

COUNTY COMMISSIONERS PROCEEDINGS

State of Colorado)
 SS
County of Rio Grande)

The Rio Grande County Board of Commissioners met in regular session on Wednesday, August 1, 2007. Members present were Chairman Doug Davie, Commissioners Dennis Murphy and Robert Hagedorn, Suzanne Benton, County Administrator, Jarrod Biggs, Intern, and Lyla Davis, Clerk of the Board.

At 9:00 a.m. Chairman Davie called the meeting to order. The Pledge of Allegiance was said and the agenda was set. Commissioner Hagedorn moved to approve the July 23, 2007 and July 25, 2007 minutes as corrected. Commissioner Murphy seconded; the motion passed.

At 9:15 a.m. the Board performed the monthly jail inspection. Marilyn Heacock, Administrative Assistant, reported that 51 inmates were being held in the County, five of which were women. Two women are being held in Conejos County and one male is being held in La Platta County.

At 9:30 a.m. Rose Vanderpool, Land Use Planner, joined the session to discuss pending matters. The dilapidated house on West Sickles was discussed. Ms. Vanderpool said the property owners have cleaned up the house and disposed of the trash; however they have decided not to tear down the house. The owners have found someone who may purchase the property. Ms. Vanderpool noted the right-of-way issue with the neighbors. Commissioner Hagedorn said it is up to the property owners to take care of access easements. Ms. Vanderpool said she informed them of the fees for building permits and the newly adopted dilapidated building code. The Board agreed to give them until September 1, 2007 to decide what they are going to do with the property.

Ms. Vanderpool noted two lots in Willow Park Filing #3, lots 86 and 87, South Fork, which have illegal boundary adjustment plats recorded. The original 1997 plat was presented along with the boundary adjustment plat. The lots in question are being sold which is how the error was found by the title company. Commissioner Murphy moved that the Amended Mistich Boundary Adjustment Plats are invalid and the original plat recorded in Drawer 11 Maps 64 and 65

are valid and a resolution will be recorded to this effect. Commissioner Hagedorn seconded; the motion passed. BOOK 534 PAGE 1622

Ms. Vanderpool noted that three singlewide trailers have been brought into the Gonzales salvage yard in Monte Vista. She does not know what they will be used for. Chairman Davie said they may be dismantling them for scrap metal. Ms. Vanderpool said it appears that the Gonzales's are expanding their operation; she read from the State Statute stating that this is not allowed in a non-conforming use area. She said the neighbors are complaining because the salvage yard is nearing the property line. The property surrounding the yard is zoned residential. Ms. Benton said the Gonzales's need to fence the property. Ms. Vanderpool said a non-conforming use operation cannot expand. Chairman Davie said the Gonzales's need to install a fence; Ms. Vanderpool will inform them of the fence requirement and ask them what their plans are for the singlewides.

A resident from the 10 South-area called Ms. Vanderpool to complain about illegal dumping in a gravel pit owned by Ed Miller. This is an old County gravel pit which is now privately owned. The neighbor who gave Ms. Vanderpool a license plate number said a foam-type material was dumped and has been blowing across his alfalfa field. She contacted Bill Hamilton by researching the plate number and informed him there is a landfill in the County and this pit cannot be used for this purpose. The Millers have also been informed that they cannot allow other people to dump in their pit.

Ms. Benton presented a matter regarding two deceased bodies; one body has not been claimed by the family. The second body has been claimed by the family and they have agreed to cremation, but they cannot afford the full burial expenses. Rusty Strohmayer, County Coroner, was contacted via telephone regarding the matter. He said the family is in Mexico and will not pay a portion of the fees but he has extensive expenses in the case. Commissioner Murphy moved to allot \$2,000 for burial costs. Commissioner Hagedorn seconded; the motion passed.

At 10:25 a.m. Commissioner Hagedorn moved to approve the following claims. Commissioner Murphy seconded; the motion passed.

County General Fund

CATA Conference	Dominguez	\$	145.00
Andrews Produce	exp	\$	1,367.09
Co Dept Human Service	exp	\$	150.00
ICC	membership	\$	100.00
Konica Minolta Business	exp	\$	573.15
Michael Rierson	over pmt	\$	5.00
Pacific Communications	exp	\$	300.00
Qwest Communication	exp	\$	1,836.40
Reilly Johnson	exp	\$	1,388.00
SLV GIS/GPS Authority	exp	\$	900.00
Southern Colorado Const	final	\$	27,825.00
Valley Community Fund	Prj "A"	\$	1,587.84
Valley Courier	exp	\$	374.20
Valley Lock & Security	exp	\$	132.00
Valley Publishing	legal	\$	64.08
Verizon Wireless	exp	\$	945.32
Victim Assistance Fund	exp	\$	160.00
Wall, Smith, Bateman	exp	\$	21,110.00
William F Dunn	legal	\$	2,087.19
Xcel Energy	exp	\$	4,380.92
TOTAL		\$	65,431.19
Alamosa Credit Union	July	\$	675.00
Community Bank of the Rockies	exp	\$	59,151.70
Family Support Registry	exp	\$	328.00
Family Support Registry	exp	\$	168.00
Family Support Registry	exp	\$	168.59
Pre-Paid Legal Services	exp	\$	44.85
Rio Grande County Treasurer	exp	\$	42,117.22
Security Benefit	exp	\$	4,697.50
Sooper Credit Union	exp	\$	435.00
TOTAL		\$	107,785.86
ACS Services	exp	\$	14,430.50
Adams Drug Store	exp	\$	24.16
Alamosa Sheriff's Dept	Prj "B"	\$	75.08
Andrews Produce	exp	\$	783.69
Anne Heningsen	salary	\$	250.00
Aspen Office Products	exp	\$	83.91
Berry Hawkins	mileage	\$	279.23

Bob Barker Company	exp	\$	17.63
Canon Potato	exp	\$	80.00
Cathy Gonzales	per diem	\$	291.34
CED/American Electrical	exp	\$	55.20
Cheryl Scherzer	mileage	\$	123.60
Cindy Hill	per diem	\$	36.63
Co Dept of Public Safety	permits	\$	367.50
Dave Pote	Prj "C"	\$	250.00
Dave's Elec & Hobbies	exp	\$	19.99
Decisionone Corporation	exp	\$	300.02
Del Norte Auto Supply	exp	\$	252.72
Devin Curly	exp	\$	2,760.00
Digitcom Electronics	exp	\$	102.72
Dish Network	1 year	\$	575.88
District Attorney Office	8th pmt	\$	13,495.00
DMC Broadcasting	exp	\$	161.25
Duckwall Alco	exp	\$	65.10
First Ford	repairs	\$	1,023.66
Galls Inc	uniform	\$	31.97
Gobins	exp	\$	673.24
Grand Mesa Medical Supply	exp	\$	113.79
High Country Bakery	meeting exp	\$	113.50
HSBC Business Solutions	exp	\$	47.18
INTAB	exp	\$	121.54
Intermountain First Aid	exp	\$	78.94
Jack's Market	exp	\$	324.71
Jack's Market	exp	\$	241.42
Jade Communications	exp	\$	51.90
Jeff Babcock	salary/exp	\$	7,481.18
Jerry Cummings	exp	\$	1,600.00
Joyce Housden	exp	\$	30.00
Judy Jolly	mileage	\$	200.13
Ken's Service Center	exp	\$	310.83
KGIW Radio	exp	\$	200.00
Lason Systems	exp	\$	212.78
Lyla Davis	clerk	\$	367.50
MB Police Equipment	exp	\$	191.80
Marathon Systems	exp	\$	562.44
Marilyn Heacock	exp	\$	12.00
Mary L Nelson	exp	\$	115.00
Meadow Gold Dairies	exp	\$	455.88

Michael Valdez	mileage	\$	130.00
Michelle Medina	mileage	\$	58.80
Mid-American Specialty	exp	\$	70.38
Mineral County Public	exp	\$	619.46
Monte Vista Cooperative	exp	\$	201.94
Monte Vista Tractor	exp	\$	51.22
O&V Printing	exp	\$	994.41
OnCall Paging	exp	\$	175.75
Paula Hendricks	anti virus	\$	49.99
Peggy J Kern	mileage	\$	40.80
Public Safety Center	exp	\$	1,744.23
Qwest Communications	exp	\$	48.15
Qwest Communications	exp	\$	717.66
Quill Corporation	exp	\$	28.79
Rio Grande Hospital	xrays	\$	385.00
Safeway Inc	exp	\$	140.64
Sams Club	acct pmt	\$	74.81
SLV Fire Protection	exp	\$	280.00
SLV Glass	exp	\$	205.00
South Fork Times	subscription	\$	29.75
Statutes Unlimited	exp	\$	210.00
Sue Davis	exp	\$	1,304.12
Suzanne Benton	per diem	\$	264.98
Telesforo Dominguez	mileage	\$	70.40
The Crestone Eagle	media	\$	236.00
Thyssenkrupp Elevator	exp	\$	452.84
United Reprographic	exp	\$	152.44
Upper Rio Grande EDC	membership	\$	250.00
Valley Courier	exp	\$	108.30
Valley Electric	exp	\$	234.00
Valley Meat	exp	\$	1,533.07
Valley Performance	exp	\$	100.28
Valley Publishing	exp	\$	1,622.00
Wright Valley Oil	exp	\$	3,406.43
WSB Computer Services	exp	\$	1,125.00
TOTAL		\$	66,559.18

Road & Bridge Fund

Asphalt Constructors	exp	\$	2,059.85
Asphalt Drum Mixers	exp	\$	261.92

Andrews Transport	exp	\$	4,408.32
Andrews Transport	exp	\$	3,452.91
Denver Industrial Sales	exp	\$	62,454.10
Monte Vista Cooperative	exp	\$	771.84
Qwest Communications	exp	\$	53.99
San Luis Valley Regional	exp	\$	36.16
Town and Country	exp	\$	89.71
Valero Marketing	exp	\$	22,462.60
Verizon Wireless	exp	\$	120.20
Wagner Equipment	exp	\$	4,050.00
Xcel Energy	exp	\$	936.18
TOTAL		\$	101,157.78
Community Bank of the Rockies	exp	\$	20,261.35
Family Support Registry	exp	\$	790.00
Rio Grande County Treasurer	exp	\$	16,478.26
Roger Moore Trust Acct	exp	\$	421.81
Security Benefit	exp	\$	50.00
TOTAL		\$	38,001.42
2nd Steel	exp	\$	637.48
Airgas Intermountain	exp	\$	283.27
All Star Gas	exp	\$	73.04
Aspen Office Products	exp	\$	19.99
AT&T	telephone	\$	28.60
CNH Capital	exp	\$	213.54
Cobitco	exp	\$	60,231.00
Colorado Machinery	exp	\$	595.03
Davis Engineering	exp	\$	244.00
Del Norte Auto Supply	exp	\$	1,498.63
Drive Train Industries	exp	\$	1,356.00
Duckwall-Alco	exp	\$	13.63
G-M Road Marking	exp	\$	14,443.75
Haynie's Inc	exp	\$	1,042.83
Industrial & Farm Supply	exp	\$	6.33
Ken's Service Center	exp	\$	12.00
Leroy Romero	exp	\$	125.00
Lester, Sigmond, Rooney	exp	\$	25.00
Matco Tools	exp	\$	11.59

Monte Vista BP/Amoco	exp	\$	20.00
Monte Vista Cooperative	exp	\$	119.18
Monte Vista Machine Tool	exp	\$	78.00
Monte Vista Tractor	exp	\$	16.83
Myers Brothers Truck	exp	\$	6.00
Petty Cash	exp	\$	57.02
Pubworks	exp	\$	290.00
Qwest Communications	exp	\$	404.28
Rio Grande Hospital	exp	\$	101.00
Safety-Kleen	exp	\$	194.70
San Luis Valley Rural	exp	\$	198.78
San Luis Valley Water	exp	\$	2,150.00
Sanner Brothers Salvage	exp	\$	124.60
SLV Fire Protection	exp	\$	577.50
Snap on Tools	exp	\$	89.95
Southwestern Auto Supply	exp	\$	96.58
Wagner Equipment	exp	\$	1,052.83
Whiteall's Alpine	exp	\$	54.30
Wright Valley Oil	exp	\$	8,163.36
Xcel Energy	exp	\$	13,449.94
TOTAL		\$	108,105.56

Pest Control

Alltel	exp	\$	104.18
Aspen Office Products	exp	\$	52.90
DP Ag Services	exp	\$	1,418.85
San Luis Valley Rural	exp	\$	63.00
Schall	exp	\$	6.39
Southwestern Auto Supply	exp	\$	109.99
Van Diest Supply	exp	\$	639.92
TOTAL		\$	2,395.23

Community Bank of the Rockies	exp	\$	2,122.29
Rio Grande County Treas.	exp	\$	849.48
TOTAL		\$	2,971.77

DP Ag Services	exp	\$	956.85
Monte Vista Cooperative	exp	\$	1,996.65
Qwest Communications	exp	\$	80.59

Valley Publishing	exp	\$ 120.00
TOTAL		\$ 3,154.09

Airport Fund

San Luis Valley Rural	exp	\$ 243.45
TOTAL		\$ 243.45

San Luis Valley Rural	exp	\$ 266.69
TOTAL		\$ 266.69

Capital Expenditure Fund

Rio Grande County	exp	\$ 2,080.00
TOTAL		\$ 2,080.00

Conservation Trust

San Luis Valley Fair Board	exp	\$ 2,000.00
San Luis Valley Rural	exp	\$ 142.73
San Luis Valley TV	exp	\$ 1,250.00
Xcel Energy	exp	\$ 13.85
TOTAL		\$ 3,406.58

Tourism Trust

AAA Colorado	exp	\$ 740.00
South Fork Music Assn	event funds	\$ 500.00
TOTAL		\$ 1,240.00

San Luis Valley Rural	exp	\$ 141.17
TOTAL		\$ 141.17

At 10:30 a.m. the Rio Grande County Board or Equalization met with Joe Dominguez, County Assessor and Michelle Medina, Deputy Assessor. Kincheloe V. Family Trust represented by Matt Poland joined the session via telephone. Chairman Davie swore in Mr. Poland and the Assessors. The property schedule numbers are 2128401008, 2128401009 and 2128401010. Mr. Poland said the property was purchased in December 2005; he feels the property is being valued in excess of fair market value based on the three approaches to value. Secondly, the property value exceeds other similar properties. Ms. Medina said Mr.

Poland's comparable sale cannot be used because it is unqualified, meaning the lots were sold together for a discounted price. She reviewed the comparable properties per her research and concluded the value of land should be \$243,207 per lot. Mr. Poland feels the value should be \$200,000 per lot. He asked how the economic area time trending value of 2% was derived. Ms. Medina said all of South Fork is included in economic area 4 and will fax him the necessary information. Mr. Poland said he understands the methods but may not agree with the values. There was discussion of mass appraisal and the individual appraisals done for the hearing. Chairman Davie said the Board would render a decision and notify Mr. Poland.

At 10:50 a.m. Bill Dunn, County Attorney, joined the session to discuss pending legal matters. A trial date has been set for September 7, 2007 for Rio Grande County vs. Valerie Fry (Vern Braun).

Commissioner Murphy moved to accept the Assessor's value of \$243,207 per lot for three lots for Kincheloe V. Family Trust. Commissioner Hagedorn seconded; the motion passed.

Commissioner Hagedorn recommended Mel Semrad and Jim Clare to serve on Team SLV. Commissioner Murphy seconded; the motion passed.

Commissioner Hagedorn moved to appoint Chairman Davie to the legislative review committee. Commissioner Murphy seconded; the motion passed.

Ms. Benton discussed a meeting with the Boys & Girls Club to facilitate a grant to purchase asset equipment for the building in Monte Vista. They are applying for a Community Development Block Grant; the City of Monte Vista cannot run the grant because they are applying for CDBG grants. Commissioner Hagedorn moved to approve facilitating the grant. Commissioner Murphy seconded; the motion passed.

At 11:20 a.m. Commissioner Hagedorn moved to approve the following refunds. Commissioner Murphy seconded; the motion passed.

Schedule No.	Assessed Value	Actual Value	Tax
63291-00-074	\$440	\$1,517	\$25.76
63291-00-074	\$440	\$1,517	\$25.88
35313-47-001	\$11,200	\$38,621	\$820.64

At 11:30 a.m. the Board adjourned for lunch.

At 1:30 p.m. Mike Furber, property owner, joined the Board of Equalization via telephone. Chairman Davie swore in Mr. Furber and asked for his opinion of the property value. The schedule number is 1930136005. He said the lot size is 110' x 63' and is too small for to meet current building regulations; the lot is located in Alpine Vista. It would have to be purchased by an adjoining land owner in order to meet setbacks. He also noted that it is restricted in that camping and recreational vehicles are not allowed. He feels the value of his lot is \$1,500. Michelle Medina, Deputy Assessor, presented the comparable properties and noted a single lot which sold for \$5,500; the buyer does not own any other lots in Alpine Vista. She stated that Alpine Vista has been under valued for many years and this mass appraisal has brought them all in line. Mr. Furber said the realtors he talked with said one lot by itself was not worth much because it cannot be built on. Ms. Medina said single lots are being purchased and resold to neighboring property owners. Mr. Furber said his value increased 50%. Joe Dominguez, County Assessor, explained time trend values to equalize the sales prices. Mr. Furber said he feels the lot value should be \$4,000. Ms. Medina said the property value is \$4,931. Chairman Davie told Mr. Furber he would be informed of the Board's decision. Mr. Dominguez said all the single lots in Alpine Vista have the same land value, so if the Board lowers his value they would have to lower all the land values in Alpine Vista in order to achieve equalization.

At 2:20 p.m. Cheryl Scherzer, Deputy Assessor, joined the session. Chairman Davie swore in Ms. Scherzer. She said Cathleen and Vit Babuska settled this morning on the value of \$177,471. The schedule number is 2316201005. She said the home does have some problems and is not in good condition. Commissioner Hagedorn moved to accept the settlement agreement of \$177,471. Commissioner Murphy seconded; the motion passed. BOOK 534 PAGE 1477

At 2:30 p.m. Commissioner Hagedorn moved to keep the Assessor's value of \$4,931 for Mike Furber. Commissioner Murphy seconded; the motion passed.

At 3:00 p.m. Eric Packer, property owner, joined the session via telephone. Chairman Davie swore in Mr. Packer. The property schedule number is 2134007012. Mr. Packer

said he was one of the first people to buy a lot in River Greens and paid \$260,000; \$30,000 of which was a membership at the Rio Grande Club. He said memberships are selling for much more at the present time. He feels the value of the land should be between \$150,000 and \$165,000. Mr. Packer said since he was one of the first to purchase land, comparable sales in this subdivision did not exist. Ms. Medina said the comparable values are time trended at 2% per month for the economic area of South Fork. She noted that this lot is a river property. The transfer of declaration does not indicate that the golf club membership is personal property. Mr. Packer said he is finding out from neighbors that the personal property has not been recorded separately. He said part of his property is in the flood plane and cannot be built on making the building envelope smaller. Ms. Medina said some people consider the wetlands to be a bonus on the property. She also noted the neighboring landowner paid the same amount. Mr. Packer said they realize they overpaid for the property. Ms. Medina said the price he paid for the property helped set the trend for the market. She said they found a 2% per month increase in sales over the two year period of the appraisal. Ms. Medina presented the value of the property to be \$276,759. Chairman Davie said the Board would consider both sides and render a decision by August 5, 2007.

At 3:25 p.m. Commissioner Hagedorn moved to accept the Assessor's value of \$276,759 for Eric Packer. Commissioner Murphy seconded; the motion passed. BOOK 534 PAGE 1475

At 3:30 p.m. Harmon Tutt joined the session via telephone. Chairman Davie swore in Mr. Tutt. The property schedule number is 2126101002. Mr. Tutt feels his land value should be \$101,103 or less based on the current market values. This is a steep property and he feels that 5 of the 12 acres are suited for building. Mr. Tutt reviewed his comparable sales and feels Bear Creek is not comparable to lots along the golf course. Ms. Medina explained how the comparables are derived and the use of time trending values. Mr. Tutt asked why the comparables he presented were not used in the appraisal. Ms. Medina said some of his sales were not within the timeframe they are allowed to use according to State Statute. She said she tried to use lots with comparable acreage. Mr. Tutt paid \$125,000 for his lot which he now feels was too high. Mr. Dominguez said they look at the trends for the economic area of South

Fork. Mr. Tutt asked how his land value could increase 25% according to the information presented. Mr. Dominguez said this is an equalization of values bringing the high and low values to the middle. He said that the values were increasing 2% per month according to their research. Mr. Tutt said he feels this is an enormous increase and it may level out over time; he said he has never seen property values decrease. Mr. Dominguez said he can fax the data to him so he can review their work. Mr. Tutt said he should not be included with the golf course comparables. Ms. Medina stated he is not included in golf course comparables. The Assessor's value of land is \$126,500. Chairman Davie said the Board would render a decision by August 5, 2007.

Commissioner Murphy moved to accept the Assessor's valuation of \$126,500 for Harmon Tutt. Commissioner Hagedorn seconded; the motion passed. BOOK 534 PAGE 1473

At 4:00 p.m. Ms. Benton reviewed pending meetings and correspondence. The Board discussed the Veterans Officer vacancy.

At 4:15 p.m. the meeting was adjourned.

Attest:

Lyla Davis
Clerk of the Board

Doug Davie
Chairman of the Board

COUNTY COMMISSIONERS PROCEEDINGS

State of Colorado)
 SS
County of Rio Grande)

The Rio Grande County Board of Equalization met on Thursday, August 2, 2007. Members present were Chairman Doug Davie, Commissioners Dennis Murphy and Robert Hagedorn, Suzanne Benton, County Administrator, Jarrod Biggs, Intern, and Lyla Davis, Clerk of the Board.

At 9:00 a.m. Chairman Davie called the meeting to order. The Pledge of Allegiance was said and the agenda was set.

At 9:05 a.m. Linda Slade joined the session via telephone representing James McCullough. Chairman Davie swore in Ms. Slade, Joe Dominguez, County Assessor, William Spicer and Michelle Medina, Deputy Assessors. The property schedule number is 3510200479. Ms. Slade said there have not been any improvements to the home and that Mr. McCullough is not able to use as much land to produce a crop as in the past. Ms. Medina discussed the comparable homes. She feels the home value after adjustment is \$488,821. Ms. Slade said Mr. McCullough feels that the land value is going down because growers are being restricted to the amount of crop they can produce. Mr. Spicer said the soils samples are still being used to classify farm ground. He said they use 60% alfalfa and 40% barley to value the land; they are not allowed to use potatoes to classify production. The commodity prices are determined by the State on a 10 year average. They include water expenses, fertilizer, chemical and pumping costs; they are not allowed to use the sprinkler depreciation in the calculations. The expenses are capitalized at 13% per State Statute. The agriculture land schedule numbers are: 113220357, 1132300339, 350120002, 3510200479, 1132200412, 1136200402, 3502400429, 3511200189, 1132300338, 350110001, 3505100326, and 3513300235. The irrigated acreages range from 115 acres to 145 acres based on 2006 aerial photography. Ms. Slade asked for values of Soil Class III. Soil Class III land is valued at 4.25 tons/acre for alfalfa; barley is 140 bushels/acre. Mr. Spicer read the schedule number and corresponding acreage and value reductions. Ms. Slade asked for the next steps if Mr. McCullough were to further appeal. Mr. Spicer explained the steps for protesting the acreage and values. He also explained how a 160 acre farm

quarter is assessed based on soils and irrigated land. Ms. Slade said Mr. McCullough feels the values should increase based on factors that are causing production to increase. Mr. Dominguez said Mr. McCullough can still come into the office and review each schedule in detail. Ms. Slade said there is a schedule number which shows two homes; however Ms. Slade said only one house exists. Mr. Dominguez said they would visit the parcel and see what exists. Mr. Spicer said if the second house is an error, an adjustment can be made without an appeal. Mr. McCullough can then receive an abatement for the past two years of taxes paid. Ms. Slade noted another house that has been a rental and has not had any improvements in several years. Ms. Slade said there are two storage bins that are rusting and cannot be used. Mr. Dominguez said he would look at the building and determine physical obsolescence. Chairman Davie said the Board would render a decision and notify Mr. McCullough.

At 10:30 a.m. Chairman Davie swore in Cheryl Scherzer, Deputy Assessor, and James Maybrier, property owner via telephone. The schedule number for vacant land is 2127304012 and the home schedule number is 2127304011. Mr. Maybrier purchased the property and model home in September of 2006. This was the first home on the golf course and is a modest stucco home. He feels the fair assessment would be the purchase price. He said the realtor told him this home had been on the market for some time. Mr. Maybrier purchased the vacant lot behind the home for privacy. The home was purchased for \$285,000 and the lot was purchased for \$60,000. Ms. Scherzer presented the sales comparison analysis within the given time frame of July 1, 2004 and June 30, 2006. Mr. Maybrier said the interior lots are worth less than the golf course lots or creek lots. He feels when you purchase something the selling price determines the value. Ms. Scherzer explained that they are required to follow procedures to derive values. Mr. Maybrier said he is not familiar with the comparable homes. Ms. Scherzer's recommendation is to leave the value at \$354,731. Mr. Maybrier said his home would not sell for \$350,000. Chairman Davie said the Board would consider both sides and render a decision. Mr. Maybrier said he feels the same way about his vacant lot; he paid \$60,000 and feels it should be valued at \$60,000. Ms. Medina gave the vacant land appraisal. Her opinion of value is \$86,333 based on the appraisal. Mr. Maybrier said in Kansas the taxes are based on sales price. Ms. Medina

said that Colorado has Statutes that have to be followed by using market analysis. She gave the comparable sales summary; none of the lots are located on the creek. Chairman Davie said the Board will render their decision.

Commissioner Murphy moved to accept the Assessor's values for Mr. Maybrier. Commissioner Hagedorn seconded; the motion passed.

Commissioner Hagedorn moved to accept the Assessor's values for James McCullough's agriculture land. Commissioner Murphy seconded; the motion passed. Commissioner Hagedorn moved to accept the Assessor's value for the home. Commissioner Murphy seconded; the motion passed.

At 11:30 a.m. the Board adjourned for lunch and to view subject properties.

At 1:30 p.m. Jane Rayhack joined the session via telephone. Also present were Michelle Medina, Deputy Assessor and Joe Dominguez, County Assessor. Chairman Davie swore in Ms. Rayhack. The schedule numbers are 2128402003 and 2128402002. Ms. Rayhack said the lots did not increase consistently. She feels \$243,207 is more than she could sell the lots for. The value should be \$215,000 per lot. Ms. Medina presented the comparable lots and explained mass appraisal methods. Ms. Rayhack said she paid two different prices for each lot. She said she did not understand how the values were derived. Ms. Rayhack said market value is determined by what the property will sell for. Mr. Dominguez said they are following State Statute for their appraisal. Chairman Davie said the Board would notify Ms. Rayhack of their decision.

At 2:00 p.m. Michael Leddy joined the session via telephone. Chairman Davie swore in Mr. Leddy. The schedule number is 2303107008. He said all lots are valued the same except for lot 51 which is half the value. Mr. Leddy has the smallest lot in the subdivision. He also noted easements through the property which limit the building sites. He feels the value should be \$82,000. Commissioner Murphy asked Mr. Leddy why he wanted his assessed value at \$80,000 when he paid \$160,000 for the lot. Mr. Leddy said the neighboring lot is 20% larger and is being assessed less than his lot. He said all of the larger lots are assessed at \$108,000. Ms. Medina said the value should be \$120,000 based on sales within the

timeframe. She said his property sold six months earlier for \$124,000; then he paid \$160,000 a few months later. Mr. Leddy said he feels that he is being penalized because he protested. Ms. Medina said that after an individual appraisal, she found the values in this subdivision to be \$120,000. She cannot change any other land values unless the owners protest. Mr. Dominguez said they are working for equalization. The original assessed value is \$108,000. Mr. Leddy said he expects the Board to make a fair decision.

At 2:30 p.m. Gary Goldy joined the session via telephone. Chairman Davie swore in Mr. Goldy. The schedule number is 2134007027. Mr. Goldy asked how the value was determined. Ms. Medina said it is based on sales during the timeframe. Mr. Goldy said 1/3 of his lot is inhabitable. He said the wetlands cannot be used reducing the real value of his land. He paid \$75,800 for this land. Ms. Medina said he still has areas suitable for building. She said some people consider the wetlands to be a "plus". Mr. Goldy said that is not how he figures actual value. Ms. Medina presented the comparable lots surrounding him. The assessment prior to review was \$115,621; Ms. Medina is recommending \$100,000. The Army Corp of Engineers has deemed a portion of the property unsuitable for building; however there is still a building envelope. William Spicer, Deputy Assessor, said Mr. Goldy is not restricted from using his property. He said people with river lots see them as desirable properties. Mr. Goldy asked for the next level for hearing his protest. Chairman Davie said the Board will render a decision and notify him of his options.

Commissioner Hagedorn moved to accept the Assessor's value of \$120,000 for Mr. Leddy. Commissioner Murphy seconded; the motion passed.

Commissioner Murphy moved to accept the Assessor's value of \$100,000 for Mr. Goldy. Commissioner Hagedorn seconded; the motion passed.

Commissioner Hagedorn moved to accept the Assessor's value of \$243,207 per lot for Seventeen Fairway, Jane Rayhack. Commissioner Murphy seconded; the motion passed.

At 3:00 p.m. the meeting was adjourned.

Attest:

Lyla Davis

Doug Davie

Clerk of the Board

Chairman of the Board

COUNTY COMMISSIONERS PROCEEDINGS

State of Colorado)
 SS
County of Rio Grande)

The Rio Grande County Board of Commissioners met in regular session on Wednesday, August 8, 2007. Members present were Chairman Doug Davie, Commissioners Dennis Murphy and Robert Hagedorn, Suzanne Benton, County Administrator, Jarrod Biggs, Intern, and Lyla Davis, Clerk of the Board.

At 9:00 a.m. Chairman Davie called the meeting to order. The Pledge of Allegiance was said and the agenda was set. Commissioner Hagedorn moved to approve the August 1 & 2, 2007 minutes as corrected. Commissioner Murphy seconded; the motion passed.

At 9:15 a.m. Patrick Sullivan, Road and Bridge Supervisor, joined the session for the monthly report. The written report of work completed was submitted as follows:

- Chip & seal on the 1 East, 2 East, 3 East and Lariat Roads
- Joint project with San Luis Rail Road to replace the crossing the 4 North and 2.5 East
- Graders started grading roads including Schedule A roads
- Bleachers were moved from South Fork and returned
- A compactor was provided for the Antique Tractor Pull
- The bridge inspection report was submitted to Mr. Sullivan
- ¼ mile of road construction was done on County Road 27 to follow up the arch culvert installed last year
- Gravel was hauled into low spots on the 8 North
- The guard rail and posts on the 10 North and County line bridge were replaced
- Striping was done at the Del Norte Airport
- The first round of mowing was completed

Work for August includes skin patching, completing Schedule A roads, working on the 11 North berm, hauling gravel to problem areas on the 4.5 North, 10 North and 11 North, construction should start on the 2 East south of Highway 160 and striping will be complete for the season.

Mr. Sullivan met with Mr. McBride, NRCS, regarding the dirt berm on the County Line Road and 11 North. Mr. McBride does not feel the berm will be a successful solution and is working with all parties involved (Kuntz and Tonso) to find a reasonable solution to the blowing dirt. Mr. Sullivan noted a bridge on the 10 North and County Line which was destroyed by a truck. The bridge has been repaired. He also discussed Schedule A Roads that are graded for the Forest Service.

Chairman Davie said the house on the 5 West near the old gravel pit does not have a culvert under the driveway and the recent rains are washing out the road. There was discussion of who is responsible for installing the culvert.

Mr. Sullivan asked for a key to the McMullen Building so he will have access when work needs to be done. He said rocks are coming through the ground and a fine crushed rock was hauled in to cover the rocks.

Cyndi Wright, Monte Vista Schools, contacted Mr. Sullivan regarding dirt work for the school baseball fields. He feels two to three days next spring would be needed for the leveling work.

Mr. Sullivan met with Grace Russell, lower Alpine Village resident, regarding the placement of her fence. She understands the situation and will be working on the moving the fence.

Raymond Mann called Mr. Sullivan regarding weed spray that drifted onto some shrubs from the Del Norte shop. Mr. Sullivan said Darrel Plane, Weed Supervisor, looked at the shrubs to be sure it was chemical damage. Eleven bushes were damaged and will be replaced by the County.

Skin patching is running \$15,500 per mile.

Notification was received from the Highway Committee for bridge funding; the bridge near the Benson residence in Del Norte would qualify for this funding since it is classified as obsolete. Mr. Sullivan said this bridge rating is less than 50; other bridges are close to the 50 rating but do not qualify at this point. Ms. Benton clarified that this is federal funding and is subject to Davis Bacon wages. At some point the Plaza Bridge will need to be re-decked. The County would retain all the beams from the bridge projects; material would be salvaged and trusses could be sold.

Mr. Sullivan discussed the hazardous materials truck stored in South Fork (representing SLV Haz-Mat). The Town of South Fork has asked that the truck be moved. Mr. Sullivan asked if the truck could be stored at the Del Norte shop to keep it at the west end of the Valley. He said it needs to be in a secure area; this would be temporary until the Haz-Mat Board can find a permanent home for it. The Board agreed to store the vehicle at the Del Norte Shop. Ms. Benton asked about the trailer which belongs to the Land Use Department that is no longer needed. The maintenance department uses the trailer occasionally; Ms. Benton asked if this should be put on the Road and Bridge inventory. It is stored at the Del Norte shop. Mr. Sullivan said there are times that the crew could use the trailer for picking up material on the road or trimming trees. The Board agreed it would be moved to Road and Bridge inventory.

Mr. Sullivan and the crew worked on Comanche Circle and patched potholes. He inspected the base which was built in 1996 under Road Supervisor Fred Olme. Mr. Sullivan said the circle drive is narrow; it is too narrow for the specifications at that time. He said this road can not be paved with the current width of the road. The road drops right into the bar ditch. He said the road has a good base; his only concern is the narrowness of the circle. He said the other roads are workable but the circle portion poses a problem. Bill Keeling said the road supervisor at the time inspected the project several times and was built to his specifications. He said in the future the homeowners would be responsible for paving and widening the road. Mr. Sullivan said the road is 24 feet wide and once it is taken on to the road system it is the Commissioners responsibility to widen and pave the road; the homeowners may feel since it is a County road it is not their responsibility any more. Mr. Keeling reiterated that he built the road per the road supervisor at that time; he is not trying to place blame on anyone. Mr. Sullivan said he knows the residents know the cost of base work and ¼ mile of work would be costly. Ms. Benton reviewed the plat which shows the circle right-of-way platted for 60 feet. Mr. Keeling said this should have been approved in 1996 when the road was built. Ms. Benton read from the minutes of the November 15, 1995 meeting stating that the roads were inspected but it does not say anything about acceptance and she cannot find any resolutions to this effect. Mr. Keeling noted that the roads are well

maintained. Commissioner Murphy moved to accept the roads in Del Rio Ranchettes and Rancho Del Rio (Comanche Circle, Comanche Trail and Comanche Court). In his motion he declared that it will be the homeowner's responsibility and expense in the future to widen the base on Comanche Circle; the homeowners will be responsible for paving any of the above mentioned roads. Commissioner Hagedorn seconded; the motion passed. Mr. Sullivan said the County is responsible for signing the road.

Jim Harmuth, Comanche Circle, Bill Keeling, John Snuggs, and Richard Shaw, Comanche Circle were present for the meeting. BOOK 534 PAGE 2463

At 10:00 a.m. James Berg, Director of Social Services, joined the session for the monthly report.

At 10:50 a.m. Commissioner Hagedorn moved to waive the re-roofing fee for the Annex Building. Commissioner Murphy seconded; the motion passed.

At 11:00 a.m. Ms. Benton presented pending matters. She said the Board needs to look at the roof at the Museum which leaked and may have damaged some of the exhibits. Some exhibits may be damaged. The quarterly meeting with the Town of Del Norte will be Monday August 20. Ms. Benton noted pending meetings and correspondence.

At 11:10 a.m. Berry Hawkins joined the session to discuss rural philanthropy days. This is a capital grant association that meets to gather information and organize tours of the area. Mr. Hawkins is on this steering committee and feels this is a good way to gain exposure for projects within the community for funding. Mr. Hawkins said there is a budget shortfall of \$2,000 for entertaining the event. He said other towns and counties have given funding for the event since they are all trying to gain community buildings or similar projects. Rio Grande County has two projects pending: the amphitheater and Del Norte Community Building. Commissioner Murphy said he understood that the Gates Foundation, El Pomar and others are involved. Mr. Hawkins is working on the west Valley tour; he said this is a "lifestyle" tour of how families in this area work and commute. He asked the Board for some funding; 1/3 of the tour will be in the west end of the Valley but this area has not provided any funding. Commissioner Murphy said he does not feel they consider any of Rio Grande County's projects but is willing to help if

they will consider Rio Grande County. Commissioner Murphy moved to allocate \$500 to the Rural Philanthropy Days. Commissioner Hagedorn seconded. There was discussion of the projects going on the County. The motion passed.

At 11:55 a.m. Sandy Jackson, Clerk and Recorder, joined the session to discuss the cost of copies per the legislative issue. She was told by Willis Carpenter, County Clerk's Attorney, that the office could attach reasonable fees for copies. Ms. Jackson would like attach \$1.00 per copy for Clerk Services. She said the title offices make copies on a regular basis. Ms. Jackson said the \$1.25 fee has been in existence for at least 25 years. Commissioner Murphy moved to accept 25 cents per copy and one-dollar service fee per copy for Clerk Services and all County copies. Commissioner Hagedorn seconded; the motion passed.

At 12:00 p.m. Ms. Benton presented the estimate for Terminex to eradicate the ants in the Courthouse. The Board agreed to the initial \$350 service call.

At 12:10 p.m. the meeting was adjourned.

Attest:

Lyla Davis
Clerk of the Board

Doug Davie
Chairman of the Board

COUNTY COMMISSIONERS PROCEEDINGS

State of Colorado)
 SS
County of Rio Grande)

The Rio Grande County Board of Commissioners met in regular session on Wednesday, August 15, 2007. Members present were Chairman Doug Davie, Commissioners Dennis Murphy and Robert Hagedorn, Suzanne Benton, County Administrator, Jarrod Biggs, Intern, and Lyla Davis, Clerk of the Board.

At 10:00 a.m. Chairman Davie called the meeting to order following the monthly managers meeting. The Pledge of Allegiance was said and the agenda was set. Commissioner Hagedorn moved to approve the August 8, 2007 minutes as corrected. Commissioner Murphy seconded; the motion passed.

At 10:05 a.m. Commissioner Murphy moved to allow forced entry by the Weed District for Valerie Dilly. Commissioner Hagedorn seconded; the motion passed.

Ms. Benton presented pending matters. A draft letter of support for the prison feasibility study in Antonito was presented for review. The Board is in support of these efforts.

Commissioner Hagedorn moved to approve the roof repair costs of \$6,350 from Greer Roofing for the Museum. Commissioner Murphy seconded; the motion passed.

Ms. Benton presented a request for a private road coming on to County Road to be named Circle Mesa Road. Commissioner Hagedorn moved to approve this request. Commissioner Murphy seconded; the motion passed.

The Territorial Daughters of Colorado requested to have the Annex fee waived. A second request for Annex fee waiver was presented for a County employee benefit dinner. Commissioner Murphy moved to waive both fees. Commissioner Hagedorn seconded; the motion passed.

Ms. Benton discussed one property owner who is protesting the Board of Equalization at the State level. Don Raybourn might request binding arbitration. The County has to provide a list of qualified persons per the State Statute

to arbitrate the protest. Ms. Benton will contact several individuals as discussed by the Board to see if they are willing to be listed.

There was discussion of the mineral impact severance tax committee. The committee is working toward only allowing these funds to go to counties with active mines. Ms. Benton said Rio Grande County would not be eligible for any grants funded through mineral impact funds and that would be detrimental to this County as well as many other Colorado counties. These funds support the County jail and hospital to name a few.

At 11:00 a.m. residents from the County Road 19 and Highway 160 area joined the session. Robert Udell said he has called the department of highways (Colorado Department of Transportation) to report a dangerous intersection of County Road 19 and Highway 160. The problem is traffic traveling east. There is only one lane which poses a problem. Mr. Udell contacted Jim Horn with the State who told him to talk with the Commissioners. He was told the Board needed to submit this request to the Highway Department. Mr. Udell suggested lowering the speed limit to 40 miles per hour in this area. He said with the development of the golf course there could be more traffic in this area. A lot of traffic comes from Alpine Village. Chairman Davie said they have talked to the State for over 10 years about this intersection. He talked about other areas where the Board has tried to have the speed limit lowered and the traffic studies that must be done by the State. Mr. Udell said there needs to be more right-of-way in this area but the Ute Bluff Lodge and the Rail Road occupy the area. Chairman Davie thanked the residents for their comments; these comments help the Board when they take their concerns to the State. The Board will let the State know that 10 residents were present with this concern. Chairman Davie said the Board may call these residents when it is time for meetings with CDOT. Nick Williams said they could submit a petition to the Board. Chairman Davie said they would pass the petition on to the State. He said the Board has the same frustrations with this intersection and lack of response from the State. Commissioner Murphy thought there may be a transportation committee meeting soon. Clarence Wilson asked about the road grading policy. He said they had a solid street on Mohee Road and the road grader came through in the spring and pulled the material up to the top. Chairman Davie said

some of the roads are on the County road system and some are public rights-of-way. Mr. Udell asked about dust abatement. Chairman Davie said it is costly for magnesium chloride. Mr. Udell asked if the residents could pave the road. Chairman Davie noted the project at Beaver Mountain and the assessment on the property taxes. The residents asked that the road not be graded so often. Chairman Davie said they would take this to the Road and Bridge Supervisor. The residents also said the weeds were not a problem until the weeds were cut which spread the seeds. Mr. Wilson also commented on a sign on Mohee Road and County Road 19 that blocks the vision of some drivers. The Colorado Department of Wildlife installed this sign; certain vehicles are at a visual impairment.

At 11:20 a.m. Charlie Spielman joined the session. He commented on a trip to Pine Top, Arizona, regarding the septic systems and waste management facility. There are only two of these kinds of facility in the country. The facility serves 7,000 residents and 400 commercial customers. The end product looks like top soil. Mr. Spielman said the problem in this area would be drainage into the water basins. He said the Arizona plant also has a problem with the solid affluent because there are plastic and glass pieces. Mr. Spielman noted other Valley representatives who attended this presentation; he did not feel the current methods would work in the Valley without some questions answered. Mr. Spielman said the plastic and glass products would have to be filtered out and recycled before the final product could be produced. Chairman Davie said the South Fork area could potentially pollute the River with the number of septic systems in the area. Mr. Biggs is getting quotes for a feasibility study in this area. Mr. Spielman said this type of facility would work here with some modifications. He thought the first step would be a waste recycling center. Twenty to thirty million dollars would be needed to start the center.

At 11:30 a.m. Bill Dunn, County Attorney, joined the session to discuss pending legal matters. The stipulation from Mike Trujillo was received. It states that Vern Braun will work within the commercial zone area and they will clean up the yard. It does not state that Mr. Braun admits to land use violations. Mr. Dunn thought this could go before the judge next week with some revisions.

Regarding the Dolly Santisteven singlewide trailer, the judge wants to know if this is an active case on the court docket. The Board said she has until September to comply with the removal request; this case needs to stay on the active docket.

At 11:45 a.m. Gary Hostetter, owner of Allpine Title, was contacted per his request, regarding the copy fees in the Clerk and Recorder's office. He said it is expensive when several hundred copies are needed for his title company. He feels the Board should adhere to the new legislative bill lowering copies to twenty-five cents per page. Mr. Hostetter said other counties allow the title companies to make their own copies; Rio Grande County does not allow the title company employees to make copies. He said \$1.25 per page is a large expense to the title companies. This expense is not recouped by the title company. He said in Alamosa County the title company staff makes their own copies; Mr. Hostetter noted a State Statute allowing exceptions for title companies. Commissioner Murphy said the County has had problems with people walking out with copies that are not paid for. He said the title companies are different from the general public; they do not need the same level of assistance as the general public doing research. Ms. Benton said the Clerk is on vacation this week but it will be discussed with her. Commissioner Murphy asked for the Statute that allows title company leeway for record searches. Mr. Hostetter said the title company is regulated by the division of insurance and understands that rules must be followed. Chairman Davie noted that the \$1.25 fee has been in place for many years and is not an increase.

At 12:10 p.m. Randy Kern, Building Inspector, joined the session. Several storage containers have been brought into the county. A container was placed too close to the property line which the Board of Adjustments denied. The container has valuable items which must be handled carefully; however the owner is out of town for several days. The Board agreed to 45 days from today (October 1, 2007) to have the matter resolved either by moving the storage container or moving the items to another container and then moving the container violating the setbacks. Mr. Kern said the parties have been cooperative and he feels the matter will be resolved.

Mr. Kern met with a representative of Bear Creek Systems which is similar to the Advantex System allowed in River Island Ranch. Mr. Kern wanted the Board to be aware of the systems and a possible meeting with the Board.

At 12:15 p.m. Ms. Benton presented pending matters and correspondence. The Board is against mandatory unions for law enforcement.

Mr. Biggs gave Herb Myers, Maintenance Supervisor, several options for replacing the picnic table. Mr. Myers gave the options back to the Board for selecting a new maintenance free wood table. This request needs to be considered at budget time.

Ms. Benton has contacted several of the individuals for the arbitration hearing who are willing to serve.

At 12:20 p.m. the Board adjourned for lunch and a work session with the airport board.

Attest:

Lyla Davis
Clerk of the Board

Doug Davie
Chairman of the Board

COUNTY COMMISSIONERS PROCEEDINGS

State of Colorado)
 SS
County of Rio Grande)

The Rio Grande County Board of Commissioners met in regular session on Wednesday, August 22, 2007. Members present were Chairman Doug Davie, Commissioners Dennis Murphy and Robert Hagedorn, Suzanne Benton, County Administrator, Jarrod Biggs, Intern, and Lyla Davis, Clerk of the Board.

At 9:00 a.m. Chairman Davie called the meeting to order. The Pledge of Allegiance was said and the agenda was set. Commissioner Hagedorn moved to approve the August 15, 2007 minutes as corrected. Commissioner Murphy seconded; the vote passed.

At 9:05 a.m. Bill Dunn, County Attorney, joined the session to state that both the County and Valerie Fry are nearly ready to sign the stipulations. Mike Trujillo will take this to Judge Swift today. The stipulation states that a salvage yard is not allowed without following the proper procedures and needing to be included is that Ms. Fry admits improper use of the property. The Board asked that the clause stating "35 cars would be on the property" be removed. Commissioner Hagedorn asked that the property be surveyed so both parties would know the exact location of the commercial zone.

At 9:15 a.m. Ms. Benton presented pending matters. She noted a request for alcohol in the Annex. The Board said alcohol is not allowed in the Annex. There was discussion of the legislative bill regarding twenty-five cent copies. Commissioner Hagedorn moved to approve the voucher for the Annex roof replacement from Musick Construction. Commissioner Murphy seconded; the motion passed. Chairman Davie said the Carnegie Library in South Fork contacted him about having the Road and Bridge crew haul dirt in to the new building site for the parking lot area. Patrick Sullivan, Road and Bridge Supervisor, said he will have to take graders off of the schedule A roads in order to haul the dirt this week. There will be about \$500 in royalties per Mr. Sullivan. The Board said they never committed to this project; they said they would consider the project. Mr. Sullivan told Ms. Benton it would work

better with his schedule to haul the material next week when the crews are in between jobs. Chairman Davie would like to know exact costs before the work is started. Commissioner Hagedorn asked that Mr. Sullivan provide costs for the project; Ms. Benton will inform Carol Lee Dugan, Library Director, of the costs and the timeframe the County crew will work with. Mr. Sullivan has the project scheduled for November. If they need the work done sooner, the Library can contract with someone else. An estimated one-thousand tons of material would be needed for the project. Mr. Sullivan estimates cost of approximately \$11,000 to \$12,000.

At 9:30 a.m. James Bradley joined the session for the Board of Equalization hearing for agriculture land. Chairman Davie swore in Mr. Bradley, William Spicer, Deputy Assessor, and Joe Dominguez, County Assessor. The schedule number is 1331200464. Mr. Bradley said his property has water restrictions and he cannot lease the land for as much as he could in the past. The canal running through his property is 8.5 acres; the canal and the roads take out productive acreage. He said there are 114 acres under the sprinkler. Mr. Spicer discussed how agriculture land is valued. He noted the formula per the State for various crops and the State standard for capitalizing the land at 13%. Mr. Spicer said the land west of Highway 285 is less productive than land east of the Highway and this is considered in the value. He noted the two classes of soil on Mr. Bradley's property. Colorado State University and Agro Engineering are used as resources in the County's calculations. Mr. Spicer said his computer GPS program measured the irrigated sprinkler acreage at 116 acres. The Assessor recommended an increase in agricultural land from \$26,133 to \$30,195. Mr. Bradley said his cost of production is higher than other farm quarters due to the canal dividing the field and the amount of work required by the equipment. It takes more time and fuel to work this field because of the increased number of turns. Mr. Bradley thought the purpose of the meeting was for him to explain the particular differences of his situation. He said Mr. Spicer has combined his field in with averages. Chairman Davie said the Board of Equalization sits to hear both sides of the hearing. Mr. Spicer added that the previous records indicate the ground is flood irrigated. Mr. Bradley added that the ditches and canals have rights-of-way which decrease his productive acreage. Mr. Spicer researched the prior year's value which was about \$23,000.

He said the increase to \$26,000 is similar to the increase of other land in this area. Commissioner Hagedorn asked about soil classifications. Mr. Spicer explained the software and overlays that determine each soil type. Fourteen percent of the soil is class IV soil. Chairman Davie said the Board would consider both sides and render a decision. Mr. Spicer determined the value would be \$29,687 with 114 acres under the sprinkler.

At 10:15 a.m. the Board of Equalization heard Mr. Spicer's presentation for parcel number 1525300434. Dan Hazard, property owner, was not present and has not contacted Ms. Benton or the Assessor's Office. Mr. Spicer said the land is classified as agriculture land however Mr. Hazard has not responded to phone calls or correspondence to review Mr. Spicer's questions. Mr. Spicer said he is not aware of any water rights with the property. If there are no water rights, the land would automatically be classified as vacant land. Mr. Spicer has inspected the property and has not found any proof of agriculture production. The Assessor's opinion is that the existing value of \$6,175 should be reaffirmed. Chairman Davie moved to deny the protest of agricultural land and keep the current value of \$6,175. Commissioner Hagedorn seconded; the vote passed.

Commissioner Hagedorn moved to lower Mr. Bradley's value to \$29,687 to account for 114 irrigated acres. Commissioner Murphy seconded; the vote passed.

Mr. Spicer presented a list of property owners who protested their ag land and settled with the Assessor's Office. Commissioner Hagedorn moved to accept the amended values for each of the following parcels. Commissioner Murphy seconded; the vote passed.

Property Owner	Schedule No.	Original	Adjusted
BLOXSOM ROBERT F	3709300456	8,521	5,416
BOWSHER DOROTHEA & MIX GARY	1113300167	51,283	41,401
TRUST BANK OF COLO SUCCESSOR TR	1115300055	103,871	89,135
% GARY MIX	1115300055	153,107	125,454
	1116100056	52,841	43,169
HANNA HENRY O	1923200143	189	35
	1923200420	9,184	3,831
KROSCHER WESLEY T & RUTH M	1732200610	4,124	1,288
MCCLURE CHARLES W & ANDREW J	3905301005	423	187
	3905301027	3,201	811

	3905301028	7,006	1,182
	3905303004	3,245	1,120
	3905303005	646	270
MCCULLOUGH FARMS	3510100298	49,468	47,526
	3512100047	50,658	42,697
MCCULLOUGH JAMES M	3502100533	52,905	42,862
	3512300406	48,939	41,455
	3512400504	48,926	42,086
MOCK EDWARD F	3703100368	20,127	17,961
SEGER GARY V	3713000036	54,790	39,246
THORNE JOHN BURNS	1115200054	51,956	44,675
WORLEY FRANK P TRUST MCCULLOUGH FRANCES W TRUSTEE	3503200163	52,344	44,316

At 10:50 a.m. Commissioner Hagedorn moved to approve the annual leave transfer policy. Commissioner Murphy seconded; the vote passed.

Ms. Benton continued with pending matters. She presented a request from Mr. Carpenter in Alpine Village to have the County vacate Pintada Street which is in the block between Navajo Road and Comanche Peak Road. The neighboring land owners all sent letters of support. Commissioner Hagedorn moved to approve the vacation of road. Commissioner Murphy seconded; the vote passed. BOOK 534 PAGE 3087

There was discussion of heat tape on the roofs of the Annex and Museum. The gutters were taken off the Annex when the metal roof was installed; the Board asked for more information for the Museum heat tape and wiring. They did not feel the metal roof at the Annex required heat tape.

At 11:10 a.m. Erin Minks, representative of U.S. Representative John Salazar's office, joined the session to discuss the farm bill and other legislation. The farm bill addresses specialty crops. She also discussed the consolidation of Farm Service Agencies in Rio Grande and Saguache counties. With the specialty crops, CREP water conservation as well as the general work done for farmers, the offices are going to need the current level of staff and should not be consolidated. The Board feels that the office in Monte Vista needs to remain open. Commissioner Hagedorn said the Saguache County office is not large

enough to house both facilities. Ms. Minks said she felt part of the office consolidation comes from the building lease coming up for renewal; this office is shared with the Natural Resources Conservation Center. She asked the Board to encourage their constituents to attend the local meetings and voice their concerns.

Chairman Davie asked about progress on the amphitheater. Mr. Biggs said there is work being done for the land exchange or lease with the Bureau of Land Management. Ms. Minks asked that the Board keep her informed of the progress. This would be a County owned facility.

Chairman Davie also discussed the solar panels being placed on sprinkler quarters and the rebates to the growers. There was discussion of the service costs to the other Xcel customers who are seeing rate increases because of these rebates. The people who are on fixed incomes are going to have a more difficult time paying their Xcel bills.

Commissioner Hagedorn asked about the horse slaughter bill. Senator Ken Salazar voted against the bill; Ms. Minks does not know how Ken Salazar will vote.

Mr. Biggs asked about House Bill 980 addressing unionized law enforcement. Ms. Minks will look into the matter.

Commissioner Hagedorn also asked about CMS and the local hospitals. Ms. Minks has talked with various health officials regarding this. This refers to reimbursements for services in rural areas. She said any request from the County would be helpful to Mr. Salazar.

Ms. Minks presented information on PILT funding. Rio Grande County is 65% federal and/or state lands. She also discussed the rural aviation work being done by Mr. Salazar. She asked about FAA designations in the Valley and said she needs to research this matter. The Board would welcome any airport funding.

Chairman Davie noted an issue with BLM and forest range grazing rights for cattle ranchers. Ms. Minks said the individual with the range right issue is welcome to send Mr. Salazar a letter regarding this historic homestead range right. This range right pre-dates the forest.

At 11:50 a.m. Kevin Ames, Land Properties, joined the session for signatures from the Board of Health for the water system for the lower portion of River Island Ranch. They discussed the chlorination and filtering systems.

Mr. Ames discussed South Fork Ranches and the number of lot limits and units of 1,207. He wanted to confirm that this number would be the cap on the number of lots and units. He presented the covenants that were recorded for controlling the developments. The plat map reads 1,135 lots; however this was a draft or working plat. The final recorded covenants are the documents ruling the development. Rose Vanderpool, Land Use Planner, said an amendment to the original resolution will be recorded.

At 12:10 p.m. Ms. Benton presented a Medicaid form from the Nurse's Office for signature regarding a date change. An agreement was also signed for EPSDT services with Chaffee County. The contract is for \$15,084. There was a request for the Annex fee waiver for a water user meeting on September 4, 2007 from 6:00 - 11:00 p.m. Commissioner Hagedorn moved to waive the fee. Commissioner Murphy seconded; the vote passed.

At 12:15 p.m. the meeting was adjourned.

Attest:

Lyla Davis
Clerk of the Board

Doug Davie
Chairman of the Board

COUNTY COMMISSIONERS PROCEEDINGS

State of Colorado)
 SS
County of Rio Grande)

The Rio Grande County Board of Commissioners met in regular session on Wednesday, August 29, 2007. Members present were Chairman Doug Davie, Commissioners Dennis Murphy and Robert Hagedorn, Suzanne Benton, County Administrator, Jarrod Biggs, Intern, and Lyla Davis, Clerk of the Board.

At 9:00 a.m. Chairman Davie called the meeting to order. The Pledge of Allegiance was said and the agenda was set. The minutes of the August 22, 2007 meeting were reviewed. Commissioner Hagedorn moved to approve the minutes as amended. Commissioner Murphy seconded; the motion passed.

At 9:05 a.m. Randy Kern, Building Inspector, joined the session to discuss a septic system in Jasper. He noted that there are cases where one septic system is in the middle of two lots and the two property owners share the septic system. Mr. Kern said most lots do not have a well and he is agreeable to the shared septic systems. Most lots are one acre so sharing a system between two lots is adequate. The covenants state that a septic system is shared if the lot is less than one acre. A one acre lot was divided creating two half-acre parcels. The new owner would like to tie into the existing system. Mr. Kern said he felt this decision was up to the Board of Health. There was discussion of future wells on this lot. Mr. Kern said he has been told the water is not good quality and there is no electricity to run pumps. The Board agreed that the homes in Jasper were not year-round housing and the system would be adequate for part-time residents. This still meets the State one-acre minimum for a septic system.

At 9:15 a.m. Chairman Davie signed a letter of appreciation to both Senator Ken Salazar and Senator Wayne Allard for opposing the use of eminent domain by the U.S. Army in Pinon Canyon area of south-eastern Colorado. A letter of support was signed for a proposed new clinic for physician services next to the Rio Grande Hospital. A letter of support was signed for Channel 11, KKTU for service in Rio Grande County.

At 9:20 a.m. Ms. Benton reviewed the cost analysis for copies. Sandy Jackson, Clerk and Recorder, submitted documentation for actual costs of copies in the Clerk's Office; the average cost of copies is \$1.33 per page for legal size.

At 9:30 a.m. Pat Perry, Public Health Nurse, joined the session to request a new refrigerator to store vaccine. The existing refrigerator needs to be replaced. Ms. Perry found a refrigerator at Sears which is energy efficient. She did not find one in the County that fits their needs. Commissioner Murphy moved to approve the voucher for \$1,864.98 for payment. Commissioner Hagedorn seconded; the motion passed.

Ms. Perry presented the HCP contract for \$8,073. HCP is for children with special healthcare needs. Chairman Davie signed the contracts. The contract runs from October 1, 2007 through September 30, 2008.

The second contract was for the traumatic brain injury program. This is similar to HCP in that it is for children's treatment. Ms. Perry said the amount on the contract is the State-wide amount to be divided among the counties. The expenses are sent to the State for reimbursement to the County. Chairman Davie signed the contract.

At 9:45 a.m. Robin Crites, KENY TV News, joined the session to discuss the new station in the Valley. Mr. Crites asked about the County's web site and posting of minutes. He asked the Board's permission to film portions of the meetings that would be interesting to the viewers. Chairman Davie said this is a public meeting and the Board cannot stop him from filming the meeting. He said most of the meetings are not interesting but a public hearing might be filmed. Chairman Davie said there are items that the press does not cover that the TV news could film. Charlotte Crites said if the Board lets them know of these things they can include County news in their report. Ms. Crites said the stories can be viewed on the web site at www.KENYTV.com. The Del Norte station is channel 20.

At 10:00 a.m. Rose Vanderpool, Land Use Planner, joined the session to discuss blight issues. There is a property on West Sickles Street with several singlewide trailers. Ms.

Vanderpool would like Bill Dunn, County Attorney, to start legal action. The Board agreed to legal action.

Dolly Santisteven called Ms. Vanderpool and requested an extension for removing the singlewide trailer. She would like one more month. This matter was passed on to Mr. Dunn since she has been granted several extensions.

Ms. Vanderpool said the revisions to the Land Use Code Book are taking longer than expected. There were some concerns from the planning commission with exempt divisions of land not having enough regulations. She also noted the number of times a parcel can be divided. Ms. Vanderpool read the revisions and has sent them to Mr. Dunn for review. The Board will ask Mr. Dunn if he is comfortable reviewing the Code Book or if it should be reviewed by a Land Use attorney.

At 10:15 a.m. Mari Hathorn joined the session for an exempt division of land. The Hathorns would like 16.81 acres broken off of their proposed cemetery near South Fork; they do not want this property zoned as a cemetery. The cemetery will contain 2.27 acres of the total 19.08 acre parcel. Commissioner Murphy moved to approve the exempt division of land. Commissioner Hagedorn seconded; the motion passed. BOOK 534 PAGE 3045

Commissioner Murphy moved to approve the amendment to the original cemetery resolution for Grover and Mari Hathorn. Commissioner Hagedorn seconded; the motion passed. BOOK 534 PAGE 3042

At 10:30 a.m. Terry Seivers joined the session regarding County Road 9 South. He feels a culvert needs to be replaced and some road work done to improve the road conditions west of Highway 15. He said there are elderly people in the area and he is concerned about them. He has talked with Patrick Sullivan, Road and Bridge Supervisor, and the road has not improved. Chairman Davie said they will talk with Mr. Sullivan about this matter. Mr. Seivers discussed the road around Rim Rock Ranch and property owners who are blocking public access. There was discussion of County Roads and public roads. Mr. Biggs said they need to review the Rim Rock map filing and determine which roads were dedicated to the public. Ms. Benton said there are no County Roads in Rim Rock Ranch. Mr. Seivers said there is a place in Rim Rock Ranch with

large posts and a heavy metal chain preventing the public from accessing public lands.

At 11:00 a.m. Commissioner Hagedorn moved to charge \$10 per map, \$0.25 per standard size copy and \$1.25 per legal sized copy for all County offices per the cost study. Commissioner Murphy seconded; the motion passed. BOOK 534 PAGE 3085

Ms. Benton noted that Don Rayborn requested that Mike Trujillo be placed on the list of possible arbitrators in the Board of Equalization hearing. The Board asked that Mr. Trujillo not be on the list due to a conflict of interest.

The Board agreed to allow \$25,000, in kind and cash contributions, for the Ski Hi Park grant matching funding for each year, 2008 and 2009.

At 11:15 a.m. the Board approved the following payroll.

County General

Davie, Douglas	sal.	\$ 2,949.50
Hagedorn, Robert	sal.	\$ 4,141.67
Murphy, Dennis	sal.	\$ 2,949.50
Benton, Suzanne	sal.	\$ 6,142.40
Kessler, Glenda	sal.	\$ 2,338.27
Biggs, Jarrod	sal.	\$ 2,374.67
Franke, Craig	sal.	\$ 100.00
Freeman, Dwight	sal.	\$ 100.00
Hathorn, Grover	sal.	\$ 100.00
McCallister, Vern	sal.	\$ 50.00
Mead, Raymond	sal.	\$ 100.00
Moore, Harold	sal.	\$ 50.00
Peterson, Ronald	sal.	\$ 100.00
Seger, Gary	sal.	\$ 200.00
Slade, Janice	sal.	\$ 150.00
Van Iwaarden, Robert	sal.	\$ 50.00
Vanderpool, Rose	sal.	\$ 2,830.53
Canada, Sean	sal.	\$ 2,721.33
Kern, Randall	sal.	\$ 3,565.47
Gallegos, LeAnn	sal.	\$ 1,524.99
Gonzales, Catherine	sal.	\$ 1,879.99

Hill, Cindy	sal.	\$ 1,779.29
Jackson, Sandra	sal.	\$ 4,141.67
Montoya, Michelle	sal.	\$ 1,877.30
Murphy, Donna	sal.	\$ 2,627.73
Quintana, Mary	sal.	\$ 2,271.98
Kroschel, Ruth	sal.	\$ 1,618.93
Steving, Sherryl	sal.	\$ 1,745.47
Velasquez, Ashley	sal.	\$ 863.10
Dominguez, Telesforo	sal.	\$ 4,141.67
Lyons, Cherri	sal.	\$ 1,495.87
Medina, Michelle	sal.	\$ 2,197.87
Mondragon, Jennifer	sal.	\$ 2,379.87
Salazar, Eva	sal.	\$ 2,034.93
Scherzer, Cheryl	sal.	\$ 2,076.53
Spicer, William	sal.	\$ 2,825.33
Valdez, Michael	sal.	\$ 2,076.53
Goad, Lorraine	sal.	\$ 1,627.38
Kern, Peggy	sal.	\$ 4,141.67
Rue, Cherilyn	sal.	\$ 2,438.80
Voris, Carol	sal.	\$ 1,870.05
Garcia, Carol	sal.	\$ 1,365.00
Garcia, Shirley	sal.	\$ 1,765.40
Marquez, Ronald	sal.	\$ 1,757.60
Myers, Herbert	sal.	\$ 2,737.76
Aloia, Anthony	sal.	\$ 240.00
Arellano, Timothy	sal.	\$ 2,675.23
Chick, Charles	sal.	\$ 3,282.25
Doctor, Janette	sal.	\$ 2,638.13
Duran, Jeremiah	sal.	\$ 2,506.18
Gonzales, Jonathan	sal.	\$ 4,374.92
Heacock, Marilyn	sal.	\$ 2,859.63
Lopez, Emily	sal.	\$ 2,879.08
McKibben, Robert	sal.	\$ 1,608.00
Norton, Brian	sal.	\$ 5,550.00
Renner, Jose Jacob	sal.	\$ 2,683.75
Wheelwright, Boyd	sal.	\$ 2,333.07
Archuleta, Anthony	sal.	\$ 2,171.17
Atencio, Joseph	sal.	\$ 2,514.78
Bailey, Ronald	sal.	\$ 1,784.74
Black, Kelly	sal.	\$ 2,880.80
Bruder, Gary	sal.	\$ 1,976.83

Chick, Amanda	sal.	\$ 1,789.72
Deherrera, Alicia	sal.	\$ 1,951.65
Ford, Donna	sal.	\$ 2,288.24
Fuentes, Jose	sal.	\$ 1,846.07
Hart, Jonathan	sal.	\$ 2,214.38
Kerr, Tory	sal.	\$ 1,785.50
Manzanares, Peggy	sal.	\$ 1,919.07
Naranjo, Henry	sal.	\$ 1,799.68
Ortega, Arthur	sal.	\$ 2,089.41
Parks, Joseph	sal.	\$ 1,961.36
Trujillo, Ramon	sal.	\$ 1,981.32
Messoline, Larry	sal.	\$ 2,370.95
Strohmayer, Rusty	sal.	\$ 1,841.67
Spencer, Teresa	sal.	\$ 2,860.05
Jolly, Judith	sal.	\$ 433.33
Koshak, Dianne	sal.	\$ 2,675.40
Masters, Judy	sal.	\$ 2,226.47
Perry, Patricia	sal.	\$ 4,095.49
Steelman, Nadine	sal.	\$ 2,045.98
Stowe, Linda	sal.	\$ 3,260.83
Montoya-Salazar, Lanell	sal.	\$ 1,751.75
Robinson, Kelli	sal.	\$ 1,587.95
Hand, Rebecca	sal.	\$ 1,083.33
Housden, Joyce	sal.	\$ 3,293.33
Hawkins, Berry Joyce	sal.	\$ 2,080.00
Hancock, J. R.	sal.	\$ 348.27
Hendricks, Paula	sal.	\$ 3,574.13
Oglesby, Freddy	sal.	\$ 2,201.33
Riley, Tina	sal.	\$ 665.28
Taylor, Anna	sal.	\$ 3,033.33
Lujan, Maxine	sal.	\$ 2,286.87
		<u>\$198,576.75</u>

(Taxes Withheld, \$32,528.85; Deductions Withheld,
\$24,413.79)

ROAD & BRIDGE

Anderson, Brendon	sal.	\$ 1,032.75
Atencio, Kevin	sal.	\$ 2,040.13
Black, Timothy	sal.	\$ 3,024.67
Chapman, Destry	sal.	\$ 2,426.35
Hansen, Arnold	sal.	\$ 2,385.07

Hill, Carl	sal.	\$ 3,024.67
Lyons, Dale	sal.	\$ 1,884.13
Maestas, William	sal.	\$ 2,965.73
McKinley, Robert	sal.	\$ 2,684.93
Miles, Darryl	sal.	\$ 3,003.87
Pacheco, Carl	sal.	\$ 3,024.67
Plane, Kenneth	sal.	\$ 1,884.13
Archuletta, Mark	sal.	\$ 2,632.93
Atencio, Manuel	sal.	\$ 2,849.60
Benavides, Eodofredo	sal.	\$ 2,691.87
Cervantez, Manuel	sal.	\$ 1,884.13
Claunch, Billy	sal.	\$ 2,684.93
Davie, Andrew	sal.	\$ 2,000.27
Heredia, Abelardo	sal.	\$ 2,801.07
Paulson, Roy	sal.	\$ 3,024.67
Rowe, Danny	sal.	\$ 1,922.27
Steffens, John	sal.	\$ 3,251.73
Sullivan, Patrick	sal.	\$ 4,812.50
Trujillo, Adelmo	sal.	\$ 2,040.13
Romero, Olivia	sal.	\$ 2,034.93
Valdez-Heredia, Monique	sal.	\$ 616.00
		\$ 64,628.13

(Taxes Withheld, \$10,909.12; Deductions Withheld,
\$7,861.08)

DEPARTMENT OF SOCIAL SERVICES

Anderson, Elisha	sal.	\$ 2,902.13
Arvizo, Rita	sal.	\$ 2,613.00
Atencio, Valerie	sal.	\$ 2,192.13
Berg, James	sal.	\$ 5,272.09
Bruder, Linda	sal.	\$ 1,837.88
Chavez, Melody	sal.	\$ 1,815.13
Cummings, Doris	sal.	\$ 1,091.25
Dupont, Ilene	sal.	\$ 1,328.60
Duran, Jaxine	sal.	\$ 1,985.75
Ford, Georgia	sal.	\$ 2,835.63
Gallegos, Brandi	sal.	\$ 2,148.25
Gonzales, Carolyn	sal.	\$ 2,107.63
Gunther, Darlene	sal.	\$ 1,985.75
Hernandez, Marlene	sal.	\$ 2,148.25

Horn, Ruth	sal.	\$ 3,518.13
Jaramillo, Richelle	sal.	\$ 2,816.13
Maestas, Valarie	sal.	\$ 2,102.75
Martinez, Helen	sal.	\$ 3,571.75
Martinez, Janelle	sal.	\$ 1,985.75
Meder, Jeremy	sal.	\$ 2,452.13
Naranjo, Andritta	sal.	\$ 1,842.75
Pacheco, Jessica	sal.	\$ 1,985.75
Pacheco, Rosanne	sal.	\$ 3,235.38
Padilla, Christopher	sal.	\$ 1,907.75
Parra, Gregorio	sal.	\$ 3,342.63
Pena, Mike	sal.	\$ 4,158.33
Ruybal, Evelyn	sal.	\$ 1,985.75
Salvio, Rosemary	sal.	\$ 1,298.38
Sanchez, Kiley	sal.	\$ 2,751.63
Sanchez, Ramona	sal.	\$ 2,148.25
Segura, Donna	sal.	\$ 3,023.00
Shaver, Betty	sal.	\$ 2,468.38
Slane, Sherryl	sal.	\$ 2,452.13
Stephens, Jackie	sal.	\$ 3,300.38
Tafoya, Liz	sal.	\$ 1,782.63
Velasquez, Angela Sue	sal.	\$ 2,803.13
Vengas, Brenda	sal.	\$ 1,350.38
Villagomez, Rashel	sal.	\$ 2,065.38
Webb, Jeannie	sal.	\$ 1,516.06
White, Victoria	sal.	\$ 1,985.75
		<u>\$ 96,113.93</u>

(Taxes Withheld, \$15,167.74; Deductions Withheld,
\$13,717.95)

PEST CONTROL

Archuleta, Juan	sal.	\$ 1,162.04
Christensen, Bryan	sal.	\$ 50.00
Clare, James	sal.	\$ 50.00
Deacon, Connie M	sal.	\$ 325.71
Libby, Ned	sal.	\$ 904.94
Mayfield, Larry	sal.	\$ 50.00
Miner, Craig	sal.	\$ 50.00
Monter, Bernard	sal.	\$ 1,295.74
Mueller, Mark	sal.	\$ 50.00

Plane, Darrel	sal.	\$ 3,452.19
Plane, Harold	sal.	\$ 1,712.04
Schaefer, Michael	sal.	\$ 50.00
		<u>\$ 9,152.66</u>

(Taxes Withheld, \$1,372.03; Deductions Withheld, \$532.64)

At 11:20 a.m. Don Van Wormer, City of Monte Vista, joined the session via telephone regarding the Ski Hi Park grant funding. Chairman Davie said Rio Grande County would contribute \$25,000 in kind work and cash, 2008 and 2009 toward the Ski Hi Park grant. Mr. Van Wormer thanked the Board for their contribution.

At 11:30 a.m. Bill Dunn, County Attorney, joined the session for pending legal matters. A copy of the stipulation with Valerie Fry was presented for the Board to review.

The Board of Equalization findings were signed. Mr. Dunn said he would talk with Ms. Vanderpool about the revisions to the Planning and Zoning Book.

At 12:00 p.m. the meeting was adjourned.

Attest:

 Lyla Davis
 Clerk of the Board

 Doug Davie
 Chairman of the Board