



Town of Baca Grande

Public Meeting #2

September 26, 2022

Tonight's Agenda

6-6:15 ARRIVE, SNACKS,
SETTLE

6:20
INTRODUCTION (RENE)

6:25 - 6:50
HOW MUNICIPALITIES
FUND THEMSELVES
DESIREE/MICHAEL

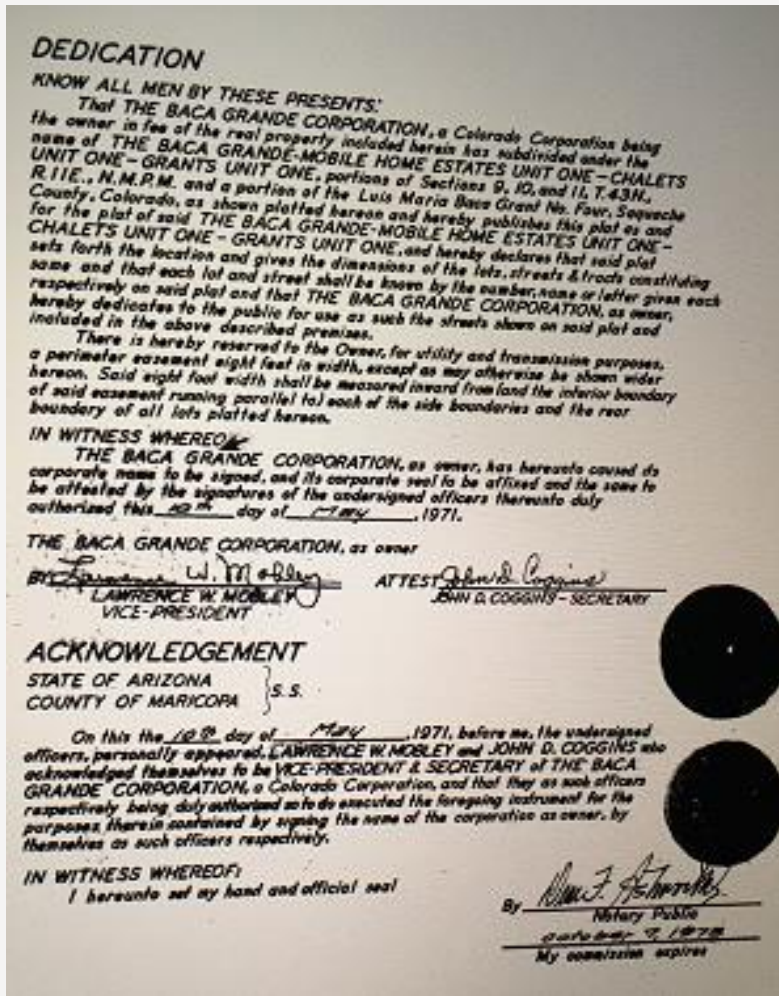
6:50 - 7:10
WORKING TOGETHER
RENE/MO

7:20
QUESTIONS

7:30
ADJOURN



Dedication on the original plat filed in 1971



"The Baca Grande Corporation, as owner, hereby dedicates to the public for use as such the streets shown on said plat."

CRS 43-2-201. Public Highways

(1) The following are declared to be public highways:

(a) All roads over private lands dedicated to the public use by deed to that effect, filed with the county clerk and recorder of the county in which such roads are situate, when such dedication has been accepted by the board of county commissioners. A certificate of the county clerk and recorder with whom such deed is filed, showing the date of the dedication and the lands so dedicated, shall be filed with the county assessor of the county in which such roads are situate.

(b) All roads over private or other lands dedicated to public uses by due process of law and not heretofore vacated by an order of the board of county commissioners duly entered of record in the proceedings of said board;

(c) All roads over private lands that have been used adversely without interruption or objection on the part of the owners of such lands for twenty consecutive years;

(d) All toll roads or portions thereof which may be purchased by the board of county commissioners of any county from the incorporators or charter holders thereof and thrown open to the public;

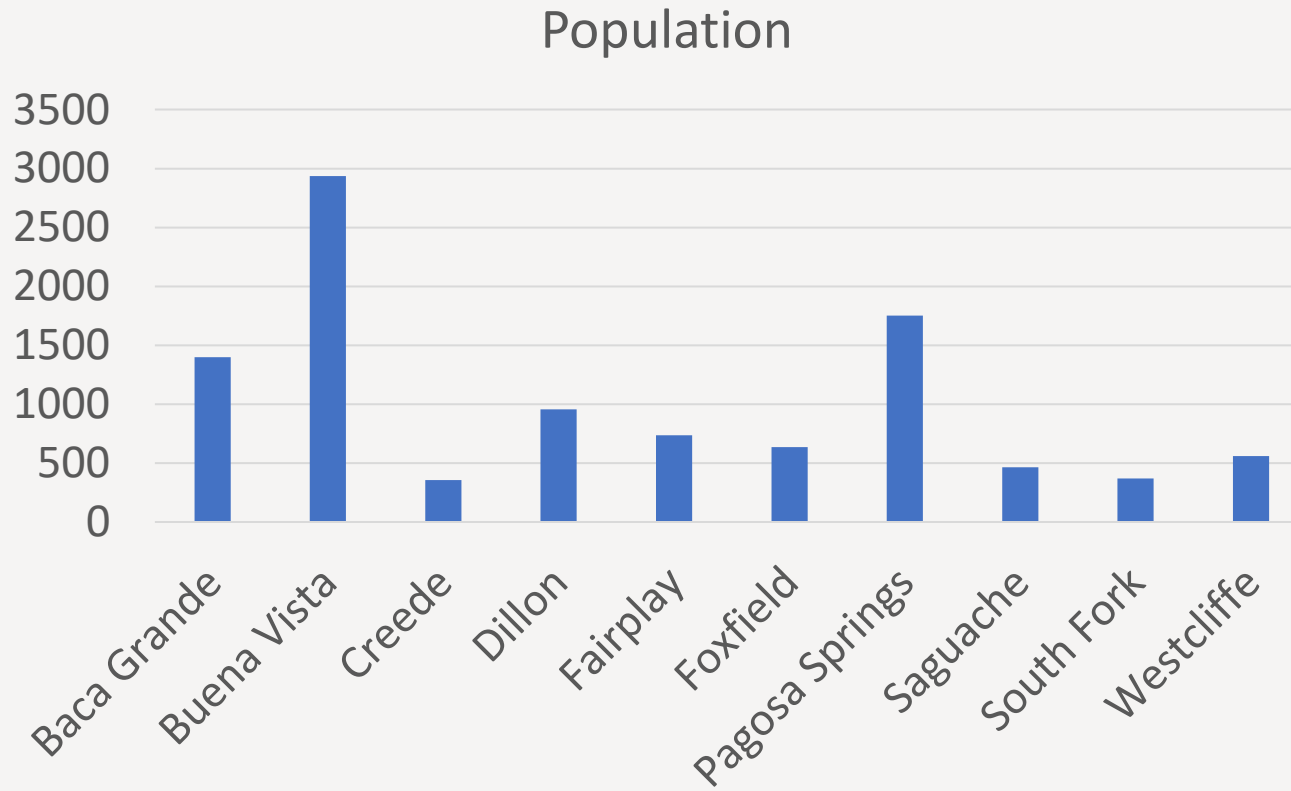
(e) All roads over the public domain, whether agricultural or mineral.

In general, funding for roadway improvement begins at the local government level (city or county) and CDOT provides the oversight. CDOT relies primarily on state and federal fuel taxes for long-term funding. CDOT also funds transportation improvements with federal and state transportation funds. Local governments can apply for state and federal grants ([CDOT Grant Program](#)) to help fund their highway projects. Every four years, CDOT takes a fresh look at Colorado's transportation investment priorities and builds a transportation plan that helps deliver those priorities. The Transportation Planning Region (TPR) is composed of elected and appointed officials, the TPR is responsible for establishing regional priorities and needs, developing the multimodal regional transportation plan, and ongoing planning coordination with CDOT. The town of Baca Grande would fall under the [San Luis Valley Regional Transportation Plan](#) and the meetings are coordinated through [San Luis Valley Developmental Resources Group](#).

Roadway Improvements



Population – Nearby Towns



Town	Pop
Baca Grande	1400
Buena Vista	2935
Creede	357
Dillon	956
Fairplay	737
Foxfield	635
Pagosa Springs	1751
Saguache	464
South Fork	369
Westcliffe	559

Example of Sales Tax Revenue

Potential Revenue from Lodging Sales Tax			
100 Airbnb rooms/rentals with an Average Rate of \$95.00	# Rental Days	Rent Collected	Amount of Sales Tax Collected
25% Occupancy	91	\$ 864,500.00	\$ 43,225.00
50% Occupancy	182.5	\$ 1,733,750.00	\$ 78,019.00
65% Occupancy	237.25	\$ 2,253,875.00	\$ 101,424.00

Sample of Property Tax Revenue – Nearby Towns

PROPERTY TAX REVENUE					
	Population (2020 Census)	Net Assessed Valuation	Mill Levy	2022 Budgeted Revenue for General Fund	
2022 Budgets					
Town of Center - property taxes	1869	10,495,786	24.299	\$254,306	9.85%
Revenues from sources other than property tax				<u>\$2,327,237</u>	<u>90.15%</u>
				<u>\$2,581,543</u>	<u>100.00%</u>
Town of Del Norte - property taxes	1412	12,211,408	11.805	\$144,159	10.89%
Revenues from other sources				<u>\$1,179,303</u>	<u>89.11%</u>
				<u>\$1,323,462</u>	<u>100.00%</u>
Town of Saguache - property taxes	505	3,178,345	21.82	\$69,351	13.84%
Revenues from other sources				<u>\$431,662</u>	<u>86.16%</u>
				<u>\$501,013</u>	<u>100.00%</u>
Town of Crestone - property taxes	141	2,406,223	5.683	\$13,680	0.95%
Revenues from other sources				<u>\$665,408</u>	<u>46.35%</u>
Revenues from grants				<u>\$756,594</u>	<u>52.70%</u>
				<u>\$1,435,682</u>	<u>100.00%</u>
Town of Moffat - property taxes	106	1,279,554	10.407	\$20,000	2.32%
Revenues from other sources				<u>\$843,659</u>	<u>97.68%</u>
				<u>\$863,659</u>	<u>100.00%</u>



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Payments in Lieu of Taxes (PILT) are Federal payments to local governments to help offset losses in property taxes due to the existence of nontaxable Federal lands within their boundaries.



PILT payments help local governments carry out such vital services as firefighting and police protection, construction of public schools and roads, and search-and-rescue operations. PILT payments are made annually for tax-exempt Federal lands administered by Department of the Interior agencies, including the Bureau of Land Management, the National Park Service, the U.S. Fish and Wildlife Service, and the Bureau of Reclamation. In addition, PILT payments cover Federal lands administered by the U.S. Forest Service, the U.S. Army Corps of Engineers, and the Utah Reclamation Mitigation and Conservation Commission. PILT payments are one of the ways the Federal Government can fulfill its role of being a good neighbor to local communities.



Lottery Conservation Trust Fund Distribution – Nearby Towns

Colorado Lottery Conservation Trust Fund Distribution by County by Calendar Year

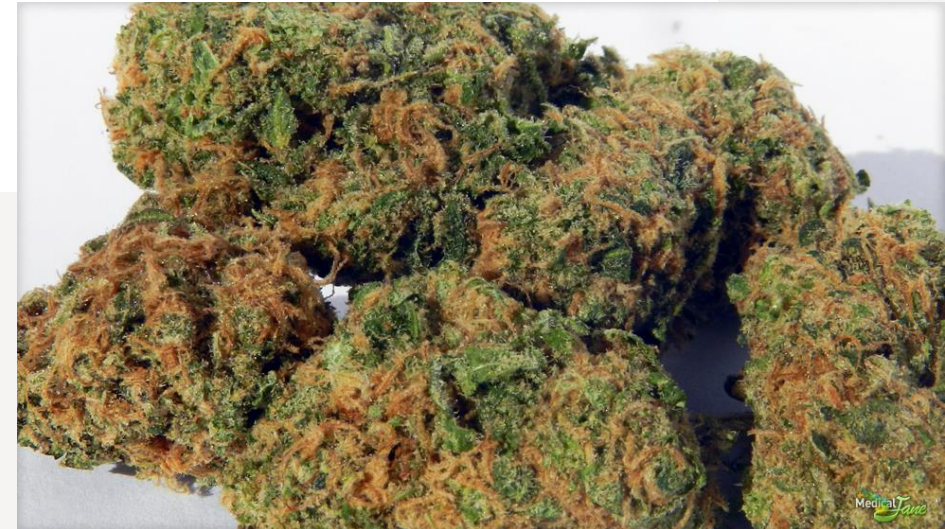
County Saguache						
Participant Name	2018	2019	2020	2021	2022	Entity Total
* Center, Town of	\$20,443.09	\$23,725.64	\$21,645.64	\$24,691.77	\$12,153.94	\$173,285.07
Crestone, Town of	\$1,589.68	\$1,844.43	\$1,724.63	\$2,295.49	\$927.48	\$13,707.08
* Gunnison County Metropolitan Recreation District	\$303.77	\$355.14	\$325.30	\$370.45	\$222.21	\$2,632.86
Moffat, Town of	\$1,174.54	\$1,363.27	\$1,249.57	\$1,421.01	\$695.61	\$9,963.24
Saguache County	\$36,390.51	\$42,960.47	\$40,487.47	\$48,150.77	\$23,802.26	\$314,454.66
Saguache, Town of	\$4,941.17	\$5,716.61	\$5,204.86	\$5,951.29	\$3,478.07	\$42,360.82
County	\$64,842.76	\$75,965.56	\$70,637.47	\$82,880.78	\$41,279.57	\$556,403.73

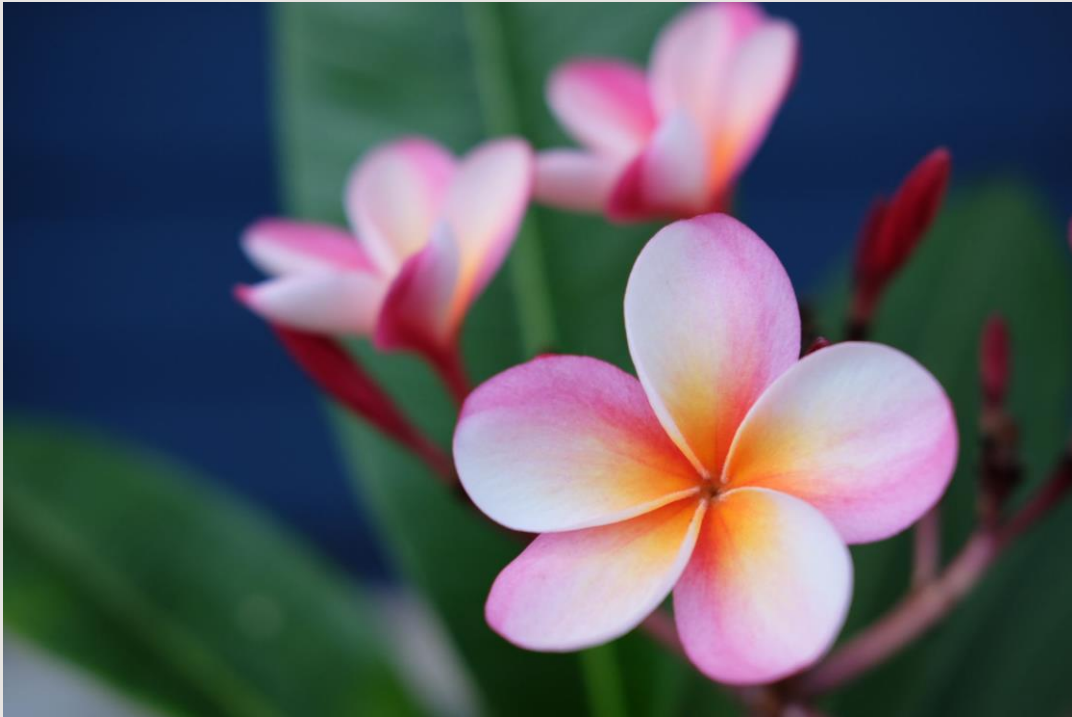
Conservation Trust Funds are allocated by population. Here's the funding history for Saguache County. We'd probably be like Center, so you could estimate around \$12K annually.



Marijuana Tax Revenue

Dollars in Millions





Local government revenue comes from **property, sales, and other taxes; charges and fees; and transfers from federal and state governments.** Taxes accounted for 42 percent of local general revenue in 2017.

 <https://www.taxpolicycenter.org> › w...



[What are the sources of revenue for local governments? | Tax Policy ...](#)

 About featured snippets

 Feedback

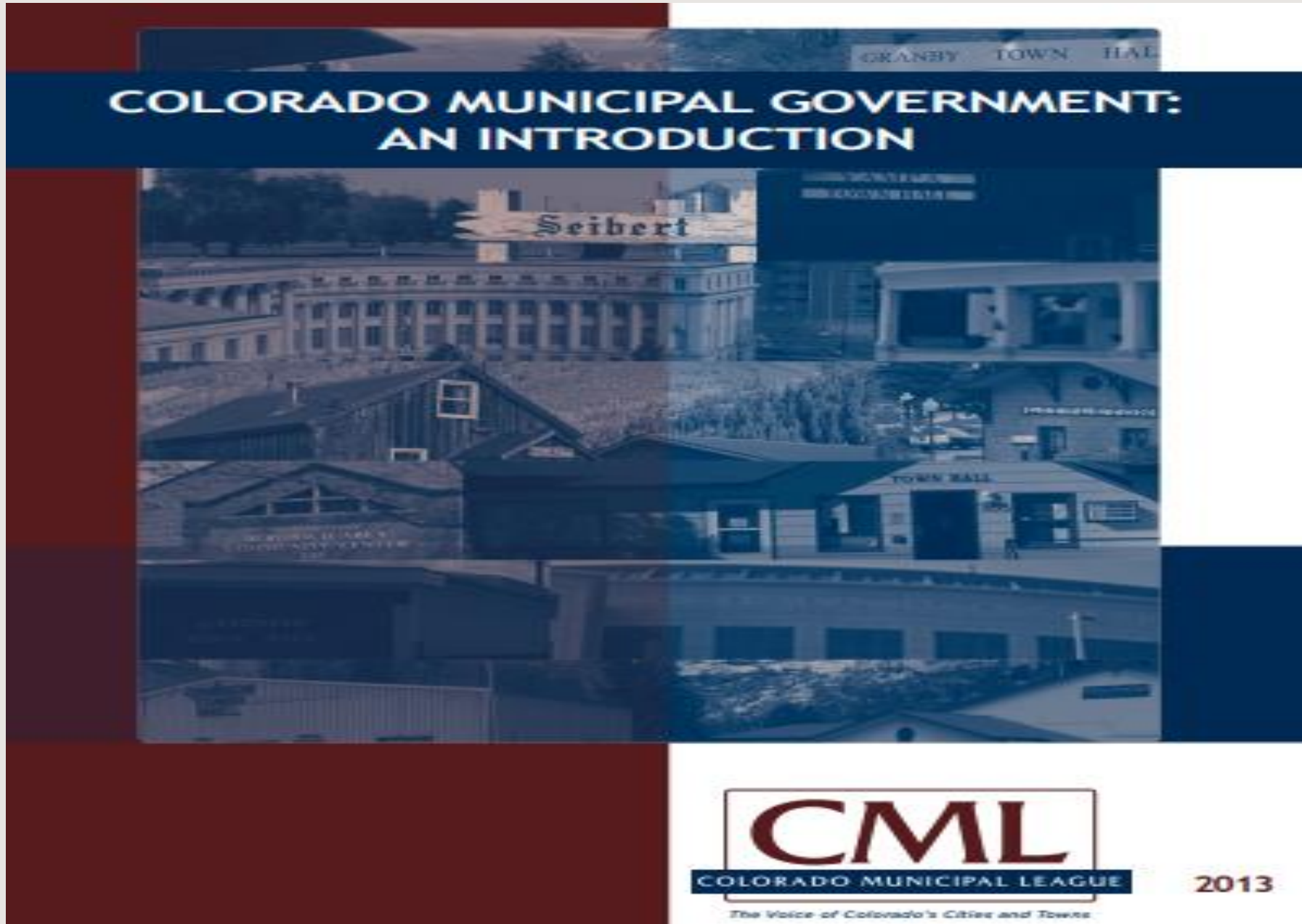
Resources: Colorado Local Govt Handbook



2018

Colorado Local Government Handbook

Resources: Introduction to Colorado Municipal Govt



Resources: Colorado Local Govt Handbook and Introduction to Colorado Municipal Govt

- Elections are conducted regularly and according to statutory requirements.
- Requirements for transparency - Open Meetings - Open Records
- By statute, residents of a municipality have the right to know how their elected representatives conduct public business.
- Use of ordinances for enforcement, rather than attorneys in civil court
- Ordinances are more likely to be enacted in a uniform and orderly manner
- Formal actions taken under ordinance require compliance with procedural requirements that protect citizens' rights.
- In a municipality, citizens may propose ordinances by petition, rather than relying solely on the initiative of the governing board.
- Adoption of codes affords greater accessibility to citizens of all the important laws that affect their community
- Financial accountability
- TABOR restricts the ability of the board to impose additional taxes or increases without the approval of the voters.

Resources: Colorado Local Govt Handbook and Introduction to Colorado Municipal Govt

- Municipal boards are required to expend funds for a public purpose and ensure that sufficient money has been appropriated to cover the expenditure
- Regulation of community activity to promote the general welfare of the community
- Police
- Municipal courts
- Promote public health and safety
- Enact zoning and require licensing and permits
- Control land use - "For the purpose of promoting health, safety, morals or the general welfare of the community, including energy conservation and the promotion of solar energy utilization, the governing body of each municipality is empowered to regulate and restrict the height, number of stories and size of buildings and other structures, the percentage of lot that may be occupied, the size of yards, courts and other open spaces, the density of population, the height and location of trees and other vegetation, and the location and use of buildings, structures, and land for trade, industry, residence and other purposes."
CRS 31-23-301
- Construct or acquire utilities - water, gas, electric etc.

Working Together – Municipality Collaboration

North 90 Project to help housing beyond Center

Four Towns working together (Center, Del Norte, La Jara and Saguache) address the housing crisis as a team working with the Colorado Department of Local Affairs (DOLA) to create a Regional Resiliency Roadmap. This group of towns are working collaboratively and have obtained funding from DOLA and from Housing Urban Development (HUD). The town boards meet twice a month and now they are moving into creating the planning commission.



San Luis Valley Housing Coalition and the Energy Resource Center

“Progress is slowly being made. Since 2019, the San Luis Valley Housing Coalition and the Energy Resource Center have used \$104,000 in grants from the Colorado Division of Housing to help rehab three homes for homeowners who had come back to abandoned homes or purchased abandoned homes with hopes of making them livable again. Nine projects to add hundreds of affordable houses and apartments across the valley are already underway.”

“The San Luis Valley Housing Coalition aims to purchase Boyd Elementary, an 80-year-old school building in Alamosa, for \$2.1 million by the end of 2022. The purchase of the school is fully funded by the Colorado Division of Housing and renovations will be funded by grants, Melgares said.”

Working Together – Municipality Collaboration

U.S. Department of Agriculture (USDA)



The USDA provides leadership on food, agriculture, natural resources, rural development, nutrition, and related issues based on public policy, the best available science, and effective management.

The USDA has a vision to provide economic opportunity through innovation, helping rural America to thrive; to promote agriculture production that better nourishes Americans while also helping feed others throughout the world; and to preserve our Nation's natural resources through conservation, restored forests, improved watersheds, and healthy private working lands.

Water and Sanitation

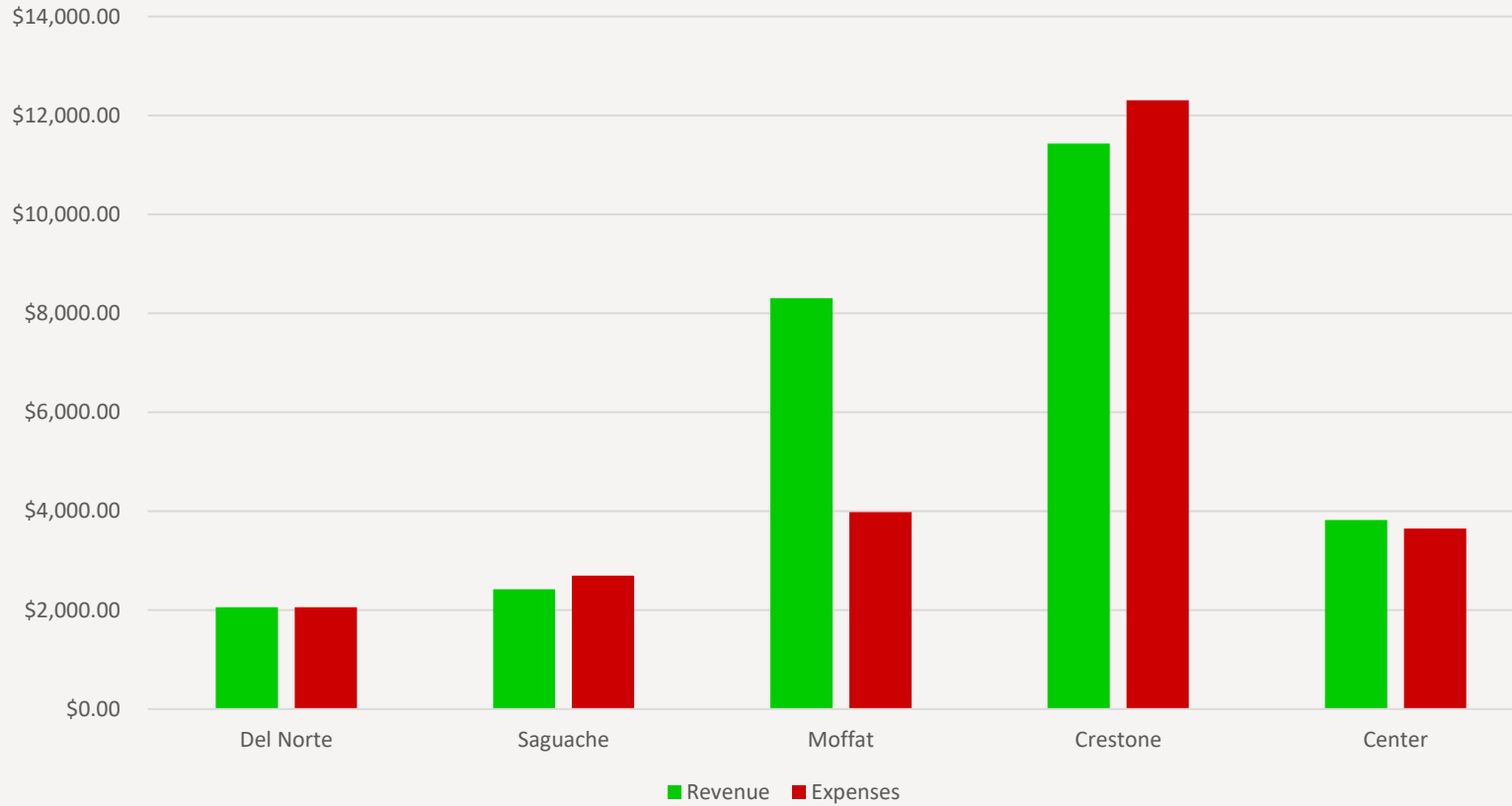
Currently BGPOA contracts for services with Baca Water and Sanitation. BWS is a special district operating under Colorado Title 32. Should the vote be a yes on becoming a municipality then the town will contract directly with BWS for services or at that time the town could decide to create their own water and sanitation service. This could be a joint project with the town of Crestone since currently they are dealing with infrastructure issues.



Creating Vision

Revenue and Expense – Nearby Towns

Per Capita Budgets in San Luis Valley



Town	2022 Revenues	2022 Expenditures	Population 2020 Census	Rev per capita	Exp per capita
Del Norte	\$3,103,629.00	\$3,103,629.00	1,509	\$2,056.75	\$2,056.75
Saguache	\$1,121,540.71	\$1,251,846.62	464	\$2,417.11	\$2,697.95
Moffat	\$863,659.00	\$413,658.00	104	\$8,304.41	\$3,977.48
Crestone	\$2,264,006.00	\$2,436,888.00	198	\$11,434.37	\$12,307.52
Center	\$9,079,770.00	\$8,680,453.00	2,379	\$3,816.63	\$3,648.78
Average				\$5,605.86	\$4,937.69