

**Dolores County
Board of County Commissioners**

August 3, 2020

A regular meeting of the Board of County Commissioners was held via Zoom conferencing in Dove Creek, Colorado on August 3, 2020. Present for the meeting were Chairperson Julie Kibel, Commissioner Steve Garchar and Commissioner Floyd Cook, Attorney Dennis Golbricht, County Administrator Margret Daves and Deputy Clerk to the Board Jody Gardner.

The meeting began with everyone reciting the Pledge of Allegiance.

Guests

Deputy Assessor Takara Harrington and Joi Redshaw, Assessor Berna Ernst, Community Voice Representative Ronda Lancaster, Chamber of Commerce Representative Kendra Cook, Rico Town Manager Kari Distefano, Rico Resident Allyn Svoboda, HR and Payroll Specialist Lenore Johnson, Extension Office Secretary Oma Fleming, Resident Ellen Warren, Resident Eric Guynes and Dalton Randolph, Mapping and Addressing Assistant Ashley Spigner and Rico Center President Cristal Hibbard

Payroll for July 30, 2020

The following is a list of total payrolls by Department:

County Commissioners:	\$7,755.40	7 Employees		
Commissioner Other	\$867.08		1 Part Time	
County Clerk:	\$3,328.51	3 Employees		
County Treasurer:	\$2,636.60	2 Employees		
County Assessor:	\$4,033.73	4 Employees		
GIS:	\$1,186.00	1 Employee		
County Maintenance:	\$1,718.10	1 Employee	1 Part Time	
County Sheriff:	\$13,757.87	10 Employees	1 Part Time	
County Coroner:	\$361.61	1 Employee		
EMA:	\$1,935.97	1 Employee		1 Temp
Extension:	\$1,269.01	2 Employees		
DCTV:	\$890.29		2 Part Time	
Veterans Office:	\$480.22		1 Part Time	
Fair Board:	\$317.46			1 Temp
Senior Services:	\$8,782.76	3 Employees	13 Part Time	
Health & Nurse:	\$3,500.86	2 Employees		1 Temp
Mandatory Weed:	\$3,215.73	2 Employees	1 Part Time	2 Temp
R&B Administration Other:	\$21,879.23	18 Employees		
Social Services:	\$6,331.35	5 Employees	1 Part Time	
TOTAL:	\$84,247.78	62 Employees	21 Part Time	5 Temp

Agenda

Commissioner Garchar made a motion to accept the agenda.
Commissioner Cook seconded the motion.
All three Commissioners voted in favor of the motion.

Expenditures

Commissioner Garchar made a motion approving the expenditures.
Commissioner Cook seconded the motion.
All three Commissioners voted in favor of the motion.

Guynes Subdivision Exemption Final Approval Resolution #08-20-01

Commissioner Kibel abstained from participating in the decision.

The signed and notarized plat was submitted by the applicant for final review by the BOCC. The BOCC reviewed the proposed subdivision, and found that it complies with the Dolores County Subdivision Exemption Regulation.

Commissioner Cook made a motion approving the Subdivision Exemption Resolution #08-20-01 and the plat map.
Commissioner Garchar seconded the motion.
Both Commissioners voted in favor of the motion.

Town of Rico Update

Rico Town Manager Kari Distefano said the Town of Rico Public Works Project is implementing funds from a DOLA grant to replace water meters. The new meters can be read remotely which will be beneficial during the winter months. The Town's water tanks are also being repaired.

The Town is busy despite the pandemic situation. There has been a noticeable increase in sales taxes. Everyone is hopeful that the increased sales continue through hunting season.

Ms. Distefano has been working with Emergency Manager Keesling and Health Nurse Randolph on reimbursements to the Town accrued due to COVID-19.

Commissioner Kibel mentioned a Durango Telegraph article "Ramrodding the Sale of Public Lands" that she'd received from USFS District Ranger Derek Padilla in regards to the almost 40 acres tract recently sold by the Forest Service. Recreationists have voiced concerns to the possibility of construction activity closing access to the trailheads near that area. Ms. Distefano was familiar with the situation and stated that the community's goal was to maintain access to the trails. Commissioner Kibel volunteered to visit with the Forest Service and to write a letter from the BOCC in support of continued access and the possibility of an easement.

Real Property Notice of Determination x2

#1 Deputy Assessor Joi Redshaw discussed a property previously classified as residential that has had a change of use and is currently being used as a commercial property. The Assessor is required to classify property based on actual use. Residential use means a building designed for use predominantly as a place of residency by a person, family or families. If the property is used differently than as a residence then the land and improvements are classified according to their use per state statute. The single-wide trailer is currently being used as an office building by a local non-profit organization. The classification is determined annually by the type of use on January 1, which gives this parcel a commercial classification for 2020. The value of the property did not change; however, the taxes did increase significantly due to the difference in the residential verses commercial tax rates.

Ellen Warren has owned the property in question for many years. The property has been used a residential until the last 18 months. Ms. Warren stated that the rental rate is not in accordance with that of a commercial business due to their being a non-profit organization; therefore the tax increase should not apply.

The Board of Equalization supported the Assessor’s valuation and the statutes directing the classification change.

Commissioner Garchar made a motion to deny the disputed Notice of Determination.
Commissioner Cook seconded the motion.
All three Commissioners voted in favor of the motion.

#2 Deputy Assessor Joi Redshaw discussed a second residential property in Dove Creek by the same owner. The property has been a work in process since purchased in 2007. A 21x24 addition was added to an existing structure along with a complete remodel. The property value with the changes increased from \$23,000 to an adjusted value of \$82,000.00.

Ms. Warren stated that with the surrounding neighborhood the value of the property doesn’t justify the current assessment, three streets over would be a different story. Ms. Warren’s estimated maximum sale value was \$70,000.00-\$75,000.00.

The Notice of Determination appeal was withdrawn by Ms. Warren as an agreement was reached in the valuations of the land and house with the Assessor’s office.

New Business

There was no new business.

Old Business:

There was no old business.

Public Comment

There was no public comment.

Rico Center Update

The Rico Center President Cristal Hibbard shared details from the most recent grant cycle. The 2020 grant cycle received eleven applications, being the most ever received in once grant cycle. The Rico Center had to take a critical look at the applications as the funds requested superseded the funds available for distribution. Only one request was denied as the application of the funds wouldn't benefit Rico residents specifically. Due to COVID-19 several of the organizations were unable to complete their projects. The Rico Center anticipates that most of those organizations will rollover funds or reapply for funds during next year's grant cycle.

There were two out of cycle grant applications. The Town of Rico requested emergency funds to deal with COVID-19 expenditures on an as needed basis. To date less than \$900.00 had been drawn. The second applicant erroneously submitted their application to the wrong address during the in-cycle grant time frame. The applicant was awarded their request.

Attorney Golbricht requested the most recent tax returns. Ms. Hibbard will share the 2018 returns. The 2019 returns have not been completed as an extension was filed due to hiring a new preparer. The 2019 returns will be shared upon completion. Golbricht reminded Ms. Hibbard that grants must be used for government-type services, and never for political purposes. If there was ever a question on that point, they should contact the County or Attorney Golbricht.

Ms. Hibbard said that there is one open seat on the Rico Center board. There are several interested parties so they hope to have the position filled soon.

Commissioner Kibel closed the meeting.



Chairman of the Board of County Commissioners


Deputy Clerk
to the Board of County Commissioners

