AGENDA ITEM or FINAL CONTRACT REVIEW SUBMITTAL FORM

Agenda Item: Draft BOCC Minutes; 8/15/2017

Action Requested:

Parties to the Agreement:

Term Begins: **Term Ends:** **Grant Contract #:**

Summary:

Attached are the draft 8/15/17 meeting minutes for consideration.

Fiscal Impact:

Submitted by: Josh Ost **Submitter's Email Address:** jost@gunnisoncounty.org

Finance Review: ○ Required ◉ Not Required

Comments:

Reviewed by: Discharge Date:

County Attorney Review: ◉ Required ○ Not Required

Comments:
ok db 8/31/17

Reveiwed by: GUNCOUNTY1\dBaumgarten Discharge Date: 8/31/2017 Certificate of Insurance Required

Yes ○ No ◉

County Manager Review:

Comments:

Reveiwed by: GUNCOUNTY1\mbirnie Discharge Date: 8/31/2017

○ Consent Agenda ◉ Regular Agenda ○ Worksession Time Allotted: 1

Agenda Date: 9/5/2017

Revised April 2015

GUNNISON COUNTY BOARD OF COUNTY COMMISSIONERS
REGULAR MEETING MINUTES
August 15, 2017

The August 15, 2017 meeting was held in the Board of County Commissioners' meeting room located at 200 E. Virginia Avenue, Gunnison, Colorado. Present were:

Phil Chamberland, Chairperson
Jonathan Houck, Vice-Chairperson
John Messner, Commissioner
Matthew Birnie, County Manager
Josh Ost, Deputy County Clerk
Others Present as Listed in Text

GUNNISON COUNTY BOARD OF EQUALIZATION:

CALL TO ORDER: Chairperson Chamberland called the meeting to order at 2:00 pm.

Denied Senior Property Tax Exemption Hearing; Theodore Walker; Lots 8-13 Blk 14 & All of Vacated Pine St Adj to Lot 8 Tincup #548030 #634521:
Deputy County Assessor Vicki Hildreth and County Attorney David Baumgarten were present for the discussion. Chairperson Chamberland recessed the meeting to allow for the County Attorney to research the statute behind this appeal. The County Attorney researched the statute and stated in his opinion that Mr. Walker does not qualify under this statue for the exemption because he has not occupied this property as a primary residence for the last 10 years.
Moved by Commissioner Houck, seconded by Commissioner Messner to uphold the Assessors decision on this appeal. Motion carried unanimously.

ADJOURN: **Moved** by Commissioner Houck, seconded by Chairperson Chamberland to adjourn the meeting. The meeting adjourned at 2:10 pm.

GUNNISON COUNTY BOARD OF COUNTY COMMISSIONERS REGUALR MEETING:

CALL TO ORDER: Chairperson Chamberland called the meeting to order at 2:10 pm.

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

MINUTES APPROVAL: **Moved** by Commissioner Houck, seconded by Commissioner Messner to approve the 7/25/2017 and 8/1/2017 regular meeting minutes as presented. Motion carried unanimously.
1. 7/25/2017 Regular Meeting
2. 8/1/2017 Regular Meeting

CONSENT AGENDA: **Moved** by Commissioner Houck, seconded by Commissioner Messner to approve the consent agenda as presented. Motion carried unanimously.
1. Release of Landscaping Improvements Agreement for Tomichi Village Storage Project
2. Addendum to the Development Improvements Agreement for Little Cimarron Creek Ranch Subdivision
3. Commercial Real Estate Lease; RV Commercial Rentals, LLC; 725 S. 10th Street, Gunnison, CO; October 1, 2017 – September 30, 2018; $700/Month
4. Grant Agreement; Office of Early Childhood; 18 IHIA 103943; October 1, 2017 – June 30, 2018; $51,270
5. Authorize County Manager's Signature: Grant Agreement; U.S. Department of Transportation Federal Aviation Administration; AIP 3-08-0030-053-2017; Acquisition of Snow Removal Equipment; $522,535
6. Authorize County Manager's Signature: Grant Agreement; U.S. Department of Transportation Federal Aviation Administration; AIP 3-08-0030-052-2017; Airport Master Plan Study; $150,000

SCHEDULING: The Upcoming Meetings Schedule was discussed and updated.
1. Draft 2018 Gunnison County Holiday Schedule
   Moved by Commissioner Houck, seconded by Commissioner Messner to approve the Draft 2018 Gunnison County Holiday Schedule. Motion carried unanimously.

COUNTY MANAGER'S REPORTS: County Manager Matthew Birnie was present for the discussion.
1. Deputy County Attorney Interviews: The finalist interviews were held this morning. Prothman was used again for the search and the structure worked well.
2. Family Services Center Remodel: The Owner, Architecture and Contractor meetings have started. The budget numbers are in the process of getting worked out.
3. Strategic Plan Implementation Plan: The plan had been presented at the recent executive staff meeting. The only change has been to some of airport target dates.
4. Brush Creek: A sales agreement for the property is in the negotiation phase. The developer would like to enter the land use change process this month. The County would need to sign a document to allow this.

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Amended and Restated Gunnison County, Colorado Employee Medical Benefit Plan:
Human Resources Manager Cheryl Seling was present for the discussion. She explained the changes to the plan regarding language and the removal of the PPO plan title and network providers.
Moved by Commissioner Houck, seconded by Commissioner Messner to approve and authorize the Chairperson's signature on the Amended and Restated Gunnison County, Colorado Employee Medical Benefit Plan. Motion carried unanimously.

First Amendment to the Gunnison County, Colorado Employee Medical Benefit Plan Effective January 1, 2016:
HR Manager Seling explained the changes that were made effective January 1, 2017. There was administrative issues that delayed this coming to the Board for so long.
Moved by Commissioner Houck, seconded by Commissioner Messner to approve and authorize the Chairperson's signature on the First Amendment to the Gunnison County, Colorado Employee Medical Benefit Plan Effective January 1, 2016. Motion carried unanimously.

Designated Decision Maker Service Agreement; ELAP Services, LLC.:
HR Manager Seling explained the document and who would be affected by it.
Moved by Commissioner Houck, seconded by Commissioner Messner to approve and authorize the Chairperson's signature on the Designated Decision Maker Service Agreement; ELAP Services, LLC. Motion carried unanimously.

Resolution; Regarding Gunnison Valley Hospital, and Authorizing the Execution and Delivery of a Bond Resolution and Delivery of the Notice of No Objection:
County Attorney Baumgarten explained that the Board needs to approve this for the hospital in order for them to move forward.
Moved by Commissioner Houck, seconded by Commissioner Messner to approve Resolution 2017-28; Regarding Gunnison Valley Hospital, and Authorizing the Execution and Delivery of a Bond Resolution and Delivery of the Notice of No Objection. Motion carried unanimously.

Recess: The meeting recessed from 2:40 pm until 2:43 pm in order to hold the below Public Hearing.

Public Hearing; Request for Waiver of Gunnison County Standard Specifications for Road and Bridge Construction; Deerpath Lane Bridge, Almont, CO

1. Open Public Hearing. Chairperson Chamberland opened the Public Hearing at 2:41 pm.

2. Public Notice Confirmation. Permitting Administrative Assistant Debbi Ferchau was present and stated it was properly noticed.

3. Identify Ex Parte Communications. There were no ex parte communications identified.

4. Staff Presentation. PAA Ferchau explained that this was a continuation from the July 25th, 2017 public hearing. She stated nothing has changed from the application during the previous hearing.

5. Applicant Presentation. N/A

6. Board Questions. The Board asked if the fire district had any issue with the waiver. It was stated that they did not have any problems with the waiver.

7. Public Comments. N/A

8. Acknowledge Correspondence Received. Carollyn Cherry had submitted a letter supporting this waiver.

9. Applicant Response. N/A

Close Public Hearing. Chairperson Chamberland closed the Public Hearing at 2:43 pm and immediately reconvened the Gunnison County Board of County Commissioners Regular Meeting.

Resolution; Request for Waiver of Gunnison County Standard Specifications for Road and Bridge Construction; Deerpath Lane Bridge, Almont, CO
Moved by Commissioner Houck, seconded by Commissioner Messner to approve Resolution 2017-29; Waiver of Gunnison County Standard Specifications for Road and Bridge Construction; Deerpath Lane Bridge, Almont, CO. Motion carried unanimously.

Recess: The meeting recessed from 2:45 pm until 3:29 pm in order to hold the below Public Hearing.

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Public Hearing; Amended and Restated Service Plans for the East River Regional Sanitation District and the Skyland Metropolitan District:

1. Open Public Hearing. Chairperson Chamberland opened the Public Hearing at 2:46 pm.

2. Public Notice Confirmation. The applicant's attorney stated that the public notice was properly made.

3. Identify Ex Parte Communications. There were no ex parte communications identified.

4. Staff Presentation. N/A

5. Applicant Presentation. The applicant's attorney presented the changes made to the service plans.

6. Board Questions. County Manager Birnie asked if there were any properties where the districts overlap, and how the services are given to anyone outside of the district. It was stated that services where not provided outside the district boundaries. There was discussion between the Board and the District's representative how someone would go about about getting into and/or out of the districts. An issue arose over how the service plans guide the district's rules and regulations. The Board discussed the different issues and debated continuing this public hearing until conversations have occurred with staff about the rules and regulations of the districts. The Board decided to enter an executive session to receive legal advice from the County Attorney.

Moved by Commissioner Houck, seconded by Commissioner Messner to enter an executive session to discuss the Amended and Restated Service Plans for the East River Regional Sanitation District and the Skyland Metropolitan District. In attendance would be the Board of County Commissioners, County Attorney David Baumgarten and County Manager Matthew Birnie. Motion carried unanimously.
The board went into executive session at 3:12 pm. *Executive sessions of the Board of County Commissioners are conducted as per C.R.S. 24-6-402(4). This specific session was conducted as per C.R.S. 24-6-402(4)(b).*

Attorney Statement Regarding Executive Session

Pursuant to C.R.S. 24-6-402(4), I attest that I am the Gunnison County Attorney, that I represent the Gunnison County Board of County Commissioners, that I attended all of the above referenced executive session, that all of the executive session was confined to the topic authorized for discussion pursuant to C.R.S. 24-6-402(4)(b) and that, because in my opinion all of the discussion during the executive session constituted a privileged attorney-client communication, no record of the executive session was required to be kept and no such record was kept.

Date: _____ _____
David Baumgarten
Gunnison County Attorney

Chairperson Statement Regarding Executive Session

Pursuant to C.R.S. 24-6-402(4), I attest that I am the Chairperson of the Gunnison County Board of Commissioners, that I attended all of the above referenced executive session, and that all of that executive session was confined to the topic authorized for discussion pursuant to C.R.S. 24-6-402(4)(b).

Date: _____ _____
Phil Chamberland, Chairperson
Gunnison County Board of Commissioners

Moved by Commissioner Houck, seconded by Commissioner Messner to come out of session. Motion carried unanimously**.** The Board came out of executive session at 3:25 pm. Chairperson Chamberland confirmed that the discussion remained on-topic, that all parties stated to be in attendance were, in fact, in attendance and that no decisions were made.

7. Public Comments. N/A

8. Acknowledge Correspondence Received. No additional correspondence was identified.

9. Applicant Response. N/A

The Board discussed with the applicant about continuing this public hearing until a future date.

Moved by Commissioner Houck, seconded by Commissioner Messner to continue this public hearing on October 3rd, 2017 at 8:50 am. Motion carried unanimously**.**

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Resolution; Accepting the Amended and Restated Service Plan for East River Sanitation District:
This item will be revisited after the October 3rd, 2017 public hearing.

Resolution; Accepting the Amended and Restated Service Plan for Skyland Metropolitan District:
This item will be revisited after the October 3rd, 2017 public hearing.

Resolution; Amending the Gunnison County Land Use Resolution; Waiving Workforce Housing Fees for Essential Housing Units:
Community and Economic Development Director Cathie Pagano was present for the discussion. She explained the need for this resolution and how it came about. She explain the applicants that have come to her office that spurred the conversation to look into the waiving of the fees.
Moved by Commissioner Houck, seconded by Commissioner Messner to approve Resolution 2017-30; Amending the Gunnison County Land Use Resolution; Waiving Workforce Housing Fees for Essential Housing Units. Motion carried unanimously.

First Amendment to the Intergovernmental Agreement Establishing the Gunnison Valley Regional Housing Authority:
Gunnison Valley Regional Housing Authority Director Jennifer Kermode was present for the discussion. She discussed the County contribution and the other jurisdictions contributions in the amended IGA. The idea was that all jurisdictions would eventually contribute the same amount.
Moved by Commissioner Messner, seconded by Commissioner Houck to approve the First Amendment to the Intergovernmental Agreement Establishing the Gunnison Valley Regional Housing Authority. Motion carried unanimously.

UNSCHEDULED CITIZENS: John Gallowich was present for unscheduled citizens. He asked a question about procedure on Gunnison County Planning Commission recommendation on Crested Butte Horse Park Land Use Change Application. He asked if there would be a public hearing. The Board stated that the recommendation has not came to the Board yet. The decision would be made once they receive the recommendation from the Planning Commission. Staff will be in contact with Mr. Gallowich in regards to the recommendation and when it would be brought to the Board.

BREAK: The Board of County Commissioners regular meeting recessed at 3:48 pm for the Gunnison/Hinsdale Board Human Services meeting to take place. See Separate minutes. The meeting resumed at 4:08 pm.

Executive Session; Pursuant to C.R.S. 24-6-402 (4)(e)(I) – Determining Negotiating Strategies and Positions and Instructing Negotiators:
Moved by Commissioner Houck, seconded by Commissioner Messner to enter an executive session Pursuant to C.R.S. 24-6-402 (4)(e)(I) – Determining Negotiating Strategies and Positions and Instructing Negotiators. In attendance would be the Board of County Commissioners, County Attorney David Baumgarten, County Manager Matthew Birnie, and Sherriff Rick Besecker. Motion carried unanimously.
The board went into executive session at 4:09 pm. *Executive sessions of the Board of County Commissioners are conducted as per C.R.S. 24-6-402(4). This specific session was conducted as per C.R.S. 24-6-402(4)(e)(I).*

Chairperson Statement Regarding Executive Session
Pursuant to C.R.S. 24-6-402(4), I attest that I am the Chairperson of the Gunnison County Board of Commissioners, that I attended all of the above referenced executive session, and that all of that executive session was confined to the topic authorized for discussion pursuant to C.R.S. 24-6-402(4)(e)(I).

Date: _____ _____
Phil Chamberland, Chairperson
Gunnison County Board of Commissioners

Moved by Commissioner Houck, seconded by Commissioner Messner to come out of executive session. Motion carried unanimously. The Board came out of executive session at 4:28 pm. Chairperson Chamberland confirmed that the discussion remained on-topic, that all parties stated to be in attendance were, in fact, in attendance and that no decisions were made.

COMMISSIONER ITEMS:

Commissioner Messner:
1. Methane Capture Working Group: There was a conference call with Robbie LeValley of Delta County. The draft of the memorandum of understanding was discussed and she would take it to her County Commissioners.
2. Lodging Tax: A State amendment draft had been sent to Colorado Counties Inc. for the possibility of getting it to the State Legislature this session.

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Commissioner Houck:

1. Gunnison Public Lands Initiative: Outreach events are in planning for the surrounding areas.
2. Gunnison Sage Grouse: The Strategic Committee meeting is tomorrow. They will be discussing current opportunities in other counties.

ADJOURN: **Moved** by Commissioner Messner, seconded by Chairperson Chamberland to adjourn the regular meeting. The meeting adjourned at 4:54 pm.

_____
Phil Chamberland, Chairperson

_____
Jonathan Houck, Vice-Chairperson

_____
John Messner, Commissioner

Minutes Prepared By:

_____
Josh Ost, Deputy County Clerk

Attest:

_____
Kathy Simillion, County Clerk

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GUNNISON COUNTY BOARD OF COMMISSIONERS TEXT INCLUSION INTO MINUTES

BOARD OF COUNTY COMMISSIONERS
OF THE COUNTY OF GUNNISON, COLORADO

RESOLUTION NO: 2017-28

A RESOLUTION REGARDING GUNNISON VALLEY HOSPITAL, AND AUTHORIZING THE EXECUTION AND DELIVERY OF A BOND RESOLUTION AND DELIVERY OF THE NOTICE OF NO OBJECTION

WHEREAS, the Board of Trustees for the Gunnison Valley Hospital (the "Issuer") is a duly and regularly created, established, organized, and existing public hospital board created by Gunnison County, Colorado (the "County") pursuant to Title 25, Article 3, Part 3, C.R.S. (the "Hospital Act"), and existing as such under and pursuant to the constitution and laws of the State of Colorado; and

WHEREAS, pursuant to the Hospital Act, the Issuer operates certain hospital facilities and properties (the "Hospital"); and

WHEREAS, pursuant to Section 25-3-304 (4), C.R.S., the Issuer is authorized to issue revenue bonds, secured by any revenues of the Hospital other than property tax revenues, upon the approval of two-thirds of the entire membership of the Issuer, subject to a review of such bond issue by the Gunnison County Board of County Commissioners (the "Board"); and

WHEREAS, pursuant to Section 25-3-304 (4)(b), C.R.S., the Issuer has provided to the Board written notice (the "Notice") of a pending revenue refunding and improvement bond issue in the aggregate principal amount not to exceed $22,500,000 (the "2017 Bond"), and has further provided the Board with the Issuer's resolution (the "Bond Resolution") and all documents and other information requested in connection therewith; and

WHEREAS, also pursuant to such statute, and except as provided therein, the 2017 Bond may not become effective for a period of thirty days following the adoption of the Bond Resolution authorizing such issuance for the purpose of allowing the Board to review such pending 2017 Bond issue; during said thirty days, the Board may file a written notice with the Issuer stating that the Board has no objection to the pending 2017 Bond issue, and upon receipt of such notice of no objection, the issuance of such revenue bonds shall become effective prior to the expiration of the thirty day period; and

WHEREAS, it is the intent of the County to authorize the execution and delivery of the Bond Resolution and the and the delivery of the foregoing notice of no objection, and to further authorize such issuance and delivery prior to the thirty day period described above so as to facilitate the issuance of the 2017 Bond in a timely fashion, and to that end this resolution shall constitute the notice of no objection referred to in Section 25-3-304 (4)(b), C.R.S.; and

WHERAS, Compass Bank and Compass Mortgage Corporation (the "Bank"), has submitted a written proposal to purchase the 2017 Bonds subject to terms and conditions set forth in its proposal (the "Proposal"); and

WHEREAS, there is on file with the County the form of Bond Resolution and Proposal.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF GUNNISON COUNTY, COLORADO:

Section 1. Approval of the 2017 Bond. It is hereby found and determined by the Board that the execution and delivery of the Bond Resolution and the 2017 Bond as described in the Notice is necessary and appropriate and in the best interests of the County and the residents thereof, and the issuance of the 2017 Bond is hereby approved and authorized. The Board hereby determines that: (i) upon adoption this resolution shall constitute the notice of no objection provided for in Section 25-3-304 (4)(b), C.R.S.; (ii) the Issuer shall be entitled to rely upon executed or certified copies hereof as such notice; and (iii) the Bond Resolution and the 2017 Bond may be executed and delivered at any time after the adoption hereof without regard to the thirty day period referred to in such statute.

Section 2. Ratification and Approval of Prior Actions. All actions heretofore taken by the officers of the Issuer and of the County, not inconsistent with the provisions of this resolution, relating to the authorization, execution, and delivery of the Bond Resolution, the 2017 Bond or other documents in connection with the Bond Resolution and 2017 Bond, are hereby ratified, approved, and confirmed.

Section 3. Repealer. All orders, bylaws, and resolutions of the Issuer, or parts thereof, inconsistent or in conflict with this resolution, are hereby repealed to the extent only of such inconsistency or conflict.

Section 4. Severability. If any section, paragraph, clause, or provision of this resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause, or provision shall not affect any of the remaining provisions of this resolution, the intent being that the same are severable.

Section 5. Effective Date. This resolution shall take effect immediately upon its adoption and approval.

INTRODUCED by Commissioner Houck, seconded by Commissioner Messner, and adopted this 15th day of August, 2017.

BOARD OF COUNTY COMMISSIONERS
OF GUNNISON COUNTY, COLORADO

Chamberland – yes; Houck – yes; Messner – yes.

BOARD OF COUNTY COMMISSIONERS
OF THE COUNTY OF GUNNISON, COLORADO

RESOLUTION NO: 2017-29

A RESOLUTION WAIVING A CERTAIN PROVISION OF THE GUNNISON COUNTY STANDARD AND SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION FOR THE DEERPATH LANE BRIDGE LYING OVER THE EAST RIVER, ALMONT, COUNTY OF GUNNISON, STATE OF COLORADO

WHEREAS, the Board of County Commissioners of the County of Gunnison, Colorado ("Board") has received a formal request by Martin/Martin Consulting Engineers for a waiver of a certain provision of the Gunnison County Standard and Specifications for Road and Bridge Construction, as amended, ("County Standards")

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for the Deerpath Lane Bridge which crosses the East River at Almont lying within SE4NW4, Section 22, Township 51 North, Range 1 East, N.M.P.M., County of Gunnison, State of Colorado; and

WHEREAS, the waiver requests permission to replace the existing 12' wide bridge with a 14' wide bridge in lieu of a 16' wide bridge as required by the County Standards. The location and centerline of the replacement bridge will match the existing bridge. The proposed bridge is a pre-engineered bridge with 14' clearance between the guardrails. The proposed bridge will meet all the load-carrying requirements of the County Standards. The bridge will be designed in accordance with the "Standard Specifications for Highway Bridge", by AASHTO; and

WHEREAS, the Board has conducted a duly noticed public hearing regarding the request for the waiver; and

WHEREAS, the Board finds that Martin/Martin Consulting Engineers has established by clear and convincing evidence that:

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1. The waiver is warranted by site specific conditions that make compliance with the Standards and Specifications technically unfeasible; and

2. The waiver will not adversely affect the safe, efficient and orderly movement of motorized and non-motorized traffic; and

3. The waiver will not adversely affect public health and safety; and

4. The waiver will not cause substantial injury to the owner or occupant of adjacent land(s); and

5. The waiver will not cause substantial injury to the environment; and

6. The waiver will provide the functional equivalent of the Standards and Specifications; and

NOW WHEREFORE, BE IT RESOLVED by the Board of County Commissioners of the County of Gunnison, Colorado that the request by Martin/Martin Consulting Engineers for permission to replace the existing 12' wide Deerpath Lane Bridge which crosses the East River at Almont lying within SE4NW4, Section 22, Township 51 North, Range 1 East, N.M.P.M., County of Gunnison, State of Colorado with a 14' wide bridge in lieu of a 16' wide bridge as required by the County Standards shall be and hereby is granted with the following conditions:

1. The location and centerline of the replacement bridge shall match the existing bridge; and

2. The proposed bridge shall be a pre-engineered bridge with 14' clearance between the guardrails; and

3. The proposed bridge shall meet all the load-carrying requirements of the County Standards; and

4. The bridge shall be designed in accordance with the "Standard Specifications for Highway Bridge", by AASHTO.

INTRODUCED by Commissioner Houck, seconded by Commissioner Messner, and adopted this 15th day of August, 2017.

BOARD OF COUNTY COMMISSIONERS
OF GUNNISON COUNTY, COLORADO

Chamberland – yes; Houck – yes; Messner – yes.

BOARD OF COUNTY COMMISSIONERS OF GUNNISON COUNTY

RESOLUTION NO: 30 SERIES 2017

WHEREAS, the Board of County Commissioners of the County of Gunnison, Colorado (hereinafter the "Board") amended the Gunnison County Land Use Resolution and enacted a Workforce Housing Fee (also known as the "Linkage Fee") on June 13, 2006 by Resolution No. 06-44 and; and

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WHEREAS, the Board amended certain portions of the Workforce Housing Fee, by resolution or motion, on March 4, 2008; April 1, 2008; June 2, 2009 and February 21, 2012 by Resolution No. 12-09; and

WHEREAS, the Board intends to clarify that developments which include the construction of essential residences as part of the project may be eligible for a reduced Linkage fee if an essential residence(s) is constructed in lieu of the payment of the Workforce Housing fee; and

WHEREAS, the Board has determined that it is in the best interest of the community for essential residences to be constructed; and

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Gunnison County, Colorado, that

1. The Workforce Housing fee for a project may be waived if an Essential Housing unit is constructed, that is equal or greater in value to the Essential Housing fee for the project. A bid verifying the total cost of the essential unit shall be submitted to the Community Development Department prior to any waiver of the fee. Receipts to verify the value of the Essential Unit are required to be submitted prior to issuance of a Certificate of Occupancy.
2. A Certificate of Occupancy for the subject project shall not be issued unless and until a Certificate of Occupancy has been issued for the Essential Housing unit(s).
3. The Essential Housing unit shall comply with the Gunnison County Land Use Resolution Section 9-601: Essential Housing Purposes and the definition of essential housing.
4. A deed restriction that restricts the use of the housing unit as essential housing shall be recorded prior to issuance of the Certificate of Occupancy.
5. If the construction cost of the Essential Housing unit(s) does not exceed the Workforce Housing fee the remainder of the Workforce Housing fee shall be paid to Gunnison County.

THIS RESOLUTION AND THE APPROVAL GRANTED HEREBY shall not be effective unless and until a copy is recorded in the Office of the Clerk and Recorder of Gunnison County.

INTRODUCED by Commissioner Houck, seconded by Commissioner Messner, and adopted this 15th day of August, 2017.

BOARD OF COUNTY COMMISSIONERS
OF GUNNISON COUNTY, COLORADO

Chamberland – yes; Houck – yes; Messner – yes.

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