

**GUNNISON COUNTY BOARD OF COUNTY COMMISSIONERS
REGULAR MEETING MINUTES
August 21, 2012**

The August 21, 2012 meeting was held in the Commissioners' boardroom in the Courthouse located at 200 E. Virginia, Gunnison, Colorado. Present were:

| | |
|--|-------------------------------------|
| Hap Channell, Chairperson | Matthew Birnie, County Manager |
| Paula Swenson, Vice-Chairperson (arrived at 8:47 am) | Katherine Haase, Clerk to the Board |
| Phil Chamberland, Commissioner | Others Present as Listed in Text |

CALL TO ORDER: Chairperson Channell called the meeting to order at 8:35 am.

AGENDA REVIEW: There were no changes made to the agenda.

CONSENT AGENDA: Chairperson Channell requested that Items #8 and #9 be pulled for further discussion. **Moved** by Commissioner Chamberland, seconded by Chairperson Channell to approve the Consent Agenda, except for Items #8 and #9. Motion carried. Commissioner Swenson was not yet at the meeting.

1. Out-of-State Travel Request; Airport Personnel; National Business Aviation Association (NBAA) Annual Conference; Orland, FL; 10/30/12 thru 11/1/12; \$2,006
2. Interpreter at Gunnison County Independent Contractor Agreement; Oscar Meza Montano; Provide Language Translation and Interpretation from English to Spanish and from Spanish to English for Persons Identified by Gunnison County; 8/21/12 thru 6/30/13
3. Purchase of Service Contract, Gunnison County, Colorado; Discover Goodwill of Southern and Western Colorado; Low-Income Energy Assistance Program (LEAP); 10/1/12 thru 9/30/13
4. Out-of-State Travel Request; National Conference on Women's Health Care; Las Vegas, NV; Nurse Practitioner Erin Sunday; 10/1/12 thru 10/3/12; \$1,793
5. Clean Harbors Environmental Services Waste Transportation and Disposal Agreement; 8/2/12 thru 10/30/12
6. Acknowledgement of County Manager Signature; Memorandum of Understanding between Mesa County Health Department and Gunnison County Public Health; Emergency Response Preparedness Activities
7. Immunization Services Agreement; Rocky Mountain Health Maintenance Organization, Inc.; Immunizations and Family Planning Services
8. **Pulled for Discussion and Separate Action:** Contractor Agreement; Puchek Construction, Inc.; Reframe the Garage Door at the Gunnison County Courthouse; 8/21/12 thru 10/31/12; \$3,100
9. **Pulled for Discussion and Separate Action:** Contractor Agreement; Blackjack Garage Door; Install New Garage Doors at the Gunnison County Courthouse for Coroner; 8/21/12 thru 10/31/12; \$3,775
10. Professional Services Agreement; Laurie Boscaro; Provide Services to the Office of Juvenile Services Regarding Assessment, Service Planning, Case Management and Clinical Services to Promote Health and Wellness to Individuals and Families Referred from Gunnison County Family Advocacy and Support Team through the Office of Juvenile Services; 8/21/12 thru 6/30/13
11. Draft Regular Meeting Minutes; 7/17/12
12. Draft Special Meeting Minutes; 7/24/12
13. Draft Special Meeting Minutes; 7/31/12

CONSENT AGENDA ITEMS #8 and #9: Chairperson Channell asked if these jobs were put out to bid. County Manager Birnie explained that they normally would be, but that he couldn't confirm that it had happened. He noted that spending more money on the process than the job is worth is sometimes the determining factor. **Moved** by Chairperson Channell, seconded by Commissioner Chamberland to approve Consent Agenda Items #8 and #9. Motion carried.

SCHEDULING: The Upcoming Meetings Schedule was discussed and updated. Commissioner Swenson arrived at 8:47 am, which was during this discussion.

COUNTY MANAGER'S REPORT: County Manager Birnie was present for discussion.

1. **County Courthouse Remodel.** County Manager Birnie informed the Board that the Request for Qualifications was issued last week. After the responses are submitted, the County will invite a select group to submit proposals. The contract relative to the needs assessment was originally scheduled for award on 11/6/12, but it will happen sooner as the 11/6/12 meeting was cancelled due to the election. The firms will be interviewed on 10/29, and County Manager Birnie stated that he would like for a commissioner to be present. Chairperson Channell and Commissioner Chamberland both agreed to attend.

2. Colorado Association of Ski Towns (CAST) Meeting. This meeting is scheduled to take place on 8/30 and 8/31 in Minturn. The discussions will include changes to the bylaws. After County Manager Birnie has had sufficient time to review those proposed changes, he will ask the Board for direction on how to vote.
3. Managing for Results (MFR) People. County Manager Birnie informed the Board that the County has begun utilizing digital performance reviews using MFR People. This system pulls performance measures from departmental Strategic Business Plans into individuals' performance evaluations. He has been using it for over a year, and it will be rolled out to other departments in the coming weeks. He noted that this type of system helps all employees to see how their individual work fits into the bigger picture.
4. Housing Authority Executive Director Position Update. County Manager Birnie informed the Board that an offer of employment will be made today. The new Gunnison Valley Regional Housing Authority Board is scheduled to meet on 9/6, and he will work with Commissioner Swenson to create an agenda. He stated that appointees to the board do not have to live in the jurisdiction represented. One vacancy for the Town of Mt. Crested Butte remains unfilled.

ASSISTANT COUNTY MANAGER'S REPORT AND PROJECT UPDATES: Assistant County Manager Marlene Crosby was present for discussion.

1. Pro Challenge Bicycle Race. Assistant County Manager Crosby informed the Board that equipment would be mobilizing later in the day to work on the loose gravel near the Harmel's Resort area. She hopes that this work does not negatively affect the course.
2. Antelope Hills Water Project Update. Assistant County Manager Crosby informed the Board that work, including digging through rock, is now being completed on BLM land.
3. Kebler Bridge Funding Request. Trails Commission member Joellen Fonken was present for discussion. Assistant County Manager Crosby noted that Ms. Fonken puts countless hours into her volunteer work, for which the Trails Commission and the Board are very appreciative. Assistant County Manager Crosby explained that the bridge will go in the location of the old detour bridge. The Forest Service has estimated the total cost of the project to be \$80,000. The Trails Commission can provide \$5,000, and the Land Preservation Board can provide \$10,000. The Forest Service will provide \$15,000 worth of in-kind contributions via reviewing documents. The balance of \$50,000 will be provided by Colorado State Trails. Since the Trails Commission portion was not budgeted for, Assistant County Manager Crosby asked for authorization to pull the \$5,000 from several different line items. The County will negotiate with the Forest Service for the right to manage the project. Letters of support will be necessary. **Moved** by Commissioner Swenson, seconded by Commissioner Chamberland to reallocate \$5,000 out of the Trails Commission budget to the Kebler Bridge Funding Project as part of the match, and also to authorize the County Manager to sign a letter for that commitment. Motion carried unanimously.

2009 AND 2010 PETITION FOR ABATEMENT OR REFUND OF TAXES; WILDHORSE, LLC: Appraiser Analyst George Lickiss was present for discussion. Sterling Property Tax Specialties, Inc. representative Kendra Goldstein was present via teleconference.

Appraiser Analyst Lickiss explained that the properties in question are vacant and improved. June 30, 2008 is the target date for the 2009 reappraisal.

Ms. Goldstein stated her belief that the sales price utilized by the Assessor's Office is overstated since no sales have taken place within this development since August of 2007. Since the development includes many vacant, foundation only, and improved residential lots, she utilized the condition of the development as of 6/30/2008 and a 30% downward adjustment to arrive at her stated values of \$226,400 per vacant unimproved lot and \$275,000 for land value on the nine improved parcels. She noted that development has halted entirely, and that the value is nothing like it would be if the development were thriving. She explained that the 30% downward adjustment was calculated by considering that the parcels were on the market with little or no activity for 2.5 years, January 2006 through June 2008, which is equivalent to 30 months. For ten of these months, equal to 30% of the total months, there was no activity.

Appraiser Analyst Lickiss asked if the market changed or if the management changed because it is his understanding that the company strife, and not the market, caused the issues. Ms. Goldstein stated that factors, whether related to management or not, created the condition of the property upon which the value should be assessed.

Chairperson Channell informed Ms. Goldstein that the Board also serves as the County Board of Equalization, and that the commissioners take seriously their charge of ensuring that the requirements placed on the Assessor's Office are applied equally and equitably across the board. He noted that he relies heavily on statutory requirements. Commissioner Swenson opined that just because one-third of the time nothing was sold, it would not be appropriate to reduce the property value by one-third. She stated that there could have been other circumstances in management and marketing that contributed to non-sales of the property, and that she cannot justify anything other than denying the abatement petition. Commissioner Chamberland stated his understanding of the 30%, but that he does not agree with the formula. He stated that there is no legal way to adjust the value of the property. **Moved** by

Commissioner Swenson, seconded by Commissioner Chamberland to deny the Petition for Abatement or Refund of Taxes for Wildhorse, LLC for the time periods of 2009 and 2010.

BREAK: The meeting recessed from 9:41 until 9:44 am.

RESOLUTION; DESIGNATING THE ORIGINAL CLARK RANCH HOUSE LOCATED AT 47068 HWY 50, GUNNISON, COLORADO TO BE A GUNNISON COUNTY HISTORIC LANDMARK: Butch Clark and attorney Luke Danielson were present for discussion.

Chairperson Channell stated his appreciation for the research that had been performed. The draft resolution was discussed and ministerial modifications were agreed upon. Chairperson Channell requested that the half-basement be included as it is original to the house. However, Mr. Clark explained that some new work has been completed and some other work remains needed, which he will be free to perform without having to comply with historical guidelines as long as the half-basement is not included. **Moved** by Commissioner Swenson, seconded by Commissioner Chamberland to adopt Resolution #2012-24, a Resolution Designating the Original Clark Ranch House Located at 47068 Highway 50, Gunnison, Colorado to be a Gunnison County Historic Landmark, as amended. Motion carried unanimously.

INTERGOVERNMENTAL AGREEMENT BETWEEN THE BOARD OF COUNTY COMMISSIONERS AND THE GUNNISON COUNTY CLERK FOR CONDUCT OF THE 2012 GENERAL COORDINATED ELECTION, INCLUDING PLACING ON THE BALLOT THE REAUTHORIZATION OF THE GUNNISON VALLEY LAND PRESERVATION FUND: **Moved** by Chairperson Channell, seconded by Commissioner Chamberland to approve the Intergovernmental Agreement for the General Election for November 6, 2012 and authorize the Chairperson's signature. Motion carried unanimously.

LETTER OF SUPPORT; DRAFT CANDIDATE CONSERVATION AGREEMENT: Gunnison Wildlife Conservation Coordinator Jim Cochran was present for discussion. The draft correspondence was discussed and agreed upon. **Moved** by Commissioner Chamberland, seconded by Commissioner Swenson to approve the letter of support for the draft Candidate Conservation Agreement and authorize signatures. Motion carried unanimously.

COMMISSIONER ITEMS: This discussion began earlier than scheduled due to a gap in the meeting.

Commissioner Swenson:

1. Gunnison Valley Regional Housing Authority. Commissioner Swenson stated that she is organizing the first meeting, which is scheduled to take place on 9/6/12.
2. Chamber of Commerce Update. The Chamber is working with Western State Colorado University to get new flags and banners printed to reflect WSCU's new name change. The flags weren't done in time for the Pro Cycling Bicycle Race, but the banners were. USA flags are up, along with one WSCU banner. Other flags are hoped to be ready by the end of the week.

Commissioner Channell:

1. Colorado Counties, Inc. Western District Meeting in Montrose. Chairperson Channell attended this recent meeting. County submittals were discussed preliminarily. Further discussion and debate is scheduled for 9/6/12 and 9/7/12.
2. Health and Human Services Commission; Ad Hoc Committee. This Committee met yesterday. The recommendation is to move away from a formal set of bylaws to a set of guidelines that include a purpose, membership, possible duties, and set up a meeting schedule.

BREAK: The meeting recessed from 10:14 until 10:31 am for a short break, and then from 10:31 until 11:17 am in order to call to order as the Gunnison/Hinsdale Board of Human Services (see separate minutes).

WARRANTS AND TRANSFERS: Assistant Finance Director Ben Cowan presented the warrant report dated August 21, 2012 and the cash transfer authorization dated July 2012 for discussion and approval. **Moved** by Commissioner Swenson, seconded by Commissioner Chamberland to approve the warrants for August 21, 2012 in the amount of \$1,019,949.82. Motion carried unanimously. **Moved** by Commissioner Swenson, seconded by Commissioner Chamberland to approve the cash transfer for July 2012 in the amount of \$2,815,565.50. Motion carried unanimously.

TREASURER'S MONTHLY REPORT: County Treasurer Melody Marks presented the adjusted June 2012 Treasurer's report and the July 2012 Treasurer's report for discussion and acceptance. She also presented an investment report dated July 31, 2012 for discussion. **Moved** by Commissioner Swenson, seconded by Commissioner Chamberland to accept the June 2012 adjusted report and accept the July 2012 report from the Treasurer's Office and authorize the Chairperson's signature. Motion carried unanimously.

UNSCHEDULED CITIZENS:

- 1. Warren Wilcox. Mr. Wilcox asked how the changes to the alternative school have affected the children and the community. The Board didn't have any immediate input, and agreed to pose this question to the School District and the Mayors and Managers group.

ADJOURN: Moved by Commissioner Swenson, seconded by Commissioner Chamberland to adjourn the meeting. Motion carried unanimously. The meeting adjourned at 11:31 am.

Hap Channell, Chairperson

Paula Swenson, Vice-Chairperson

Phil Chamberland, Commissioner

Minutes Prepared By:

Katherine Haase, Deputy County Clerk

Attest:

Stella Dominguez, County Clerk

GUNNISON COUNTY BOARD OF COMMISSIONERS TEXT INCLUSION INTO MINUTES

**BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF GUNNISON, COLORADO
RESOLUTION NO. 2012-24**

**A RESOLUTION DESIGNATING THE ORIGINAL CLARK RANCH HOUSE LOCATED AT 47068
HWY 50, GUNNISON, COLORADO, TO BE A GUNNISON COUNTY HISTORIC LANDMARK**

WHEREAS, the Board of County Commissioners of the County of Gunnison, Colorado ("Board"), has provided, pursuant to Resolution 93-32, Resolution 05-28 and Resolution 05-35, for the preservation of the cultural, historic, and architectural history within Gunnison County; and

WHEREAS, application has been made for designation as a Gunnison County historical landmark of a portion of the original Clark Ranch house located at 47068 Hwy 50, Gunnison, CO. The legal parcel on which the original Clark Ranch house is sited is 178.74 Acres in Sec 7 lying S. of Hwy 50, 49N2E, (1 of 5 parcels owned by Clarks, Total Ranch 332 Acres). The house is located the Northwest corner of the above noted Parcel; and

WHEREAS, the review process required by Resolution 93-32, Resolution 05-28 and Resolution 05-35 has been conducted and concluded completely and appropriately by the Gunnison County Historical Preservation Commission; and

WHEREAS, the Board has determined, pursuant to Resolution 93-32, Resolution 05-28 and Resolution 05-35, that all of the procedural and substantive prerequisites of designating the original Clark Ranch house have been met;

WHEREAS, it is appropriate to designate specifically only the first and second stories of the original Ranch House as a historical landmark (as has been requested); and to explicitly note that it has not been requested that either the addition to the original Ranch House or any barn or any outbuilding be designated as a historical landmark;

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of the County of Gunnison, Colorado, that only the first and second stories of the original Clark Ranch House shall be designated as a Gunnison County Historic Landmark, and further, that this Resolution be recorded in the records of the Gunnison County Clerk and Recorder, as the landmark designation certificate specified by Resolution 93-32, Resolution 05-28 and Resolution 05-35.

INTRODUCED by Commissioner Swenson, seconded by Commissioner Chamberland, and adopted this 21st day of August, 2012.

BOARD OF COUNTY COMMISSIONERS
OF GUNNISON COUNTY, COLORADO

Chamberland – yes; Channell – yes; Swenson – yes.