

**Proceedings of the Dolores County Board of  
County Commissioners  
June 15, 2015**

A Regular meeting of the Board of County Commissioners was held in their boardroom in Dove Creek, Colorado June 15, 2015. Present for the meeting was Chairman of the Board, Julie Kibel and Commissioner Doug Stowe. Commissioner Ernie Williams and Margret Daves, Special Projects Manager were absent. Also present for the meeting was Lorraine Hancock, Deputy Clerk to the Board and Dennis Golbricht, County Attorney.

**Guests**

Doug Funk, Dove Creek Press, David Cressler, Bryce Capron, and Kyle Carhart, DCDC, Eric Hogue, District Court Administrator, Connie Clementson, BLM, Derek Padilla, U.S. Forest Service.

**Pledge**

The meeting was started by everyone standing and saying the Pledge of Allegiance.

**Approval of Minutes**

Commissioner Stowe made a motion to accept the Minutes from June 1, 2015.  
Commissioner Kibel seconded the motion. Both commissioners voted in favor.

**Agenda**

Commissioner Stowe made a motion to approve the agenda with the removal of the STUD discussion and Social Services.  
Commissioner Kibel seconded the motion. Both commissioners voted in favor.

**Approval of Payroll & Bills**

Commissioner Stowe made a motion to accept the payroll and bills.  
Commissioner Kibel seconded the motion. Both commissioners voted in favor.

The following is a list of total payroll by Department:

County Commissioners:	\$5,614.28	6 Employees	
County Commissioner Other	230.87		1 Part Time
Transfer Station	498.78		1 Part Time
County Clerk:	2,503.53	3 Employees	
County Treasurer:	2,134.72	2 Employees	
County Assessor:	2,932.49	3 Employees	1 Part Time
GIS:	1,096.70		2 Part Time
County Maintenance:	1,322.23	1 Employee	1 Part Time
Traffic Enforcement	1,178.45	1 Employee	
County Sheriff:	8,288.33	6 Employees	4 Part Time
County Coroner:	360.31	1 Employee	
EMA/EMS:	567.78		1 Part Time
Extension:	859.22	1 Employee	
DCTV:	230.87		1 Part Time
Veterans Office:	480.22		1 Part Time
Senior Services:	6,365.51	2 Employee	12 Part Time
Health & Nurse:	2,499.63	2 Employees	
Mandatory Weed:	1,021.05	2 Employees	1 Part Time
Admin Other:	19,732.69	19 Employees	2 Part Time
Social Services	<u>3,076.24</u>	3 Employees	
<b>TOTAL</b>	<b>\$60,993.90</b>		

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**Meetings and Information**

Commissioner Stowe said he attended the Southwest Water Board meeting. He said that Lake Powel is rising  $\frac{3}{4}$  of a foot a day as of the meeting and McPhee was rising a foot a day. Farmers should receive their full share of water.

Dennis Golbright, County Attorney attended the Colorado Counties Incorporated conference recently. He said there is new legislature that is anticipated to be signed by the governor which will increase the salaries for all elected officials. If the counties do nothing there will be an automatic 30% increase across the board for official's salaries or they can choose to take a different increase or none at all. There will be a cost of living increase that will go into effect in 2018 that will be automatic and counties will not be able to opt out. He said that the board will make the determination on the salary increase. They also amended the alcohol and beverage license renewal process. Now if you can show an exception such as a death in the family you may not have to re-apply for a license if you missed the renewal date. There are new child welfare staff funding allocations that will add 100 new child welfare staff members across the state. He said they extended a bill that granted authority to sell state land to local governments. There is also grant funding to establish HB1225 which directs DOLA to help governments with planning analysis funds.

There was discussion on this.

Dennis discussed SB 1582 which is a workforce property tax incentive and SB 282 which is a jump start economic development program. The Social Services State Child Welfare funding has changed to allow smaller counties to have availability to a larger pool of money for their Social Services budget.

Dennis suggested meeting with Ken Charles about legislative grant opportunities.

**Underfunded Grant for the Court Clerk**

Eric Hogue, District Court Administrator was here to go over the underfunded grant for the Court Clerk's office.

Commissioner Kibel said the board is concerned with some of the additions that were added after the grant was submitted, such as the extra egress door and the a/c unit. She asked if there are any extra funds available to go towards this project and Eric said the grant has closed already.

There was discussion on the extra door.

Eric said he thinks it would be beneficial and nice to be able to move the judges around out of public view; he is getting an estimate for the door from Margret. As far as the a/c, that and the carpeting would be on the county.

Commissioner Kibel said the county will do the carpet and the ducting for the a/c. She said we should do this in stages.

Eric said that he might be able to contribute 2/3 of the cost of the door as long as it's around \$3,000.00. He feels that wouldn't be covered by a grant and suggested waiting till next year.

Commissioner Kibel said that we are very appreciative of the grant and thanked him for coming in.

Eric said the window is within acceptable egress for fire code. He has received feedback that the judges and court clerk have felt some degree of discomfort with a few clients recently but he is comfortable with the sheriff's cooperation and feels everything will be fine.

**DCDC Septic**

David Cressler, Kyle Carhart, and Bryce Capron, DCDC were here to discuss the subdivision exemption application in regards to the septic system on the property.

Bryce handed out a letter dedicating the road to the county.

Dennis said that Huddleston's will put the dedication on the plat and it will need to be signed and

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approved by the board.

Bryce Capron, DCDC said he is working on a property owner association contract that the Weber's requested in order for DCDC to have some control over the lots after they sell.

David Cressler, DCDC said they are still applying for the subdivision exemption and later on they will subdivide the rest of the acreage to sell off lots. He said Bob Weber approves the sale of the land and his main concern is to get activity out there as there has not been activity out there in the last five years. He said that it was ironic to him that the two businesses there previously used the septic system with no problems and he doesn't feel that anything needs to be changed. He feels like the county has done nothing but put up road blocks since they first met with the commissioners in May.

Commissioner Kibel explained that the property will not be leased and now the land will be split and purchased and that is why the septic system cannot be used. She said that right now we don't know where the DCDC board stands with all of this. She asked about the letter from the Weber's that the board previously requested to confirm that the Weber's are on board with the sale of the land.

David asked why the county needs a letter from the Weber's.

Commissioner Kibel said that we need to be sure that DCDC and the Weber's are happy with the way the land is being split. She also said that a lot of tax payer money has gone into this property, including \$138,000 of in kind from the County Road and Bridge Department. The county has done a fair share to develop the property and now DCDC doesn't want anything to do with the county.

David questioned why the county is governing the sale of this land.

Commissioner Kibel said that with a subdivision exemption the county is the overseer. She said that we gave some guidelines that are important and need to be followed.

Dennis said that the board has asked for certain documents that still have not been presented, such as the as built drawings on the septic system, the original septic permit, deed restrictions, and a letter from the Weber's approving the sale of the land.

David said that they are currently working on a property owner's association POA.

Dennis asked how this board is supposed to move forward when they haven't seen any documents yet.

There was discussion on revoking easements.

Dennis said that this is a civil matter and the county will not be a part of the easement issue with the adjacent property owner.

Commissioner Stowe said that we are bound by the subdivision exemption regulations and we can't change the restrictions because we need to stay consistent. He said in the past there have been exemptions but we are working to make the process more consistent.

There was discussion on the property owners association.

Dennis said that DCDC keeps changing their plans every time they meet with the board. We don't allow septic systems to be shared by multiple property owners. The fact that you are saying that this board is not supportive of local business is not true. This board made a point to step back and not complete with a local business owner who wanted to better his business by moving into this park. The county has put in over \$100,000.00 of in kind and has helped DCDC obtain \$100,000.00 in grant funds. He discussed the issues if the owner changes hands later on and who would maintain the shared septic system.

There was more discussion on the property owners association in regards to the septic system.

Bryce said that DCDC has made a motion to sell the property during the meetings and DCDC will put in the privy vaults.

Kyle said that DCDC made a motion to put in the vault because they are the land owners.

Dennis said the subdivision exemption would be subject to installing a vault. He said that the board is still not sure if the Weber's agree with this plan.

Dennis asked why DCDC won't complete the whole subdivision process right now.

David said that Kyle needs to own the land before he can get a loan and time is of the essence.

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David said that he bought the buildings from the bank, not DCDC. DCDC didn't know about his purchase until after it was complete.

There was discussion on this.

Dennis asked if he bought the buildings without knowing if he could buy the land; David and Kyle confirmed.

Commissioner Stowe asked about DCDC rules and regulations in regards to moving the buildings from the land since the building were funded originally by a grant. He said that the biodiesel company couldn't remove the building then.

Dennis said for the record, DCDC is not part of Dolores County.

Commissioner Kibel said every time DCDC comes to the board there are new layers of unknowns that come about. She said that we cannot do anything until everything is in order. She apologized to Kyle for the delay but explained that it is for the best.

There was discussion on the subdivision process.

Commissioner Stowe said that this board is trying to help get everything cleaned up so there are no issues down the road.

David asked if they could apply for a full subdivision later and Dennis confirmed.

Dennis said the board will need a letter from the Weber's to make sure that they agree with the plans for the property, coordination with the county inspector and DCDC to get the privy vaults installed, access to the property which is already being worked on, disconnect from the septic system, and show availability to hook up to town water before the board can move forward.

Kyle asked if a septic permit is the next step and that was confirmed.

David said that his hold up is because there is a perfectly good septic system that can't be used.

Dennis said DCDC keeps asking this board to approve of something that wouldn't be done correctly.

There was more discussion on the septic.

Commissioner Kibel asked what the acreage on the two lots will be; one will be 1.0349 acres and the other will be 1.05 acres.

Commissioner Stowe asked if the DCDC Board made a motion and approved the subdivision exemption; this was not answered.

Dennis said all they are asking for is a subdivision exemption and if these two lots are broken off, it's not the county's position to police a POA. For the record once the two lots are broken off they are not part of the original LDA, they are free standing lots.

After much discussion with Commissioner Williams on the phone, DCDC can install two vault privies on the property for the two buildings.

Dennis told Kyle he should look into using the town's sewer for liquids and the privy for solids. He said the current septic system can be used until the subdivision exemption is complete.

David discussed the 30% raise to the elected officials.

DCDC will be attending the July 6, 2015 meeting.

**Addressing Standards Revision**

Dennis said that Amber Fisher, GIS discussed cleaning up the addressing standards during a recent workshop. He said it makes more sense to add the addressing standards to the Land Use Code which needs to be revised anyway. He made those revisions and made references to the addressing standards. The Town of Rico's attorney would also like to have the 1041 Regulations added to our Land Use Code. Dennis would ultimately like to see a comprehensive LDA that includes the County's Subdivision Exemption Rules and Regulations as well as the Subdivision Regulations.

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**F.S. Road 534**

Dennis discussed an issue with Forest Road 534 (Lone Cone Road) which is on the boundary between San Miguel County and Dolores County. San Miguel County felt it was important to keep the road open after the private land owner closed it in 2003. While the two counties were waiting for a survey on the land from the feds the land owner sold the parcel to the State Land Board who now controls the parcel. The State Land Board included a provision that states a road cannot be constructed across the property. Originally if the road was on Forest Service land it would become a Forest Service road and if it were on private land the two counties would work together to condemn the road to keep it open but now it's state land. He has been working with San Miguel County's attorney to obtain records from the State Land Board. He recommended meeting with San Miguel County on this issue.

**Dunton Hot Springs Liquor License Renewal**

The Commissioners had a liquor license renewal for the Dunton Hot Springs Inc. Sheriff Martin said he hasn't had any problems with Dunton Hot Springs Inc.

Commissioner Stowe made a motion to approve the liquor license.

Commissioner Kibel seconded the motion. Both commissioners voted in favor.

**Procurement Policy**

Dennis and Margret Daves are working on the Procurement Policy.

**Sage Grouse, Septic Regulations, Dolores Fire Protection District, NCA**

No updates.

**Land Swap/Gravel Pit**

Dennis is waiting to hear the closing date from the title company.

**RBSC Building**

Paul Engle, Ameresco Engineering wants to discuss solar power on the RBSC Building and will be attending the EOM.

**Social Services**

Josiah Forkner, Social Services Director was absent.

Commissioner Stowe made a motion to accept the minutes from May.

Commissioner Kibel seconded the motion. Both commissioners voted yes.

Commissioner Stowe made a motion to accept the financials from May from Social Services.

Commissioner Kibel seconded the motion. Both commissioners voted yes.

The STUD discussion was tabled.

**BLM/Forest Service**

***BLM Indemnity Parcels***

Connie Clementson, BLM was here to give an update. She discussed the BLM Indemnity Parcels sales and said there are approximately 600 acres in Dolores County that if sold, could go from federal to state land. She clarified that the land will not be for sale to the public.

Commissioner Kibel asked if the parcels around Groundhog will still be BLM and Connie will be checking on this.

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Connie gave an overview on the master leasing process which will affect Montezuma County. Connie asked if Dolores County can mow Bradfield's and Commissioner Kibel said that it will be mowed soon. Connie is also looking for RAC applications and said Commissioner Williams has been a fantastic member.

There was a discussion on the amount of rain we have had this year.

Connie discussed the renewed interest in potash. She also said there will be a community meeting in Dove Creek in August for the Tri State Transmission Lines regarding the Dolores River Canyon crossing and sage grouse.

Connie discussed having a community clean up day for the campgrounds.

There was discussion on the state legislature that just came out where grant funds are available for federal land planning.

Commissioner Stowe said maybe those funds could be applied towards work at some campgrounds.

There was more discussion on using funds from HB1225 for campgrounds.

***Forest Service 54 42***

Derek Padilla, U.S. Forest Service was here for an update.

Commissioner Kibel asked if July 6 was the dead line for the Glade Grazing Comment and Derek confirmed.

There was discussion on Glade Grazing.

Commissioner Kibel discussed HB 1225.

Derek said he thinks that these DOLA funds (HB1225) are to establish the relationship that we already have.

There was more discussion on this.

Derek discussed the vacant grazing allotments in the Columbine District.

Dennis gave an update on FS Road 534.

There was discussion on Recreation Site Analysis and Commissioner Kibel will write a comment letter.

**Adjourned**

Commissioner Stowe made the motion to Adjourn.

Commissioner Kibel seconded the motion. Both commissioners voted in favor.

The meeting ended at 2:28pm.

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Chairman of the Board of County Commissioners

Attest:

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Deputy Clerk to the  
Board of County Commissioners