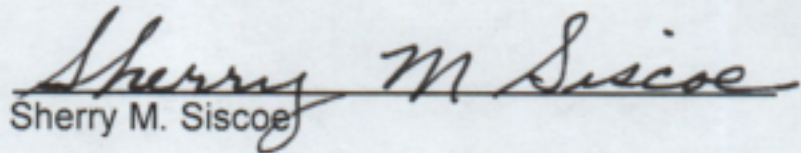
Mark A. Mikkelson



Lana L. Mikkelson



Gary A. Siscoe



Sherry M. Siscoe

FOSSUM, HATTER & GREEN

P. O. BOX 1466
CORTEZ, COLORADO 81321
(970) 565-6362
FAX (970) 565-9475

CLIFFORD C. FOSSUM, P.C.
JAMES HATTER, P.C.
MICHAEL F. GREEN, P.C.

IN REPLY PLEASE REFER TO FILE NO.

RE: 3519

January 27, 1997

Colorado Land Title Company
ATTN: MARIE ROGERS, Ofc. Mgr.
P.O. Box 1305
Cortez, CO 81321

Re: Title Commitment MO11137E-Kirks
Circulon Properties

Dear Ms. Rogers:

Thank you for your letter of December 13, 1996. I apologize for the delayed reply, but I have been out of the office. Perhaps my previous letter concerning the Garwood Subdivision owned by Dean and Barbara Kirks needs additional clarification.

First, it is true that there appears to have been several parcels of this Subdivision which were previously sold as Lots and Blocks. However, this does not mean that such sales were legal. It may very well be that although the City has not taken any action to cause a rescission of these sales and undoubtedly would not do so at this time, the titles to these properties may remain questionable and the Title Insurance Company involved with the issuance of the policies with reference to those lots may have a problem.

I did not intend to imply that approval of this subdivision by the Planning and Zoning Commission of the City is considered to be sufficient so as to "defacto" render the plat valid. As you may be aware, the City of Cortez is a Home Rule City and its Planning and Zoning Members are appointed by the City Council. It is not permissible to delegate the final approval authority for a subdivision to them. The fact that Planning and Zoning Commission signatures appear on the plat is not dispositive of the issue.

9705668356 Cortez Service Ctr. 02:41:37 p.m. 04-18-2005 9/12

FOSSUM, HATTER & GREEN

P. O. BOX 1466
CORTEZ, COLORADO 81321
(970) 565-6362
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CLIFFORD C. FOSSUM, P.C.
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IN REPLY PLEASE REFER TO FILE NO.
RE: 3519

November 20, 1996

Robert W. Ptolemy
Colorado Land Title Company
P. O. Box 1305
Cortez, CO 81321

Re: Title Commitment M011137E-Kirk/Circulon
Properties

Dear Mr. Ptolemy:

In reference to a Title Commitment recently prepared for the Dean Kirk/Circulon property transaction, as Cortez City Attorney I would like to point out that the title commitment legal description in Lots and Blocks represented to be the second revised plat of the Garwood Subdivision according to a plat filed of record January 27, 1959 in Book 8 at Page 22, may be misleading.

There exists no subdivision of land at the location specified and it is the position of the City that the second revised plat of the Garwood Subdivision has long been abandoned, or has been repealed by subsequent action of the zoning and land use ordinances of the City.

The buyers and the sellers, as well as the real estate company involved have been advised of the City's position in this matter, but insuring the property in question in the manner depicted may result in liability to your company.

Marie Rogers
Colorado Land Title
January 27, 1997
PAGE TWO

Jeff Reinhart and I have been unable to locate any validly enacted ordinance approved by a majority of the members of the Cortez City Council which would validate this subdivision. It appears that the roads, utility reservations and lots themselves have no legal validity.

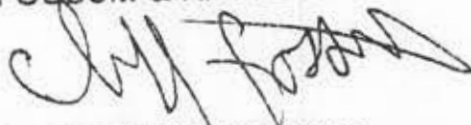
It summary, my purpose in discussing a "show cause for abandonment" would be for the purpose of expunging this recorded subdivision from the records of the County, which as you can clearly see is causing a considerable amount of misunderstanding and confusion.

I would also call your attention to the quiet title suit which Mr. Reinhart discussed in his November 1996 letter to you, a copy of which is enclosed for your easy reference.

If you have any further questions with respect to this matter, please feel free to contact this office.

Very truly yours,

FOSSUM & HATTER



CLIFFORD C. FOSSUM
/mgh

cc: Jeff Reinhart
Planning & Zoning
for City of Cortez
Bill Ray, City Manager

From: Gerald Huddleston <survey@fone.net>
Sent: Monday, August 14, 2023 9:40 AM
To: Marie Rogers <mrogers@coloradotitleservices.com>
Subject: Re: Garwood/Mikkleson

[EXTERNAL EMAIL] DO NOT CLICK ANY LINKS OR OPEN ANY ATTACHMENTS UNLESS YOU TRUST THE SENDER AND KNOW THE CONTENT IS SAFE. NEVER SHARE YOUR PASSWORD!

I proved to CDOT that the existing entrance did not show on the plans.
They investigated the situation and decided that some department had recognized the entrance.

Here is the conversation with CDOT in behalf of Siscoe.
Siscoe got an email from CDOT blessing the entrance..

GGH

FOSSUM, HATTER & GREEN

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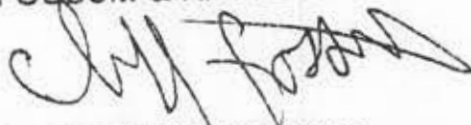
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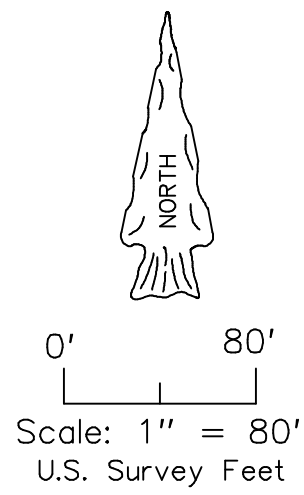
FOSSUM & HATTER



CLIFFORD C. FOSSUM
/mgh

cc: Jeff Reinhart
Planning & Zoning
for City of Cortez
Bill Ray, City Manager

NOTICE:
According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of certification shown hereon.



Basis of Bearing is S 00°11' 35" W between the found N 1/4 Corner and the C 1/4 Corner of Section 34, as shown. Assumed from GPS True North.

Legend

- ⊕ fnd. aliquot monument, as shown
- ⊗ fnd. stnd. CDOT R-O-W monument
- fnd. rebar/plastic cap LS 6728
- ⊗ fnd. brass washer/PK nail
- fnd. #4 rebar/plastic cap LS 19612
- ◇ fnd. #4 rebar
- set #4 rebar/plastic cap LS 17490
- (##) record dimension from recorded deeds
- fenceline — x — x — x — x —
- FH fire hydrant
- WM water meter
- S sewer manhole
- GE gas easement
- WL water line
- TP telephone pedestal
- OHP overhead power
- broken line

found 3" aluminum monument LS 19612

C 1/4 Corner
Section 34 found
standard BLM aluminum
cap monument

N 89°34' 21" W 1320.00'
calculated from BLM plat of record

N 00°11' 35" E
2551.12'
basis of bearing

C-C 1/4 line S 34
W1/2SW1/4 E1/2SW1/4

calculated 1/16 line

Sta. 89+64.5

Highway 160/491
(150')

30' road shown
on Garwood Plat
(not a part)

existing access &
Point of Beginning

West ROW line U.S. Hwy 160/491
N 29°40' 48" E
110.01' (110')

Sta. 118+93.2
calculated
East R-O-W line
U.S. Hwy 491/160
Sta. 118+93.2

T.36 N.
S 35 S 34
S 4 S 3
T.35 N.
R.16 W.
SW corner Section 34
Standard BLM Monument

Certificate of Dedication and Ownership

KNOW ALL MEN BY THESES PRESENTS: That Mark A. Mikkelson and Lana L. Mikkelson, Reception #503289 & Reception # 496379 and Gary A. Siscoe & Sherry M. Siscoe, Reception #461645 being the owners of property in the City of Cortez, Montezuma County, Colorado, more particularly described as follows:
Tracts of land located in the SW1/4 of Section 34, T.36 N., R.16 W., N.M.P.M., City of Cortez, Montezuma County, Colorado, whose combined exterior description is as follows:

Beginning at a highway access point, marked by a PK nail/brass tag in pavement, on the East right of way line of Highway 160/491, a point from which the SW Corner of said Section 34 bears S 34°41'30" W a distance 2223.41 feet; thence, N 29°37'55" E a distance of 462.49 feet along said right of way line; thence, S 00°40'19" W a distance of 528.16 feet; thence, S 00°53'38" W a distance of 228.46 feet; thence, S 00°52'02" W a distance of 124.93 feet; thence, N 60°25'48" W a distance of 425.87 feet, to said East highway right of way line; thence, N 29°40'48" E a distance of 110.01 feet along said right of way line; thence, N 29°39'13" E a distance of 199.91 feet along said right of way line back to the Point of Beginning.

hereby certify that they have caused the same to be platted into parcels as shown on this plat under the name and style of Mikkelson Subdivision, and do hereby dedicate to public utilities those portions shown hereon for public utilities including but not limited to, electric lines, gas lines, telephone lines, sewer lines, water lines and communication cables. Also, a perpetual easement for the installation and maintenance of utilities and drainage facilities is dedicated to the public utilities as shown on this plat. Together with perpetual rights of ingress and egress for the installation, maintenance, and replacement of such lines. Other easements, if any, are as shown on this plat. Said easements and rights shall be utilized in a reasonable and prudent manner. Also the 40 foot access and utility easement shown hereon is dedicated for the use of Mikkelson Subdivision parcel owners and public utilities.

Executed this ____ day of _____, _____ by: Owners 1, Mark A. Mikkelson and Lana L. Mikkelson

Mark A. Mikkelson Lana L. Mikkelson

STATE OF _____ } SS
COUNTY OF _____ }

On this ____ day of _____, _____ the foregoing dedication was acknowledged before me by Mark A. Mikkelson and Lana L. Mikkelson

My commission expires _____ Notary Public _____

STATE OF _____ } SS
COUNTY OF _____ }

And Executed this ____ day of _____, _____ by: Owners 2, Gary A. Siscoe and Sherry M. Siscoe

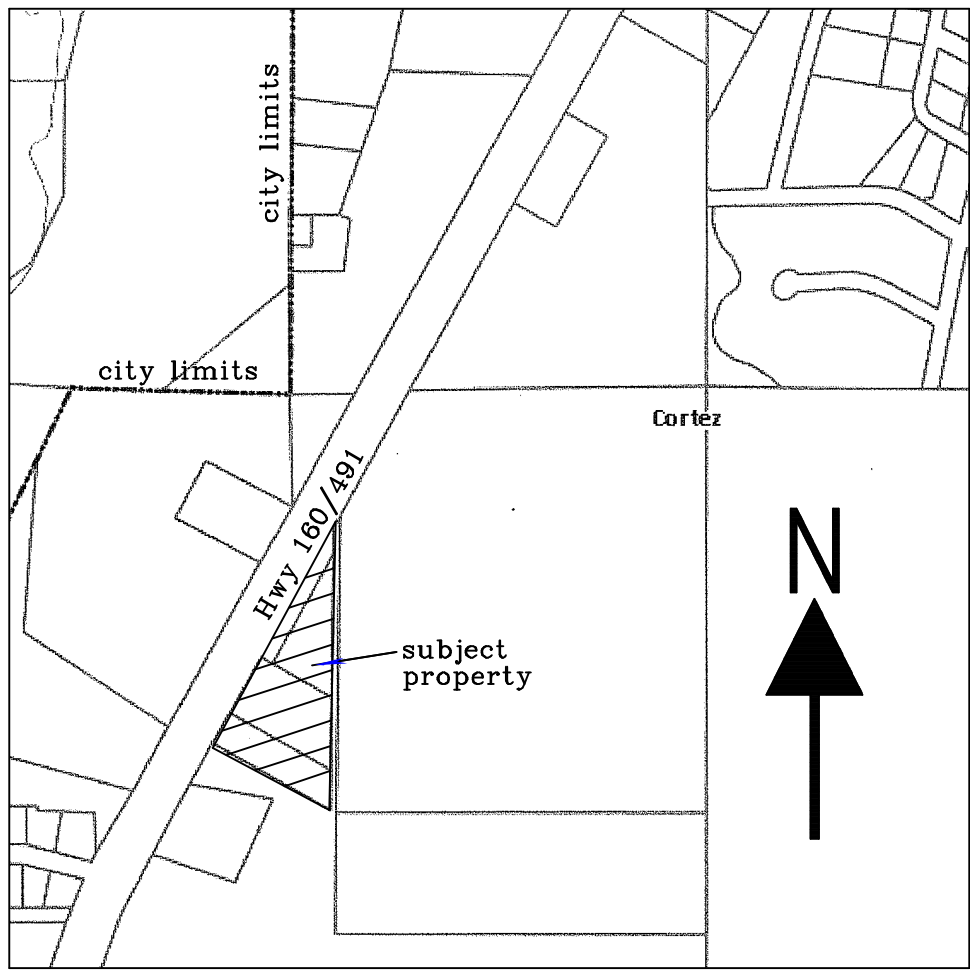
Gary A Siscoe Sherry M. Siscoe

STATE OF _____ } SS
COUNTY OF _____ }

On this ____ day of _____, _____ the foregoing dedication was acknowledged before me by _____

My commission expires _____ Notary Public _____

STATE OF _____ } SS
COUNTY OF _____ }



VICINITY MAP

PRELIMINARY

KNOW ALL MEN BY THESE PRESENTS, that I, GERALD G. HUDDLESTON, Colorado LS 17490, do hereby certify that this plat was prepared from field notes of an actual survey made by me or under my supervision and that the same is true and accurate to the best of my knowledge and belief. This plat is in accordance with applicable standards of practice. This statement is not a guaranty or warranty, either expressed or implied.

Reviewed and Recommended for approval by the Planning and Zoning Commission, City of Cortez.

By _____ Attest _____

Reviewed and Accepted by the City of Cortez, Montezuma County, Colorado
this ____ day of _____, 2023

Mayor, City of Cortez

Attest _____
City Clerk

EASEMENTS ACCEPTED AND APPROVED:

Empire Electric Association	_____	Date _____
Century Link	_____	Date _____
Atmos Energy	_____	Date _____
City of Cortez (as to water)	_____	Date _____
Cortez Sanitation District (as to sewer)	_____	Date _____

SURVEYOR'S CERTIFICATE

I do hereby certify to the above signed owners that this plat that this plat was prepared from data collected by a survey performed by me, or under my direct supervision, and is correct to the best of my knowledge and belief.

Gerald G. Huddleston – Colorado LS #17490

date _____

PLAT NOTES

1. Said lands owned by Mikkelson and Siscoe described herein were originally part of the Garwood Subdivision, Recorded in Book 8, Page 18 and in Book 8, Page 22 in the Montezuma County Court House. Said subdivision was never approved by the Cortez City Council and therefore not recognized by the City.

This plat was filed for record in the office of the County Clerk and Recorder of Montezuma County, Colorado at _____, on the _____ day of _____, 2023 and duly filed under Reception Number _____ Plat Book _____, Page _____

Montezuma County Clerk and Recorder

Mikkelson/Siscoe

Mikkelson Subdivision

Tracts of land contained in
Section 34, T.36 N., R.16 W., NMPM,
City of Cortez
Montezuma County, Colorado

July 16, 2023

HUDDLESTON LAND SURVEYING
P.O. Box KK – Cortez, CO 81321 – (970) 565-3330

Rita Caffey

From: Johnston - CDOT, Todd <todd.johnston@state.co.us>
Sent: Tuesday, March 12, 2019 11:23 AM
To: Rita Caffey
Subject: Re: Garwood Sub documents

Good Morning Rita,

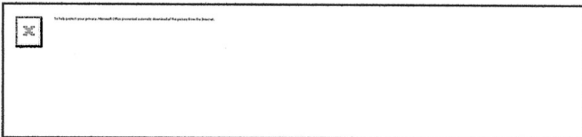
I sent an e-mail to Jo Heinlein, the CDOT Access Manager, and she has no record of a permit issued for the access to the highway at milepoint 36.63 RT . She is aware of the situation, so please have your client contact Jo if they have any questions or concerns.

Here is Jo's contact information:

Jo Heinlein
Permits Program Manager
Region 5 - Traffic & Safety
P 970.385.3626 | F 970.385.8361
3803 N. Main Ave., Suite 100, Durango, CO 81301
jo.heinlein@state.co.us | <http://www.codot.gov/business/permits/accesspermits>

Thanks,

Todd C. Johnston, PLS
ROW Plans/Survey Coordinator
Region 5 - Survey/ROW Unit



P 970-385-1419 | F 970-385-1410

3803 North Main Avenue, Suite 300
Durango, CO 81301
todd.johnston@state.co.us | www.codot.gov | www.cotrip.org

On Tue, Mar 12, 2019 at 11:08 AM Rita Caffey <ratears@fone.net> wrote:

Hi Todd,

Gerald asked me to send these documents to you. Thanks for being willing to look at this.

Let us know what else you need.

From: Gerald Huddleston <survey@fone.net>
Sent: Monday, August 14, 2023 9:40 AM
To: Marie Rogers <mrogers@coloradotitleservices.com>
Subject: Re: Garwood/Mikkleson

[EXTERNAL EMAIL] DO NOT CLICK ANY LINKS OR OPEN ANY ATTACHMENTS UNLESS YOU TRUST THE SENDER AND KNOW THE CONTENT IS SAFE. NEVER SHARE YOUR PASSWORD!

I proved to CDOT that the existing entrance did not show on the plans.
They investigated the situation and decided that some department had recognized the entrance.

Here is the conversation with CDOT in behalf of Siscoe.
Siscoe got an email from CDOT blessing the entrance..

GGH

COLORADO TITLE &
CLOSING SERVICES LLC

631 E. Main
Cortez, CO 81321
Phone: (970) 564-9770
Fax: (970) 564-9769

PROPERTY REPORT

NOTE: THIS REPORT CANNOT BE RELIED UPON AS ESTABLISHING OWNERSHIP. THIS REPORT IS ONLY INTENDED TO SHOW THE NAME(S) OF THE PERSON(S) PRESENTLY APPEARING TO CLAIM OWNERSHIP AND ANY ENCUMBRANCES OF RECORD. THIS REPORT SHOULD NOT BE CONSTRUED AS A TITLE OPINION, LIABILITY OF THE COMPANY UNDER THIS REPORT IS LIMITED TO THE AMOUNT PAID FOR SAME.

To: THE CITY OF CORTEZ

Report No.: 055

Property Address: 1552 S. Broadway, Cortez, CO 81321 (TRACT I)
1602 S. Broadway, Cortez, CO 81321 (TRACT II)
1702 S. Broadway, Cortez, CO 81321 (TRACT III)

Tax ID No.: 5611-343-00-026/R010769 (TRACT I)
5611-343-00-027/R010768 (TRACT II)
5611-343-00-028/R010767 (TRACT III)

Effective Date: JUNE 14, 2023 @ 4:00 P.M.

1. The purported owner to the estate in said land is at the date hereof vested in:

MARK A. MIKKELSON AND LANA L. MIKKELSON (TRACTS I AND II)
GARY A. SISCOE AND SHERRY M. SISCOE (TRACT III)

2. The encumbrance(s) (voluntary) if any, to which said land is subject:

N/A

3. The judgment(s)/lien(s) (involuntary) if any, to which said land is subject:

N/A

4. Legal Description: Montezuma County

SEE ATTACHED EXHIBIT "A"

5. Tax Status: (NOTE: This tax status is based on verbal information and no guarantee is being made as to the accuracy)

Taxes for the year 2022 have been paid and taxes for 2023 are not yet due or payable.

Thank you for your business,

COLORADO TITLE & CLOSING SERVICES, LLC


Marie Rogers Patrick

EXHIBIT "A"

TRACT I (Reception No. 503289)

Lots 1 and 2, Block 1 of Garwood Subdivision, a part of the McElmo Addition to the City of Cortez, Colorado, as recorded on the 2nd Revised Plat on file in the office of the Clerk and Recorder.

TRACT II (Reception No. 496379)

A tract of land being in Block 1 of Garwood Subdivision, a part of the McElmo Addition to the City of Cortez, as recorded on the 2nd Revised Plat on file in the office of the Clerk and Recorder, being more particularly described as follows:

BEGINNING at the Northwest Corner of Lot 5, Block 1, Garwood Subdivision, McElmo Addition to the City of Cortez;

Thence North 29° 30' 00" East a distance of 590.0 feet along a fence from which is the East right of way of U.S. Highway 491;

" South 00° 30' 00" East a distance of 670.0 feet along the West right of way of a public road;

" North 61° 12' 25" West a distance of 325.94 feet to the point of beginning, containing Lots 1, 2, 3, 4 and part of Lot 7.

LESS AND EXCEPT Lots 1 and 2, Block 1 of Garwood Subdivision, a part of the McElmo Addition to the City of Cortez, Colorado, as recorded on the 2nd Revised Plat on file in the office of the Clerk and Recorder.

TRACT III (Reception No. 461645)

All of Lot 5 and a portion of Lot 7, Block 1 of Garwood Subdivision, a part of the McElmo Addition to the City of Cortez, Colorado, as per the plats of record in the office of the Clerk and Recorder, more particularly described as follows:

BEGINNING at the Southwest Corner of Lot 5, Block 1, Garwood Subdivision;

Thence Southeasterly along the Southwest line thereof 270.0 feet to the Southeast Corner of Lot 5;

" Southeasterly on the Southwest line produced to a point of intersection with the public road West right of way line which is the East line of Lot 7, Block 1, Garwood Subdivision;

" North 00° 30" East a distance of 126.5 feet to a point which is the intersection of the Northeast line of Lot 5 produced and the West line of the public road right of way;

" Northwesternly along the produced Northeasterly line of Lot 5 to the Northeast Corner of Lot 5;

" Northwesternly a distance of 270.0 feet to the Northwest Corner of Lot 5;

" Southwesterly a distance of 110.0 feet to the point of beginning.

EXCEPTIONS

1. Any facts, rights, interests or claims which are not shown by the Public Records, but which could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
2. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
4. Any lien, or right to a lien, for services, labor or materials heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
5. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records or attaching subsequent to the Effective Date hereof but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by the Commitment.
6. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
7. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) ditches and ditch rights; water rights, claims or title to water; (d) all interest in oil, gas, coal and other mineral rights severed by predecessors in Title and any and all assignments thereof or interests therein; whether or not the matters excepted under (a), (b), (c) or (d) are shown by the Public Records.
8. Any Restrictions, Covenants, Declarations, Conditions, Leases, Agreements, and Mineral Reservations or Conveyances of record, and all modifications thereof, if any.
9. Any and all recorded rights of way and easements including, but not limited to roads, highways, ditches, creeks, laterals, canals, reservoirs, drainage ways, flumes, utilities, guy line/anchors, railroads, and aircraft overflight.
10. All plat notes, notices, and general dedications contained on any recorded plat pertaining to the subject property and appurtenances thereto.
11. Easement as described in instrument from Thelma B. Garwood to Empire Electric Association, Inc., recorded October 11, 1957 in Book 245 at Page 57.
12. An undivided 1/2 interest in and to all oil, gas and other minerals as reserved by Thelma B. Garwood in Deed to Northwest Development Corporation, recorded June 18, 1958 in Book 256 at Page 25, and any and all assignments thereof or interests therein and any easements or rights of entry with respect thereto.
13. All easements, plat notes and notices, building setbacks, restrictions, and general dedications pertaining to subject property as set forth on the plat of Garwood Subdivision filed for record January 27, 1959 in Plat Book 8 at Page 22, and any appurtenances thereto.

**COLORADO TITLE &
CLOSING SERVICES LLC**

**631 E. Main
Cortez, CO 81321
Phone: (970) 564-9770
Fax: (970) 564-9769**

14. Right to deny or restrict each and every right of access to and from the land insured hereby, directly onto abutting street or highway designated as Highway 160/491, by reason of grant or relinquishment of said access right(s) by Deed from Thelma B. Garwood to The Department of Highways, State of Colorado, recorded August 8, 1958, in Book 258 at Page 232.
15. Easement as described in instrument to the City of Cortez, recorded February 12, 1999 as Reception No. 477700.



Property Record Card

Montezuma Assessor

**MIKKELSON, MARK A. &
LANA L.**

1602 S BROADWAY
CORTEZ, CO 81321

Account: R010769

Tax Area: 11001 - DISTRICT 11001

Acres: 1.740

Parcel: 5611-343-00-026

Situs Address:
1552 S BROADWAY
CORTEZ, 81321

Value Summary

Value By:

Land (1)

Total

Market

\$25,000

\$25,000

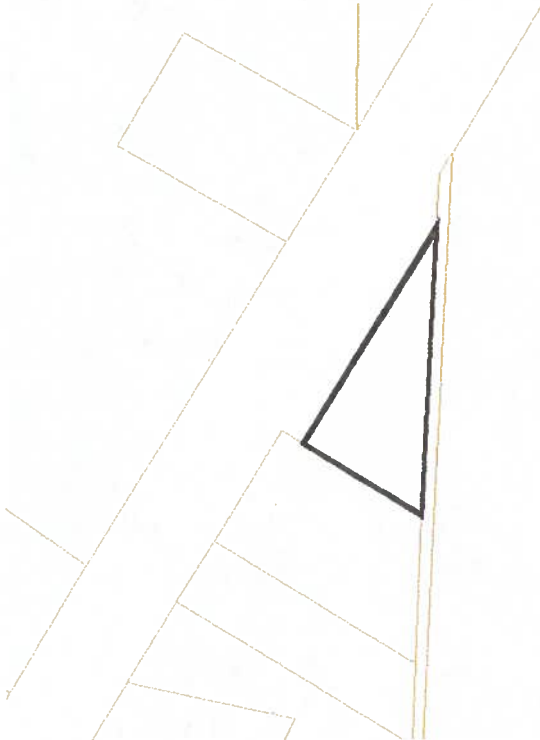
Override

N/A

\$25,000

Legal Description

Section: 34 Township: 36 Range: 16 TR IN NW1/4SW1/4; 1.74AC FKA
GARWOOD SUB R/468840 R/487979



Sale Data

Doc. #	Sale Date	Deed Type	Validity	Verified	Sale Price	Ratio	Adj. Price	Ratio	Time Adj. Price	Ratio
503289	04/09/2002	SWJ	QI	Y	\$30,000	83.33	\$30,000	83.33	\$30,000	83.33
466647	11/03/1997	W	QI	Y	\$95,000	26.32	\$95,000	26.32	\$95,000	26.32
B682P527	12/02/1993	W	QV	Y	\$30,000	83.33	\$30,000	83.33	\$30,000	83.33

Land Occurrence 1

Property Code	0200 - VACANT COM LOTS	Measure By	Site
Acres	1.74	SQFT	75794.4
Units	1	Land Code	907001U - CORTEZ BROADWAY COMM LOTS

Sewer Type 0 - UNKNOWN

SubArea	Actual	Effective	FinBsmnt	Footprint	Garage	LiveArea	UnfBsmnt
ACRES	1.74						
SQFT	75794.4						
Total	75,796.14						
Value	Rate	Rate	Rate	Rate	Rate	Rate	Rate



Property Record Card

Montezuma Assessor

Land Occurrence 1

\$25,000

0.33

Abstract Summary

Code	Classification	Actual Value	Taxable Value	Actual Override	Taxable Override
0200	VACANT COM LOTS	\$25,000	\$7,250	NA	NA
Total		\$25,000	\$7,250	NA	NA

Fw: Request for Comment - Mikkelson Subdivision

Nancy Dosdall <ndosdall@cortezco.gov>

Tue 8/8/2023 6:00 PM

To: Cheryl Lindquist <clindquist@cortezco.gov>

📎 1 attachments (232 KB)

Garwood Letters.pdf;

can you add this to the Mikkelson packet please?

From: Doug Roth <gis@cortezco.gov>

Sent: Thursday, August 3, 2023 4:20 PM

To: Nancy Dosdall <ndosdall@cortezco.gov>; Rachael Marchbanks <rmarchbanks@cortezco.gov>;
ratears@fone.net <ratears@fone.net>

Subject: Re: Request for Comment - Mikkelson Subdivision

GIS -

- GIS would prefer this subdivision consisted of Lots A, B and C of the Mikkelson Subdivision
- GIS is very pleased this longstanding issue is finally being resolved.
- See attached correspondence circa 1997 from City attorney Clifford Fossum. Even though the opinion was rendered at that time that the Garwood Subdivision was never valid, certain lots from said subdivision had been transferred to other parties. By the City approving a new plat of these lots it should solve long standing validity issues.

Doug Roth - GIS Coordinator
City of Cortez
110 W Progress Circle
Cortez, CO 81321
Ph: (970) 565-7320

From: Nancy Dosdall <ndosdall@cortezco.gov>

Sent: Wednesday, August 2, 2023 11:31 AM

To: Kevin Kissler <kkissler@cortezco.gov>; Brian Peckins <bpeckins@cortezco.gov>; Doug Roth <gis@cortezco.gov>; Drew Sanders <dsanders@cortezco.gov>; Sean Canada <scanada@cortezco.gov>; Rick Smith <rsmith@cortezco.gov>; Greg South <Greg.South@eea.coop>; Joe G Padilla <joe.padilla@atmosenergy.com>; mike.gardner@lumen.com <mike.gardner@lumen.com>; Jan Nelson <jan.nelson@cortezsanitation.gov>; Jim Webb <jim.webb@cortezsanitation.com>; Randee <randee.reider@state.co.us>; Randy Hunt <rhunt@cortezco.gov>

Cc: Cheryl Lindquist <clindquist@cortezco.gov>

Subject: Request for Comment

Hello Agencies,

See attached for a Request for Comments for a proposed minor subdivision. It's a bit confusing since the proposed lots already exist, but concerns were expressed regarding the legality of the previous plat. Let me know if you have any comments.

Nancy L. Dosdall AICP
Contract City Planner

City of Cortez

123 Roger Smith Ave.

Cortez, CO 81321

Ph: 970-565-3402 (City Hall)

Cell: 970.769.8331

www.cityofcortez.com





CITY OF CORTEZ
123 ROGER SMITH AVENUE
CORTEZ, CO 81321

Linda Smith
City Clerk
123 Roger Smith Avenue
Cortez, CO. 81321
lsmith@cortezco.gov

Memorandum

To: CORTEZ CITY COUNCIL

From: LINDA SMITH, CITY CLERK

Date: August 16, 2023

RE: Appointment to the Planning and Zoning Commission

DISCUSSION

Advertisement was completed for the opening which was left by the resignation of Rebecca Levy on the Planning and Zoning Commission. Three letters of interest were received and background checks were completed by the Human Resources Department. Two of the applicants have recently withdrawn their letters of interest, leaving one applicant still interested in serving on the Commission.

BACKGROUND

The remaining applicant, Emily Waldron, was interviewed by City Council during the Council worksession held prior to the regular meeting.

RECOMMENDATION

Following the interview held at the Council Worksession, Staff recommends that Ms. Waldron be appointed to the Planning and Zoning Commission for a three-year term.

MOTION

If agreed upon by the City Council, a possible motion would be:

I move that Council appoint Emily Waldron to the Planning and Zoning Commission for a three-year term.

Attachments

Emily Waldron Letter of Interest

July 6, 2023

To Whom it may Concern,

I am writing to be considered as a candidate to fill a vacancy on the City of Cortez Planning and Zoning Commission. I moved to Cortez last October from Hayden, CO. I spent the last 3 years of my 10 years in Hayden serving as a member of their Planning Commission (PC). I loved my time on the PC and only resigned my seat to move to Cortez.

During my tenure on Hayden's PC we accomplished several large, long term needs including working with a consultant to create a new 20 Year Comprehensive Plan and Vision and revising and updating the entire Municipal Code. The Comprehensive Plan work was done during the summer and fall of 2020 and despite Covid restrictions we were able to get valuable input from citizens on the direction they wanted to see the town move in. This was done through a combination of work sessions that were open to the public, and outdoor open houses where zoning maps and explanations were able to be viewed in a safe, socially distanced manner. One of the biggest portions of the code revision was addressing the Short Term Rental market in an area where local housing is increasingly difficult to obtain. Throughout multiple meetings the Commission was able to incorporate public comment and concern into the final policy and code that addressed the economic advantages to a short term rental market while balancing the need for long term local housing. The second big issue that the code revision addressed was reducing roadblocks for citizens who wanted to build an ADU. The Commission eliminated and reduced some setback requirements and also removed the minimum square footage requirement for an ADU. Both the short term rental policy and the entire Municipal Code revisions were approved unanimously by the Town Council.

Both of these issues, an updated Comprehensive Plan and Municipal Code revisions and updates that address housing needs and conflicts seem to be relevant to changes happening in Cortez right now. I believe that my experience in addressing and working through these issues will be highly valuable to the City of Cortez Planning and Zoning Commission and I hope to be considered the best candidate for the job.

Thank you,

Emily Waldron

415 N Ash St
Cortez, CO 81321



CITY OF CORTEZ
123 ROGER SMITH AVENUE
CORTEZ, CO 81321

Patrick Coleman
City Attorney
123 Roger Smith Ave.
Cortez, CO. 81321
pcoleman@cortezco.gov

Memorandum

To: CORTEZ CITY COUNCIL
From: PATRICK COLEMAN, CITY ATTORNEY
Date: August 14, 2023
RE: Amendment to City Manager Employment Contract

DISCUSSION

This is the draft of the amendment to the employment contract for the City Manager per the direction received from Council during the executive session held at the June 13, 2023 regular Council meeting.

BACKGROUND

Please see attachment.

RECOMMENDATION

Staff recommends that Council approve the amendment to the city manager employment contract.

MOTION

If agreed upon by the City Council, a possible motion would be:

I move to approve the Amendment to Employment Contract for City Manager Drew C. Sanders to become effective May 29, 2023.

Attachments

Amendment City Manager Employment Contract
Exhibit 2

AMENDMENT TO EMPLOYMENT CONTRACT FOR CITY MANAGER DREW C. SANDERS

1. On 11 May 2021, the City of Cortez (“City”) and Drew C. Sanders (“Sanders”) entered into that certain EMPLOYMENT CONTRACT FOR CITY MANAGER DREW C. SANDERS, as amended (the “Agreement”).

2. Pursuant to Section 3 of the Agreement, and subsequent City authorized compensation adjustments applicable to all City employees, on Sanders’ two-year anniversary of his employment with the City, his annual salary was \$153,300. The City and Sanders agree to amend the Agreement to increase Sanders’ annual salary to \$161,000, effective with the pay period commencing on May 29, 2023.

3. Section 4(A) of the Agreement shall be deleted in its entirety and amended as follows:

In the event Employee is terminated by the City Council at any time during such time that Employee is willing and able to perform the duties of City Manager, then in that event, City agrees to pay Employee a lump sum cash payment as set forth in Exhibit 2, which is attached hereto and incorporated herein; provided, however, that in addition to the amounts set forth in Exhibit 2, in the event Employee is terminated within three (3) months prior to or three (3) months after a Cortez municipal election, City agrees to pay Employee an additional lump sum cash payment equal to six (6) months of compensation and benefits that he was receiving at the time of such termination. For purposes of this Contract, compensation and benefits includes, without limitation, Employee’s salary plus City’s contribution to employment taxes, retirement plans, insurance premiums, and cell phone reimbursement. The lump sum cash payment for salary referenced in Exhibit 2 shall also include the total compensation and benefits as defined in this Section 4(A). In the event the City Council terminates Employee because of his conviction of any crime or offense that is classified as a felony under state or federal law, or that involves fraud, theft, misuse of public property, embarrassment to the City, or moral turpitude, or that constitutes a violation of a written policy of the City that results in an award of damages against the City, then in that event, City shall have no obligation to pay the aggregate lump sum payments designated in this Section. City agrees to provide Employee with thirty (30) days-notice of termination, or such other notice as may be mutually agreed upon by the parties.

4. Section 8 of the Agreement shall be deleted in its entirety and amended as follows:

Effective with the pay period commencing on May 29, 2023, Employee shall accrue vacation at the rate of one hundred sixty (160) hours annually, and unused accrued vacation time shall be rolled over to the next year up to a maximum total accrued vacation time of 240 hours.

Except as specifically amended herein, all other terms and conditions of the Agreement shall remain in full force and effect.

AGREED TO THE LATEST DATE SET FORTH BELOW.

FOR THE EMPLOYEE

Drew C. Sanders

Date: _____

FOR THE CITY OF CORTEZ

Rachel B. Medina, Mayor

Date: _____

ATTEST

City Clerk

Exhibit 2
Severance Pay

If employee is terminated without cause, City agrees to pay and employee agrees to accept :

Year 1, 3 months salary

Year 2, 6 months salary

Year 3-4, 9 months salary

Year 5 and beyond, 12 months salary



CITY OF CORTEZ
123 ROGER SMITH AVENUE
CORTEZ, CO 81321

Drew Sanders
City Manager
123 E Roger Smith Ave,
Cortez, CO. 81321
dsanders@cortezco.gov

Memorandum

To: CORTEZ CITY COUNCIL
From: DREW SANDERS, CITY MANAGER
Date: August 14, 2023
RE: Amendment to City Attorney Employment Agreement

DISCUSSION

This is the draft of the amendment to the employment agreement for the City Attorney per the direction from Council received during the executive session held at the July 25, 2023 special Council meeting.

BACKGROUND

Please see attachment.

RECOMMENDATION

Staff recommends that Council approve the amendment to the city attorney employment agreement.

MOTION

If agreed upon by the City Council, a possible motion would be:

I move to approve the Amendment to City Attorney Employment Agreement to become effective June 26, 2023.

Attachments

City Atty Employment Agreement

AMENDMENT TO CITY ATTORNEY EMPLOYMENT AGREEMENT

1. Effective May 25, 2022, the City of Cortez (“City”) and J. Patrick Coleman (“Coleman”) entered into that certain CITY OF CORTEZ, COLORADO CITY ATTORNEY EMPLOYMENT AGREEMENT (the “Agreement”).
2. Pursuant to Section 1 of the Agreement, the Agreement commenced on June 20, 2022.
3. Pursuant to Section 3 of the Agreement, annually, on or before the anniversary date of the commencement of the Agreement, the Council agrees to consider an increase in Coleman’s compensation.
4. The City and Coleman agree to amend the Agreement to increase Coleman’s annual salary effective on the pay period commencing June 26, 2023, to \$156,000.00.
5. The second sentence of Section 5(A) of the Agreement shall be amended to read as follows:

Commencing June 26, 2023, and thereafter, Coleman shall accrue sick leave at the rate set forth in the City of Cortez’s personnel policies and procedures, he shall accrue vacation leave at the rate of one hundred and sixty (160) hours annually, which may be carried over from year to year up to a maximum of two hundred and forty (240) hours, and he shall be credited with forty (40) hours of executive leave on January 1 of each year.

6. Except as specifically amended herein, all other terms and conditions of the Agreement, as previously amended, shall remain in full force and effect.

AGREED TO EFFECTIVE THE DATE OF THE LAST SIGNATURE SET FORTH BELOW.

FOR THE EMPLOYEE

J. Patrick Coleman

Date

FOR THE CITY OF CORTEZ

Rachel B. Medina, Mayor

Date

ATTEST

Linda Smith, City Clerk