

COUNTY COMMISSIONERS PROCEEDINGS

State of Colorado)
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County of Rio Grande)

The Rio Grande County Board of Commissioners met in regular session on Thursday, July 5, 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 June 27, 2007 meeting were approved as corrected.

At 9:10 a.m. the Board performed the monthly jail inspection. There were thirty-eight inmates in the County facility three of which were women. Two inmates were being housed at another facility.

At 9:30 a.m. Commissioner Murphy moved to accept the bid from Musick Construction to repair the Annex roof. The decision was tabled from the previous meeting. Commissioner Hagedorn seconded; the motion passed.

At 9:35 a.m. Commissioner Murphy moved to approve the following claims. Commissioner Hagedorn seconded; the motion passed.

County General Fund

Clyde's Auto Body	exp	\$	4,896.49
Holiday Inn Select Park	exp	\$	356.00
ACS Services Inc	exp	\$	2,473.80
Andrews Produce	exp	\$	998.94
C. Audra Cooper	exp	\$	25.48
Chaffee County Sheriff	exp	\$	684.00
Del Norte Prospector	subscription	\$	29.75
Gobins	contract	\$	442.89
Konica Minolta Business	exp	\$	579.32
Mount'n Valley Sports	exp	\$	80.00
O&V Printing	exp	\$	304.18
OMB Police Supply	exp	\$	462.90
Peggy Kern	exp	\$	497.54
Postmaster	box rent	\$	104.00
Public Safety Center	exp	\$	418.50

Qwest Communication	exp	\$	1,879.07
Rusty Strohmayer	exp	\$	101.00
Sam Coffman	work	\$	200.00
Samual Trujillo	torch run	\$	50.00
Strohmayer's Funeral Home	exp	\$	1,500.00
The Children's Hospital	conference	\$	100.00
United Reprographic	exp	\$	103.19
Valley Electric	exp	\$	225.00
Valley Publishing	exp	\$	75.00
Xcel Energy	exp	\$	4,739.82
TOTAL		\$	21,326.87

Alamosa Credit Union	June	\$	675.00
Colorado State Treasurer	qtrly pmt	\$	1,411.03
Community Bank of the Rockies	exp	\$	56,602.05
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	\$	42,086.60
Security Benefit	exp	\$	4,697.50
Sooper Credit Union	exp	\$	435.00
TOTAL		\$	106,616.62

Ascendant Partners	exp	\$	18,953.20
First Bankcard	card pmt	\$	2,458.51
Rio Grande County Sheriff	drug prgm	\$	500.00
ACS Services	card pmt	\$	10,606.77
Andrews Produce	exp	\$	764.71
Anne Henningsen	June	\$	250.00
Aspen Office Products	exp	\$	63.99
Berry Hawkins	mileage	\$	319.02
Canon Potatoes	exp	\$	60.00
CED/American Electrical	exp	\$	111.44
Chaffee Cnty Public Health	June	\$	1,214.00
Cheryl Scherzer	mileage	\$	51.60
Co. Dept of Public Safety	exp	\$	315.00
Colo Dept of Agriculture	exp	\$	90.00
Colo Secretary of State	exp	\$	10.00
Colo Dept of Health	exp	\$	11.00
Colorado Tobacco Education	dues	\$	250.00

Costilla County Nursing	May & June	\$	3,136.00
Dave Pote	Prj "C"	\$	150.00
Dave's Elec & Hobbies	exp	\$	64.96
Del Norte Auto Supply	exp	\$	236.06
District Attorney Office	July pmt	\$	13,495.00
Duckwall-Alco Discount	nurse office	\$	62.29
EMED Company Inc	exp	\$	119.56
First Ford	exp	\$	105.70
Gobins	supplies	\$	495.51
Haynie's Inc	exp	\$	11.81
Health Break Inc	Hendricks	\$	60.00
Intermountain First Aid	exp	\$	22.25
Ivan Curley Signs	exp	\$	8,520.00
Jack's Market	exp	\$	327.19
Jack's Market	exp	\$	20.66
Jade Communications	exp	\$	91.58
Jarrold Biggs	mileage	\$	135.20
Jeff Babcock	salary	\$	7,460.32
Jennifer Mondragon	mileage	\$	25.20
John Baker	Prj "B"	\$	726.40
Jon Montano	Prj "B"	\$	150.00
Joyce Housden	exp	\$	50.00
Ken's Service Center	exp	\$	60.00
KRZA Community Radio	exp	\$	466.00
Lake County Health Dept	May & June	\$	800.00
Lason Systems	exp	\$	8,880.00
Lyla Davis	exp	\$	187.50
MB Police Equipment	exp	\$	661.08
Mary Nelson	facilitator	\$	115.00
Matthew Bender	exp	\$	125.07
Meadow Gold Dairies	exp	\$	497.88
Michael Valdez	mileage	\$	61.60
Mineral County Public	CPP billing	\$	1,247.32
Monte Vista Amoco	exp	\$	383.13
Monte Vista Cooperative	exp	\$	154.60
Monte Vista Police Dept	Prj "B"	\$	300.00
New Horizons Packaging	exp	\$	252.95
Office Depot	exp	\$	55.83
OnCall Paging	exp	\$	175.75
Pamela Thompson	salary	\$	263.78
Peggy Kern	mileage	\$	216.00
Postmaster	box rent	\$	104.00

Pro Com	exp	\$	79.00
Qwest Communications	exp	\$	51.93
Qwest Communications	exp	\$	665.20
Quill Corporation	exp	\$	52.19
Rio Grande Club	exp	\$	66.55
Rose Vanderpool	mileage	\$	74.80
Safeway Inc	jail food	\$	157.82
Sams Club	supplies	\$	41.09
San Luis Valley Fair	exp	\$	2,000.00
San Luis Valley Regional	exp	\$	22.60
Sanofi Pasteur Inc	exp	\$	163.61
Sherryl Steving	per diem	\$	218.61
Spectracom	exp	\$	11,644.00
Suzanne Benton	mileage	\$	336.66
Telesforo Dominguez	mileage	\$	40.00
Tory Kerr	jail food	\$	10.56
V&V Hardware	exp	\$	22.88
Vali Theater	exp	\$	195.00
Valley Courier	exp	\$	119.70
Valley Gun Service	exp	\$	1,476.56
Valley Lock & Security	exp	\$	69.50
Valley Lumber & Supply	exp	\$	17.16
Valley Meat	jail food	\$	1,411.38
Valley Performance	exp	\$	134.14
Valley Publishing	exp	\$	28.86
Vendola Plumbing	exp	\$	30.00
Vicki Brown	conference	\$	675.00
Wright Valley Oil	exp	\$	3,843.03
WSB Computer Services	exp	\$	21,589.28
TOTAL		\$	131,739.53

Road & Bridge Fund

Qwest Communications	exp	\$	53.40
TOTAL		\$	53.40

Colorado State Treasurer	exp	\$	574.68
Community Bank of the Rockies	exp	\$	19,988.18
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		\$	38,302.93
First Bankcard	card pmt	\$	327.20
Airgas Intermountain	exp	\$	185.22
All Star Gas	exp	\$	26.86
Asphalt Constructors	exp	\$	2,204.87
AT&T	exp	\$	25.30
Brown's Septic Svc	exp	\$	15.00
CNH Capital	repairs	\$	52.28
Colo Dept of Health & Env	exp	\$	26.57
Davis Engineering Service	exp	\$	427.00
Del Norte Auto Supply	exp	\$	260.69
Denver Industrial Sales	exp	\$	15,093.75
Drive Train Industries	exp	\$	211.53
Duckwall-Alco	exp	\$	10.13
Five Star Sanitary Products	exp	\$	71.38
Fleming Chemical Co	exp	\$	174.10
Gunbarrel Service Station	exp	\$	80.00
Haynie's Inc	repairs	\$	1,194.54
IAC Performance	exp	\$	1,413.07
Industrial & Farm Supply	exp	\$	31.55
J and S Contractor Supply	exp	\$	510.42
Kimrad Transport	exp	\$	10,036.49
Leroy Romero	exp	\$	125.00
Lester, Sigmond, Rooney	exp	\$	56.11
Mineral Technology Corp	exp	\$	63.18
Monte Vista BP/Amoco	exp	\$	144.00
Monte Vista Machine Tool	exp	\$	2.08
Monte Vista Tractor	exp	\$	11.25
Myers Brothers Truck	exp	\$	26.35
Qwest Communications	exp	\$	403.36
RAC Trasport	exp	\$	69.25
San Luis Valley Rural	exp	\$	208.78
Southern Colo Computer	exp	\$	75.00
Southwestern Auto Supply	exp	\$	275.43
V&V Hardware	exp	\$	9.98
Valero Marketing	exp	\$	132,861.20
Valley Lumber and Supply	exp	\$	10.40
Wagner Equipment	exp	\$	1,077.16
Whiteall's Alpine	exp	\$	56.75
Wright Valley Oil	exp	\$	28,758.22

WSB Computer Services	exp	\$	80.00
ZEP Manufacturing	exp	\$	222.12
TOTAL		\$	196,913.57

Pest Control

Big D Saws	exp	\$	65.04
TOTAL		\$	65.04

Colorado State Treasurer	exp	\$	47.57
Community Bank of the Rockies	exp	\$	2,058.06
Rio Grande County Treas.	exp	\$	849.48
TOTAL		\$	2,955.11

First Bankcard	card pmt	\$	156.01
Insurance Advisors	exp	\$	2,945.80
George's Repair	exp	\$	78.00
Monte Vista Cooperative	exp	\$	1,230.36
Qwest Communications	exp	\$	81.14
Valley Publishing	exp	\$	240.00
Van Diest Supply	exp	\$	9,418.00
Warne Chemical & Equip	exp	\$	407.00
TOTAL		\$	14,556.31

Airport Fund

TOTAL		\$	-
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Conservation Trust

Xcel Energy	exp	\$	13.69
TOTAL		\$	13.69

Tourism Trust

Alamosa Tourism Dev.	CO State	\$	8,435.00
Antelope Enterprises	exp	\$	1,850.00
Devi Jardon	postage	\$	8.20
Pueblo Chieftain	exp	\$	575.00
Rio Grande County Museum	exp	\$	5,000.00
South Fork Chamber	festival	\$	500.00
South Fork Visitors	advertising	\$	6,314.83

TOTAL

\$ 22,683.03

At 9:45 a.m. Chairman Davie noted that Tri County Senior Citizens may be in need of a commodity distribution center in Del Norte. Chairman Davie moved to waive the Annex fee for Tri County Senior Citizens to distribute commodities if a facility is needed in Del Norte. Commissioner Murphy seconded; the motion passed. Ms. Benton reviewed pending matters. There was discussion of meeting with the Del Norte Town Board regarding the building permit fee for the Annex roof repair. The Board would like to ask about the fee structure. The Board will ask the Town if the County Building Inspector can perform the inspection and waive the fee. Ms. Benton presented a request for a letter of support for the Rio Grande Hospital Clinic. Chairman Davie signed the letter of support. Ms. Benton presented a request from the Del Norte Head Start to waive the Annex fee for a CPR/First Aid Class in September. Commissioner Murphy moved to waive the fee. Commissioner Hagedorn seconded; the motion passed. Ms. Benton presented J.R. Hancock's letter of resignation as Veteran's Officer. The position will be advertised. There was discussion of Philanthropy Days to be held at the Salazar Ranch in Costilla County. The Board agreed not to fund the Philanthropy Days events. Ms. Benton reviewed pending meetings.

At 10:50 a.m. Sean Canada, Deputy Building Inspector, joined the session for a well and septic permit. The property owner is Jason Rioux; the septic system will be located in the NE corner of Lot 15, Block 30, Alpine Village 2 and the well will be located in the SW corner of Lot 14, Block 30, Alpine Village 2, South Fork. Commissioner Hagedorn moved to approve the request. Commissioner Murphy seconded; the motion passed.

Commissioner Hagedorn moved to purchase the storage shed from the Social Services construction project. Commissioner Murphy seconded; the motion passed.

At 11:00 a.m. Dale Weaver joined the session to discuss the fire district and Forest Service Agreement. Mr. Weaver discussed the change to the eight hour work agreement from the four hour work agreement. Mr. Weaver said if the Forest Service calls the local fire departments for assistance with a forest fire, the local firefighters are not paid unless they work over eight hours. Mr. Weaver said this was changed in the agreement the Commissioners signed with the Forest Service. Mr. Weaver said the meeting notice for discussing this issue was not sent to the local fire departments. Ms.

Benton reviewed the agreement; Chairman Davie signed the agreement on April 4, 2007. They will review the issue next April.

At 11:15 a.m. Bill Dunn, County Attorney, joined the session to discuss pending legal matters. There was discussion of the Doyon singlewide trailer. Mr. Biggs said the trailer has been removed, but an old bus has been moved in and the resident is now living in the bus. He has tried to contact Ms. Doyon but has not had a response. Mr. Biggs said the bus falls under "unlisted uses" and is not permitted for occupation. This would not classify as a recreational vehicle (RV) either.

Ms. Benton discussed the Rio Grande Water Users objection to the Sanderson gravel pit. A copy of the document was given to Mr. Dunn to review. Ms. Benton said Thad Elliott was supposed to get the matter through water court to close the case several years ago. This has been pending for five years and the Board would like it resolved. Mr. Schwiesow is requesting additional information from the County. Mr. Dunn will contact Mr. Schwiesow regarding this matter.

There was discussion about a TV station in Alamosa wanting to film the meetings. Mr. Dunn said the meetings are already open to the public and the minutes are available on the County web site.

Mr. Biggs discussed the resolution for Agua Ramon Fun Club. Last year the resolution was passed with specific set backs. This year there have been six requests for variances but the Building Department has been able to work out other arrangements. There was discussion of rescinding the resolution which would create more lots unsuited for building due to the setbacks. After discussion the Board agreed to leave the resolution in place.

Attest:

Lyla Davis
Clerk of the Board

Doug Davie
Chairman of the Board

COUNTY COMMISSIONERS PROCEEDINGS

State of Colorado)
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County of Rio Grande)

The Rio Grande County Board of Commissioners met in regular session on Wednesday, July 11, 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 July 5, 2007 meeting were reviewed. Commissioner Hagedorn moved to approve the minutes. Commissioner Murphy seconded; the motion passed.

At 9:05 a.m. Patrick Sullivan, Road and Bridge Supervisor, joined the session for the monthly report. Mr. Sullivan reviewed the written report.

- o Hauled top soil to Frisco Creek
- o Installed a culvert on Frisco Creek Drive to take care of tail water washing across the road
- o Road rights-of-way are being mowed
- o Mr. Sullivan and Ms. Romero met with the auditors
- o Overlay on the 2 East was completed (4.5 miles)
- o The Beaver Mountain paving project was completed
- o The Town of Del Norte paving project was completed
- o Six miles of skin patching was done including the 4 East Road, 8 North Road and County Road 28 (Rock Creek)
- o A vibratory asphalt compactor was rented from Wagner for the paving season
- o The shop has had numerous repairs
- o A weed sprayer was borrowed from the weed district to take care of weeds in the shop yards
- o A water truck was provided for the Francis Rodeo
- o Mr. Sullivan met with homeowners in Lower Alpine Village regarding standing water

Projects to be completed in July include completing chip and seal, skin patching at railroad crossings and bridges, the rail crossing will be completed at the 4 North Road for the San Luis Rail Road, graders will start with Schedule A Roads, the bleachers will be moved from Ski Hi Park to South Fork for Logger Days and returned to Ski Hi, a water truck and packer will be provided for the Antique Tractor Pull, and Mr. Sullivan will meet with Jason Triplett, SEH, to review bridge inspections.

Mr. Sullivan noted that over \$52,000 is due from the Town of Del Norte for the paving project. Mr. Sullivan noted an Alpine Village resident who installed a fence in the road right-of-way. The resident will be informed that the fence must be moved. Mr. Sullivan also asked about hiring summer help for the office. Ms. Romero has data entry work that needs to be done; she fell behind when the auditors were meeting with her. The office phones will be covered during the lunch hour as well during the summer. The Board said since Mr. Sullivan only hired one employee for summer help the funds were still available. Mr. Sullivan reviewed two employees who will be evaluated this month. The Board agreed to the step increase for one employee. Mr. Sullivan noted that the Plaza Bridge and the Stoeber Lane Bridge will be worked on this fall. Regarding the concrete near the Plaza Bridge, Jamie Hart was given until the end of high water to remove the concrete.

Commissioner Hagedorn discussed taking the roads in Rancho Del Rio Subdivision in South Fork into the County road system. Bill Keeling had informed Ms. Benton that these roads should have been accepted onto the County road system. Ms. Benton read from the minutes of the November 15, 1995 meeting and said there is no mention of accepting the roads into the County system. Mr. Sullivan said he has documents in his office regarding the portion of the subdivision that is part of the County system. He noted that a portion of Comanche Trail is maintained by the County (Comanche Court and Comanche Circle are not maintained by the County). Mr. Keeling thought the roads had been on the system since 1995. Ms. Benton said there was not a formal motion to adopt the roads in 1995. Mr. Sullivan will review his documents on this matter.

There was discussion of the speed limit on gravel roads. Mr. Sullivan said according to the Colorado Highway Patrol, the speed limit is 55 miles per hour on a gravel road

unless posted. He has had complaints about people driving too fast on some gravel County roads.

At 10:00 a.m. Joyce Housden and Pat Perry, Public Health Nurse, joined the session to discuss continuation of the under-age substance abuse grant. Ms. Housden said this is a five year grant; the County became involved in year two of the grant. The grant fiscal year begins October 1, 2007; Ms. Housden is requesting the full \$110,000 from the grant. They are now in the implementation stage of the plans for reducing under-age drinking and drug abuse. Commissioner Murphy moved to approve the Colorado Prevention Partners Continuation Application for Funding. Commissioner Hagedorn seconded; the motion passed.

Ms. Housden commented that they will be working with liquor licensees to gain their membership in the coalition. They are also looking for more involvement from the judicial system. Chairman Davie asked if there was a Mother's Against Drunk Driving program. Ms. Housden said there is not a chapter in the Valley. Charlie Spielman asked if they worked with the mentoring program in the Monte Vista Middle School. He strongly suggested that the Prevention Partners work with this group.

At 10:30 a.m. Karla Willschau and Kimberly Temple, Wall, Smith, Bateman & Associates auditors, joined the session for the audit review. The independent auditors report was given. Ms. Temple reviewed the Statement of Net Assets. Total assets are \$48,094,035; total liabilities are \$7,587,798 for total net assets of \$40,506,237. An unqualified opinion on the financial statements of Rio Grande County, Colorado was given. There was discussion of the changes from the National Accounting Associations.

The Management Letter was reviewed by Ms. Temple. The Sheriff's Commissary Account is a new account and needs the necessary controls. The second comment pertains to the Sheriff's Office Internal Control Over Evidence and Confiscated Items Inventory. Two deputies should attend evidence training for this capacity. The third item was the Sheriff's Office Traffic Ticket Surcharges. Ms. Temple said the surcharge to the traffic fines are being incorrectly posted to a revenue account in the general fund. Ms. Benton said this has been corrected. The Road and Bridge Inventory item was discussed last. Ms. Temple noted the inventory has been valued at replacement cost,

which is inconsistent with Generally Accepted Accounting Principles. A spreadsheet has been generated and the Road and Bridge Department has corrected the issue.

Commissioner Hagedorn moved to accept the audit as presented. Commissioner Murphy seconded; the motion passed.

At 11:30 a.m. Bill Dunn, County Attorney, joined the session to discuss pending legal matters. He has not had an opportunity to call Eric Schwiesow but will do so today. There was discussion of the Doyon singlewide trailer. Casandra Doyon was present to discuss the matter. Mr. Dunn said she met with the Board in December regarding the singlewide trailer that did not have a conditional use permit and did not meet the Code and Zoning Regulations. The trailer was removed in June; however a converted school bus was brought to the property for living quarters. Ms. Doyon indicated that the bus has been converted into a recreational vehicle. Ms. Doyon said they have lived there for twenty years and have always had employees living on the property. The current employee cannot find a trailer to bring onto the property. She said over time, employees have lived on the property in RV's and the County has never said it was a problem. Mr. Dunn read from the Code Book stating that RV's can be used as temporary or seasonal living quarters. A conditional use permit should be applied for before the temporary living quarters are brought in. Mr. Dunn noted that the new zoning book may allow for temporary housing of this type; in August, the Board will decide if temporary housing is limited to 90 or 120 days. The zoning regulations have never allowed for permanent RV housing or singlewide housing without a conditional use permit. Chairman Davie said some of these issues were not enforced in years past. Mr. Dunn noted that the State Statutes allow a permit for temporary housing. Ms. Doyon said they had to get a permit for their property near town, but not for the one in the County. Mr. Biggs said this matter appears to have "slipped through the cracks". Mr. Dunn said the problem was the age of the singlewide. The new regulations address the fire safety issues. Ms. Doyon said the employee cannot afford other housing. She said they allow employees to live on their property if they need a place to move their trailers. Mr. Dunn said the Doyons need to find a solution for long term employee housing. Chairman Davie said if they had a singlewide newer than 1976 a conditional use permit could

be applied for to allow for permanent housing. Commissioner Hagedorn said if a new employee brings in an RV they can live in it for 90 to 120 days under the proposed amended zone book. Rose Vanderpool, Land Use Planner, said recreational vehicles have never been permitted as permanent living quarters. Ms. Doyon asked if she could apply for an RV park for her property. Ms. Vanderpool said RV's are allowed for year round residence in a designated RV park. The Doyon's would have to go through the zone change process. Chairman Davie suggested providing a space for the RV's at an existing trailer park. Ms. Doyon said they already have an existing septic system for their employees. Ms. Doyon said they have had trailers before and the septic system has never been a problem. Ms. Vanderpool said the topic today is the school bus being lived in. She said the Doyons need to apply for a conditional use permit and install a singlewide trailer. Mr. Biggs said they could apply for a conditional use permit for the RV for seasonal use or install (with a conditional use permit) a mobile home on site. Mr. Dunn said a mobile home cannot be replaced with an RV under one conditional use permit. Ms. Doyon asked who was being hurt by having the employee live in the RV. Ms. Vanderpool said the application for an RV park is \$1,000 plus \$20 per space; there will also be fees for a septic inspection and other costs. There was discussion of whether or not RV's are allowed in a mobile home park. Chairman Davie asked Mr. Dunn not to file a complaint with the courts until they can discuss options for Ms. Doyon. Mr. Dunn suggested that Ms. Doyon find out the size of the septic tank for future planning.

At 12:15 p.m. the meeting was adjourned for lunch and work sessions.

Attest:

Lyla Davis
Clerk of the Board

Doug Davie
Chairman of the Board

COUNTY COMMISSIONERS PROCEEDINGS

State of Colorado)
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County of Rio Grande)

The Rio Grande County Board of Commissioners met in regular session on Wednesday, July 18, 2007. Members present were Chairman Doug Davie, Commissioners Dennis Murphy and Robert Hagedorn, Suzanne Benton, County Administrator, 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 Murphy moved to approve the July 11 minutes as corrected. Commissioner Hagedorn seconded; the motion passed.

At 10:05 a.m. J.R. Hancock, Veteran's Officer, joined the session to announce his resignation. Mr. Hancock asked to be an un-paid Veteran's Officer as a secondary contact for the County. The County has put time and money into his training for post traumatic stress syndrome and he would like to continue to serve the County residents. Mr. Hancock said he is offering his expertise to the new Veteran's Officer as a volunteer. Chairman Davie said he would like to think about the offer; he asked why the Board would need to appoint him as a volunteer. Mr. Hancock said in order to have access to the Veteran's records he would need authority from the Board. The Board discussed waiting on the volunteer appointment until the position is filled. Commissioner Hagedorn moved to appoint Mr. Hancock as a volunteer Veteran's Officer until the position is filled. Commissioner Murphy seconded; the motion passed.

At 10:20 a.m. Ms. Benton presented pending matters. She gave the Board the property insurance review. There was discussion of the bumper protections on the buildings and ground areas that need to be cleaned up.

She presented correspondence regarding award nominations.

Ms. Benton said Bill Keeling feels the previous Board accepted the roads in Del Rio Rancho in to the County road system. Commissioner Murphy said Mr. Keeling feels the County may not continue to maintain the roads in the future. The written statement from Mr. Keeling indicates

that by maintaining the roads in the past the County has accepted them. The Board said maintaining a road does not mean the County has taken it on to the road system. Chairman Davie suggested conferring with the Road Supervisor before accepting them. The Board would like to view the roads in question.

The Board decided against commenting on ATVs on Forest Service Roads rule change.

Ms. Benton presented the request from Paula Hendricks, Tobacco Program, for Board members to record radio spots for the Program. The Board will not record messages at this time.

Eva Salazar will start training in the Assessor's Office to be an appraiser. Joe Dominguez, County Assessor, is the only certified appraiser in the office; however there are several employees who are close to completing the training and passing the tests. The Board agreed to move Ms. Salazar into the training position.

Ms. Benton discussed the storage shed that was purchased for the maintenance department; this would make space available for storage in the primary storage garage. Chairman Davie suggested trading in the riding lawn mover in one to two years and purchasing a new one.

Ms. Benton will submit the voucher for the Annex roofing building permit to the Town of Del Norte. The County Building Inspector will inspect the Annex roof.

Ms. Benton noted vacancies on the State Child Welfare Allocation Committee and the CBMS Advisory Committee.

Ms. Benton read a reception invitation from Hospice del Valle.

At 11:00 a.m. James Berg, Director of Social Services, joined the session for the monthly report.

At 11:45 a.m. Bill Dunn, County Attorney, joined the session to discuss pending legal matters. He has talked with Eric Schwiesow regarding the gravel pit. The information being requested by Kirk Thompson is available through water engineer Jim Slattery. The letter from Mr. Schwiesow needs to be sent to Kirk Thompson. A conference call was placed to Mr. Schwiesow. Mr. Schwiesow sent the letter to Mr. Thompson; he also said an electronic version

of a map was being requested by the engineers. Mr. Schwiesow indicated that the engineer thought forty acre feet needed to run through the recharge pit; however the State engineer indicated that six to eight feet was adequate. There needs to be discussion between those parties to arrive on the amount of water. Mr. Dunn asked for a timeline for completion. Mr. Schwiesow said six months should be adequate but the discussions need to take place with all the engineers.

Chairman Davie said they should not have to pay more engineering or attorney fees. Ms. Benton said this would be the third request for engineering fees.

Regarding out-of-home burrito sales, Ms. Benton said Felicia Cordova has moved and is not at the listed address.

At 12:15 p.m. the Board adjourned for lunch.

At 1:30 p.m. the Board of Equalization heard the following property assessment protests. Joe Dominguez, Assessor, and Cheryl Scherzer, Deputy Assessor, were sworn in by Chairman Davie.

The petitioners, David & Sharon Yust (not present), submitted a written report stating that the property should be valued at \$120,000. The property schedule number is 1735101015. Ms. Scherzer valued four comparable properties near the Town of Del Norte; one property was within the city limits. Ms. Scherzer said all the homes were modular homes as is the Yust's home. Mr. Dominguez said the assessed value is \$137,839. The comparable property values are \$149,702, \$149,218, \$165,976 and \$152,786.

Commissioner Murphy asked if the homes were comparable in amenities and floor plan. Ms. Scherzer said the property is well maintained and is located in a nice subdivision and is similar to the comparable properties. Chairman Davie asked if the values given were sales prices. Ms. Scherzer explained the adjustments made to the sales price based on garages, out buildings, and lot acreage. Mr. Yust is listing the property for \$249,000 with a realtor. The written report from Mr. Yust states the valuation should be based on structure type and locality and should not be compared with South Fork properties. Mr. Dominguez said he feels the property is valued fairly. Commissioner Murphy moved to deny the petitioners request and leave the value as assessed at \$137,839. Commissioner Hagedorn seconded; the motion passed. Mr. Dunn added that the Assessor is required by State Statute to use the market value approach.

At 1:45 p.m. Robert Davie joined the session to petition the Board of Equalization. Chairman Davie swore in Mr. Davie and Michelle Medina, Deputy Assessor. The property schedule number is 3336438003. Mr. Davie asked to hear from the Assessor first. Ms. Medina noted the property value of \$267,625 and presented the spreadsheet of comparables. The comparable property values are \$292,989, \$338,964 and \$247,825. Ms. Medina discussed the improvements to the property and the value at the time of purchase. All comparable properties were sold between June 30, 2005 and June 30, 2006. Mr. Davie presented a complete list of property sales for the given time frame as listed on the Assessor's web site. He said the property sales of \$267,000 can not be found within the City of Monte Vista. The next report presented was properties taken from the Assessor's web site based on square footage, sales date and sales price. Mr. Davie presented an appraisal done by Norman Roberts as of January 1, 2005; the appraised amount is \$215,000. A realtor also did a market analysis of the property. The realtor felt the property could be sold for \$230,000. A Multiple Listings Service (MLS) report was submitted of properties sold that realtors use in comparables. Mr. Davie questioned comparable #2 and the sales price. He also said the properties on the listings sold for less than the actual sale price. The land value is \$18,000 which Mr. Davie questioned and noted a lot on the west side of Monte Vista with amenities included which sold for \$3,000. The property was purchased by the Davies in February 2004. Mr. Davie said the appraiser indicates that the original floor plan was dysfunctional and took value away from the property. He also noted that there is not a second story; there is a deck, or skirting around the inside edges. Ms. Medina said the loft accounts for 30% of the value. She also said she had to make an adjustment because the comparables have two car garages and Mr. Davie's house has a car port. Mr. Davie said the home is over built in the neighborhood. Mr. Dominguez said the appraisal by Norm Roberts is not complete because the house was not complete until 2006. Mr. Davie said the appraiser gave the value with enough of the structure done to give an opinion.

At 2:15 p.m. the Board heard the protest from Warren Deal. The petitioner, Warren Deal, was not present for the property assessment protest. The property schedule number is 3117001019. Mr. Dominguez appraised the property after

it was built. He noted that this is a custom built house. Ms. Scherzer said the comparables were adjusted up to account for the amenities. The Assessor's value is \$444,150; Ms. Scherzer said she had to adjust down for the loft rather than a full second level and there was a livestock shed that has never been on the tax rolls. The comparable values are \$505,628, \$421,245 and \$447,248. Ms. Scherzer recommended adjusting the current assessed value to \$435,493. Commissioner Hagedorn moved to accept the adjusted valuation of \$435,493. Commissioner Murphy seconded; the motion passed.

At 2:30 p.m. Ms. Benton continued with pending matters. She discussed having a complaint or suggestion form that customers can fill out, sign and submit to the Board for review. Commissioner Murphy moved to allow the staff development day at Social Services. Commissioner Hagedorn seconded. Chairman Davie called for the vote. The vote passed 2:1.

At 2:45 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 Monday, July 23, 2007. Members present were Chairman Doug Davie, Commissioner 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 and the Pledge of Allegiance was said. Charles & Brenda Murray, and Joe Dominguez, County Assessor, were sworn in. The subject schedule number is 2133000185. Mr. Murray said the home was appraised as a three bedroom two bathroom home which it is not. The Murrays own a recreational cabin and recreational vehicle park. Mr. Dominguez said he did appraise the property and found the adjusted value to be \$344,250; the appraisal value per the assessor's actual value is \$325,894. Mr. Murray said the cabins are in need of repairs and they are working on updating them. He said the comparable, South Fork Lodge, has all new roofs and RV hook-ups; his property is only .62 acres which is not comparable to South Fork Lodge at 4.3 acres. Mr. Murray said he did not feel their land value is worth \$66,000. He noted values per acre and said it had been about four years since he did the comparison on his own. Ms. Murray said the value Mr. Dominguez gave her on site was \$260,000 and the value on paper at the hearing is \$344,250. Mr. Dominguez said the cabins are valued at \$20 per square foot; the cabins are cheaply made and the record shows the quality of construction as fair/average. Mr. Dominguez said the comparable properties have larger square footage but the average value was derived. He reviewed the sales comparison analysis and each comparable property. Mr. Dominguez said this is a buyer's market. Mr. Murray said River Bend Lodge is not comparable in any way. The 15 acre and the 4-acre comparables are not like comparisons. He said the businesses are much larger than his operation; there is no room for the Murrays to expand because they are along the highway. He felt a value of \$250,000 to \$270,000 would be a fair value. Mr. Murray said the property is in a state of repair and may be worth the assessor's value once they have completed the renovations. The Board agreed to review the protest before making a decision. Chairman

Davie said the Assessor adjusts the value of the similar properties and derives a mean value. There was discussion of the other RV parks in South Fork being open year-round; the Murray's is not. Mr. Dominguez said it is a business decision to be open year-round. Mr. Murray said they have to take an income approach to their business decisions. Chairman Davie said the Board may need to visit the property.

The Murrays have sold off 2 acres with 47 RV sites and the recreational hall/Laundromat.

At 9:30 a.m. Chairman Davie swore in Cheryl Scherzer, Deputy Assessor, and Randy Mason. The subject property schedule number is 2133006024. Mr. Mason presented a list of sales from the County web site. He said he owns a cabin in Ponderosa subdivision built in 2000 and two years later he built a wood frame garage. He said the square footage is a few feet off, but is happy to go with the Assessor's square footage. Mr. Mason presented his appraisal of eight comparable properties. He noted adjustments for properties next to the National Forest which are more valuable. This subdivision was started in the 1960's and has an assortment of structures so he had many adjustments to make. Mr. Mason said he used the greater amounts trying to be realistic and fair. He felt \$133.64 per square foot was a good value for his home. When the home was built the Town of South Fork required a 48" stem wall. Mr. Mason said in a high water year they have a lot of snow which melts into the crawl space and floods the basement; this is a situation which he has no control over and will affect the sale in the future. Mr. Mason said he does not intend to sell the property. Mr. Mason said he deals with values daily as a real estate agent in Texas. Mr. Dominguez said the adjusted square footage is not available on the web site. The information on the web site does not include all the information the Assessor uses for values. Mr. Mason said he called the local private assessors who do this work professionally but none of them could work with the timeframe of the protest period. He also noted that he did not physically look at the properties to see if they had garages since that information is not on the web site. The time trend is over 12% per year per Ms. Scherzer. She gave her written presentation. The comparables are all within 1,500 feet of the property. Ms. Scherzer said the program the office uses does not adjust for the number of bedrooms and bath rooms but rather by square footage; however they do try to be accurate. Ms. Scherzer said her

recommendation is to adjust the value to \$203,915 from the current assessment of \$243,840. Mr. Mason said this is a better value but is still concerned with the water problem that he has no control over. Ms. Scherzer was not aware of the drainage problem at the time of appraisal. She said there are probably other homes in this subdivision with the same problem. Mr. Dominguez said they can view the property at another time and discuss the matter. Mr. Mason said the property is sellable but he feels there should be an adjustment for the flooding that has to be disclosed at the time of sale. Chairman Davie said they would take his question into consideration with the decision.

At 10:00 a.m. Ms. Scherzer presented the findings for Barry Beal (not present). The property schedule number is 2303402018. Mr. Beal protested because he does not have a second story in the home, it is an unfinished attic. The land value was adjusted to be in line with the surrounding property. The actual value is \$1,643,196; Ms. Scherzer's adjusted value is \$1,325,190. Ms. Benton noted that Mr. Beal called her and confirmed that he had reached an agreement with the Assessor's Office. Commissioner Hagedorn moved to accept the adjusted value. Commissioner Murphy seconded; the motion passed.

At 10:15 a.m. Ms. Benton said that Mark Braley had reviewed his property assessment with the Assessor's Office and agreed to the adjusted value of \$931; the actual value is \$917. The property schedule number is 3109001018. Commissioner Hagedorn moved to accept the adjusted value. Commissioner Murphy seconded; the motion passed.

At 10:30 a.m. Richilieu Childs, property owner, Michael Valdez and Michelle Medina, Deputy Assessors, joined the session. Chairman Davie swore in the Assessors and Mr. Childs. The subject schedule number is 1934200-383. Mr. Childs purchased vacant farm land in 1998 to continue his horse business. The property has been fenced and is registered with the Colorado Department of Agriculture. There has not been a house on the property until this year; the home is still not livable. He does not feel the home should be appraised as a complete home because they have not completed the inspections and cannot live there. He also feels the 42 acres of land should be re-valued because he has had two dry wells drilled. He cannot irrigate his land; water has to be hauled to his horses. Bill Dunn, County Attorney, asked when the home would be livable. Mr.

Childs said he is doing the work himself and hopes to move in this winter. The basement walls were poured in 2006 and the framing was done the following July. In May 2007, the electrical inspection was done. Mr. Childs presented receipts for the work done. Ms. Medina said he was taken out of ag land because Mr. Childs did not respond to a letter asking for a lease agreement to prove the ag land status. Ms. Medina also said the horses must be raised for sale to qualify for ag status. She said the construction dates were used for office records. She said there were not many comparable sales in this part of the County. Chairman Davie asked about the horse sales. Mr. Childs said he has raised horses for 44 years and is actively marketing them. Mr. Childs said he did not feel the home was 51.5% complete as the Assessor has indicated. He feels it is 30% complete since most of the work is in the finishing. Mr. Childs did not feel properties near the golf course or San Francisco Creek were comparable. Mr. Dunn asked if the water status would affect his home value. Ms. Medina said if they are aware of the situation they can make the adjustments; however they use the market approach for valuation. She also said by changing the land to ag use the out buildings would increase to 29% from 7.96% of assessed valuation. Ms. Medina clarified the sales window for the Assessor's Office and the time frame that they can pick up new construction. She said the completed home will have 3,070 square feet and is valued at \$90,375 at 51.5% completion. She said they have a chart for measuring completion. Mr. Childs had an appraiser value the land for insurance purposes. He was told that \$199,000 would be the value. The Board will take this into consideration and render a decision by August 5, 2007.

Mr. Childs gave his reasons for adjusting the value of his home in Alpine Village. The subject schedule number is 19303328011. The property is valued at \$67,973. He said there have not been improvements since the time of purchase; he does not feel it should be valued more than what he paid for it. A new singlewide home is about \$37,000. Mr. Childs feels the value is \$55,000 since that is what he paid for it in 2001. Mr. Valdez said he could not find a comparable property for his report. Mr. Dominguez said property in South Fork is increasing 2% per month. Mr. Valdez said there are not singlewide purged sales to compare. A purged title indicates the land and home have been combined into one piece; the trailer title has been destroyed. The property title was purged by a

bank before he purchased the home. Mr. Valdez said this is common with doublewide homes, but he could not find a purged singlewide title to compare. Mr. Childs said he feels they are close in value; he feels \$65,000 would be the maximum value. Commissioner Hagedorn moved to accept the Assessor's adjusted value of \$62,705. Commissioner Murphy seconded; the motion passed.

At 11:05 a.m. Commissioner Murphy moved to accept the Assessor's recommendation for Randy Mason. The adjusted value is \$203,915; the original value is \$243,840. Commissioner Hagedorn seconded; the motion passed.

At 11:10 a.m. Commissioner Murphy moved to accept the Assessor's adjusted value of \$344,250 for Charles and Brenda Murray. The original value is \$325,894. Commissioner Hagedorn seconded; the motion passed.

At 11:25 a.m. Commissioner Hagedorn moved to accept the Assessor's value of \$267,625 for Robert and Sheila Davie. Commissioner Murphy seconded; the motion passed.

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

At 1:30 p.m. Commissioner Hagedorn moved to approve supporting the power authority contingent upon \$1 per capita and the authority receives equal funding from other counties. Commissioner Murphy seconded; the motion passed.

At 2:00 p.m. Commissioner Murphy moved to deny the following abatement. Commissioner Hagedorn seconded; the motion passed.

Schedule No.	Assessed Value	Actual Value	Tax
3531310016	\$1,400.20	\$525.00	\$875.20

at 2:05 p.m. Chairman Davie swore in Marilyn Coldwell, Don Raybourn, property owners, Cheryl Scherzer Deputy Assessor, and Joe Dominguez, County Assessor. The schedule number is 2133205012. Mr. Raybourn stated that he had an appraisal done one year before the re-appraisal by the County. He presented a written report stating that the Assessor and Mr. Raybourn agreed upon the value of the home less than one year ago. He was under the impression that the valuation would hold up for a longer period of time. Mr. Raybourn presented a formula for deriving the value of his home at \$297,318.98. Ms. Scherzer said the comparable properties are all within his subdivision. The current

actual value is \$353,285; she gave the adjusted value of \$351,202. Mr. Raybourn questioned the comparable properties and asked why comparable #2 did not appear on the web site search. Ms. Scherzer noted the address as being on Buck Street. Mr. Raybourn said there is Buck Court but not Buck Street. Ms. Scherzer confirmed the street name on the property card. Mr. Raybourn said that is why it did not appear on the search and should not be used. He gave reasons for the comparable properties being over valued. The railroad owns property across the street which devalues the property since the railroad can use their property as they see fit. Mr. Raybourn noted that the figures the Assessor worked with are higher than he feels is appropriate, but he agreed to the numbers. He reiterated that his land value is less than other lots in the subdivision. Mr. Raybourn said the comparable homes have significantly lower square footage. He said his information is from June 30, 2004 through July 1, 2006. Mr. Raybourn said he has been doing construction work his entire life and feels he has done the adequate research. They built the house themselves and used aspen wood which is the cheapest they could buy. He does not feel his house is comparable to the wood paneled homes in the subdivision. Ms. Scherzer said the home is listed as "average" quality. Mr. Dominguez said he listed it as "good" because of the condition of the home. Ms. Scherzer said it is now "average" quality. The lots in Highland Meadows are valued at \$200,000 which is why Ms. Scherzer compared homes in the neighborhood. The homes down-river are appraised for less than the questionable comparable. Mr. Raybourn said all of his information came from the web site. He asked the Assessors to support their calculations. Chairman Davie said the Board would take all the information into consideration and render a decision. Mr. Raybourn said he felt this was sufficient information; however they will take it to the State level if necessary.

At 2:30 p.m. Wendell and Orene Hinkley were sworn in. Mr. Hinkley presented three comparable sales for homes in his neighborhood. The schedule number is 3336428002. Mr. Hinkley said he feels the value should be \$169,000 based on the sales he read. Ms. Scherzer noted the sales time frame of June 30, 2004 through July 1, 2006. She found three sales comparable in age and size. The current value is \$213,897. Ms. Scherzer explained that the number of bedrooms does not make a large impact on the home value. She recommends leaving the value at \$213,897. Mr. Hinkley

asked if any homes in the area had sold for over \$200,000. Ms. Scherzer has not researched the current market. Mr. Hinkley does not feel he can ask over \$200,000 if he were to sell the home. He asked what the value was two years ago. Mr. Dominguez said he thinks people are asking over \$200,000 for a home similar to his. Mr. Hinkley was told by a realtor that homes between \$150,000 and \$175,000 were selling in Monte Vista but not over \$200,000. Chairman Davie said the Board would take the information under consideration and render a decision.

At 2:45 p.m. Commissioner Hagedorn moved to accept the Assessor's recommendation for Don Raybourn of \$351,202. Commissioner Murphy seconded; the motion passed.

At 3:00 p.m. Chairman Davie moved to accept the Assessor's value of \$90,375 for Richilieu Childs' land and home at 51.5% completion. Commissioner Murphy seconded; the motion passed.

At 3:10 p.m. Commissioner Murphy moved to accept the valuation of \$213,897 as presented for Wendell Hinkley. Commissioner Hagedorn seconded; the motion passed.

At 3:15 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, July 25, 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 Murphy moved to approve the July 23, 2007 minutes as corrected. Commissioner Hagedorn seconded; the motion passed.

Ms. Benton said employees have asked if payroll would be released on Friday rather than Tuesday so employees have their paychecks before Stampede. Commissioner Murphy moved to release payroll early this month only. Commissioner Hagedorn seconded; the motion passed.

At 9:15 a.m. Eric and Jed Ellithorpe, representing Katherine Ellithorpe property owner, Cheryl Scherzer, Deputy Assessor and Joe Dominguez, County Assessor were sworn in by Chairman Davie for the Board of Equalization hearing. The schedule number is 2133020042. Mr. Ellithorpe said he is in agreement with the value of the home and the lot it sets on. He said when he purchased the lot for his home he also purchased the adjoining lot which does not have a building site because of the railroad tracks. Mr. Ellithorpe said this lot is not worth the same amount as his home lot due to the railroad tracks. He gave a comparable property that sold three years ago and noted that the value has not doubled in value; he presented a map of the subdivision. He feels the lot is worth \$50,000 and the other lots should be \$150,000 each. Mr. Ellithorpe said \$750,000 was a fair price for the three lots and the home. He does not feel his lots compare with lots around the golf course. Mr. Dominguez said according to State Statute, property owners protest the entire assessment not just a portion of the property. He said they tried to compensate for the railroad tracks. Mr. Ellithorpe said by the time there is allowance for setbacks from the railroad tracks, there is not enough room to build. Mr. Dominguez

said they look at a combination of the property and home value. He said they derive a mean value between the land and home. Ms. Scherzer presented three comparables; two comparables are in Mr. Ellithorpe's subdivision and another is a comparable river lot. She noted that all lots are river lots and presented the adjustments for gross living area, lot size and age. Ms. Scherzer's opinion of the adjusted actual value is \$863,112. Chairman Davie said they would consider all the information and render a decision by August 4, 2007.

At 10:10 a.m. Commissioner Hagedorn moved to approve the division of land for Leroy Ehardt contingent upon a recorded access easement for each property, obtaining a survey and obtaining a notarized letter stating approval by the other half interest property owner. Commissioner Murphy seconded; the motion passed.

At 10:20 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
Bricker, Pamela	sal.	\$	50.00
Franke, Craig	sal.	\$	50.00
Freeman, Dwight	sal.	\$	50.00
McCallister, Vern	sal.	\$	50.00
Peterson, Ronald	sal.	\$	50.00
Seger, Gary	sal.	\$	50.00
Slade, Janice	sal.	\$	50.00
Vanderpool, Rose	sal.	\$	2,830.53
Canada, Sean	sal.	\$	2,721.33
Kern, Randall	sal.	\$	3,565.47
Gallegos, LeAnn	sal.	\$	1,500.18
Gonzales, Catherine	sal.	\$	2,002.04
Hill, Cindy	sal.	\$	1,887.62
Jackson, Sandra	sal.	\$	4,141.67
Montoya, Michelle	sal.	\$	1,943.02
Murphy, Donna	sal.	\$	2,798.28

Quintana, Mary	sal.	\$ 2,294.43
Kroschel, Ruth	sal.	\$ 1,639.95
Steving, Sherryl	sal.	\$ 1,755.54
Velasquez, Ashley	sal.	\$ 763.78
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.	\$ 2,034.93
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
Arellano, Timothy	sal.	\$ 2,494.58
Chick, Charles	sal.	\$ 2,470.00
Doctor, Janette	sal.	\$ 2,638.13
Duran, Jeremiah	sal.	\$ 2,376.27
Gonzales, Jonathan	sal.	\$ 4,539.31
Heacock, Marilyn	sal.	\$ 2,301.87
Lopez, Emily	sal.	\$ 2,707.09
McKibben, Robert	sal.	\$ 1,224.00
Norton, Brian	sal.	\$ 5,550.00
Renner, Jose Jacob	sal.	\$ 2,512.75
Wheelwright, Boyd	sal.	\$ 2,494.59
Archuleta, Anthony	sal.	\$ 2,138.67
Atencio, Joseph	sal.	\$ 2,245.58
Bailey, Ronald	sal.	\$ 1,772.05
Black, Kelly	sal.	\$ 2,880.80
Bruder, Gary	sal.	\$ 1,961.86
Chick, Amanda	sal.	\$ 1,745.47
Deherrera, Alicia	sal.	\$ 1,783.38
Ford, Donna	sal.	\$ 1,922.27
Fuentes, Jose	sal.	\$ 1,940.02
Hart, Jonathan	sal.	\$ 2,011.43

Kerr, Troy	sal.	\$ 1,983.07
Manzanares, Peggy	sal.	\$ 1,282.67
Naranjo, Henry	sal.	\$ 1,031.67
Ortega, Arthur	sal.	\$ 2,211.10
Parks, Joseph	sal.	\$ 2,079.97
Trujillo, Ramon	sal.	\$ 1,958.20
Messoline, Larry	sal.	\$ 2,022.83
Strohmayr, Rusty	sal.	\$ 1,841.67
Spencer, Teresa	sal.	\$ 3,319.51
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.	\$ 975.00
Housden, Joyce	sal.	\$ 3,293.33
Hawkins, Berry Joyce	sal.	\$ 2,080.00
Hancock, J. R.	sal.	\$ 1,063.14
Hendricks, Paula	sal.	\$ 3,574.13
Oglesby, Freddy	sal.	\$ 2,201.33
Riley, Tina	sal.	\$ 591.36
Taylor, Anna	sal.	\$ 3,033.33
Lujan, Maxine	sal.	\$ 2,286.87
		<u>\$194,597.01</u>

(Taxes Withheld, \$31,940.53; Deductions Withheld,
\$22,915.52)

ROAD & BRIDGE

Anderson, Brendon	sal.	\$ 1,362.13
Atencio, Kevin	sal.	\$ 2,040.13
Black, Timothy	sal.	\$ 3,024.67
Chapman, Destry	sal.	\$ 2,385.07
Hansen, Arnold	sal.	\$ 2,421.19
Hill, Carl	sal.	\$ 3,024.67
Lyons, Dale	sal.	\$ 1,884.13
Maestas, William	sal.	\$ 3,042.73
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.	\$ 2,667.11
Atencio, Manuel	sal.	\$ 2,960.57
Benavides, Eodofredo	sal.	\$ 2,773.40
Cervantez, Manuel	sal.	\$ 1,884.13
Claunch, Billy	sal.	\$ 2,684.93
Davie, Andrew	sal.	\$ 2,070.67
Heredia, Abelardo	sal.	\$ 2,801.07
Paulson, Roy	sal.	\$ 3,077.02
Rowe, Danny	sal.	\$ 2,281.09
Steffens, John	sal.	\$ 3,251.73
Sullivan, Patrick	sal.	\$ 4,812.50
Trujillo, Adelmo	sal.	\$ 2,075.44
Romero, Olivia	sal.	\$ 2,034.93
Valdez-Heredia, Monique	sal.	\$ 84.00
		<u>\$ 65,240.91</u>

(Taxes Withheld, \$11,117.12; Deductions Withheld,
\$7,859.49)

DEPARTMENT OF SOCIAL SERVICES

Anderson, Elisha	sal.	\$ 2,602.13
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.	\$ 2,372.50
Dupont, Ilene	sal.	\$ 1,051.20
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.	\$ 2,602.13
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, Rosemay	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
Trujillo, Joann	sal.	\$ 1,783.89
Velasquez, Angela Sue	sal.	\$ 2,760.01
Vengas, Brenda	sal.	\$ 1,350.38
Villagomez, Rashel	sal.	\$ 2,065.38
Webb, Jeannie	sal.	\$ 1,516.06
White, Victoria	sal.	\$ 1,985.75

\$ 98,708.55

(Taxes Withheld, \$15,538.42; Deductions Withheld,
\$13,806.11)

PEST CONTROL

Archuleta, Juan	sal.	\$ 782.78
Clare, James	sal.	\$ 100.00
Libby, Ned	sal.	\$ 783.78
Mayfield, Larry	sal.	\$ 100.00
Miner, Craig	sal.	\$ 50.00
Monter, Bernanrd	sal.	\$ 1,195.88
Mueller, Mark	sal.	\$ 100.00
Plane, Darrel	sal.	\$ 3,452.19
Plane, Harold	sal.	\$ 1,151.09
Schaefer, Michael	sal.	\$ 100.00

\$ 7,815.72

(Taxes Withheld, \$1,116.93; Deductions Withheld, \$532.64)

At 10:30 a.m. Chairman Davie swore in Michelle Medina, Deputy Assessor for the John Foster hearing before the Board of Equalization; Mr. Foster was not present. The schedule number is 1714200213. The first parcel is a forty acre parcel which is rural land. The comparable properties are classified as ag land; however the mean of the comparables is \$1,125 per acre. Mr. Foster's property was purchased for \$525 per acre. Ms. Medina said her opinion of value is \$22,517. Joe Dominguez, County Assessor, said he feels this value is more than fair. The landowner's written protest indicates the land value should be \$18,000. Commissioner Murphy moved to accept the valuation of \$22,517. Commissioner Hagedorn seconded; the motion passed.

The second parcel is schedule number 1718100026. Ms. Medina noted that this parcel is eighty acres. The subject property assessed value is \$35,000; the comparable properties were discussed. The mean of the comparable properties is \$850 per acre; Mr. Foster's property is valued at \$437 per acre. The land owner's written protest indicates the land value should be \$28,000. Commissioner Hagedorn moved to approve the land value of \$44,960. Commissioner Murphy seconded; the motion passed.

At 11:15 a.m. Pat Perry, Public Health Nurse, joined the session for the monthly report. The written report was presented for review. A memorandum of understanding was presented for signature for \$400 per month to care for Spanish speaking clients. The agreement is between Rio Grande County EPSDT and Lake County Public Health. Chairman Davie signed the agreement. The agreement with Medicare was presented for re-submittal with the changes Medicare requested. Chairman Davie signed the agreement.

Ms. Perry noted a person who is applying permanent makeup (tattoos) out of a home in Monte Vista. She received a complaint form the cosmetology board regarding this. Ms. Perry wanted the Board to be aware of this situation; she told the cosmetology board that the County did not have staff to enforce the cosmetology board's regulations.

At 11:35 a.m. Ms. Benton reviewed pending meetings.

At 11:40 a.m. Commissioner Murphy moved to accept the Assessor's recommendation for valuation for Katherine Ellithorpe. Commissioner Hagedorn seconded; the motion passed.

At 11:45 a.m. the Board adjourned for lunch.

At 1:30 p.m. Charmaine Yorty joined the session via telephone for the Board of Equalization hearing. The schedule number is 2303304013. Chairman Davie swore in Ms. Yorty. Her written statement indicates the land value should be between \$78,500 and \$95,000. The Assessor's value is \$102,172. Ms. Yorty said she purchased the property in August 2006 and does not feel the land value increased to nearly \$103,000 in a few months. She noted other lots where the value did not increase. Michelle Medina, Deputy Assessor, and Joe Dominguez, County Assessor were present for the hearing. Ms. Medina said the three comparables are within Ms. Yorty's subdivision. Ms. Medina said all of South Fork vacant land increased almost 45%. She said given the sales in the area, the adjusted value should be \$99,776. Ms. Medina said the lots used as comparisons were the same acreage and in the same part of the subdivision. Ms. Yorty said she did not feel the land should be worth more than she paid. She said she's never seen appraisers go over the timeframe; she is familiar with how values are derived in the Denver area. Mr. Dominguez said this Board sits for equalization and they try to develop mean values for all landowners. They are not forecasting values, they are time trending the values per the State Statute. Ms. Yorty said it is the luck of the draw as to who gets their values lowered. Chairman Davie asked Ms. Yorty for the property owner she referred to whose land was reduced. She said the lot is listed in her protest letter. Mr. Dominguez said Ms. Medina appraises the vacant land; Ms. Medina said she would review the neighboring lot and let Ms. Yorty know the reasons for adjustment. Chairman Davie said she would be notified of their decision.

Commissioner Hagedorn moved to accept the Assessor's recommendation of \$99,776. Commissioner Murphy seconded; the motion passed.

At 2:00 p.m. Richard Alderson joined the session via telephone for the Board of Equalization hearing. The schedule number is 1930136005. Chairman Davie swore in Mr. Alderson. He feels the land value should be \$25,000; the assessed value is \$36,862. Mr. Alderson's letter states that there is only one comparable sale for \$23,000 in December of 2004. Mr. Alderson said he has not found proof through the web site to verify the vacant land sales. Ms.

Medina presented three comparable sales. She explained the re-appraisal time frame and time trends done on the properties sold. The mean price of the sales is \$37,130. Mr. Alderson said that even with time trending the comparables do not justify the assessment. He is contesting that the comparable sales are not equal to his lot. Mr. Dominguez said the time trend includes the entire economic area of South Fork and more specifically his subdivision. He said the time trend is increasing 2% each month. Mr. Alderson said he has not been able to sell a vacant lot in the same subdivision which is listed for \$28,000; the lot has been on the market for over one year without success. Mr. Alderson said he purchased the property to settle an estate. Mr. Dominguez said that would make the sale an unqualified sale. Mr. Alderson said other lots in the area sold for similar amounts. He said the highest offer he received was \$28,000 which he did not accept.

Ms. Medina said estate sales are unqualified and cannot be used as valid comparables. Commissioner Hagedorn moved to accept the Assessor's value of \$36,862. Commissioner Murphy seconded; the motion passed.

At 2:20 p.m. Ms. Medina reported that the Diduch Family Trust and the Assessor came to an agreement. The schedule number is 2127402004. Ms. Medina said the final opinion of the Assessor is \$405,000 for the property. Commissioner Hagedorn moved to accept the agreed upon assessment. Commissioner Murphy seconded; the motion passed.

At 2:45 p.m. the meeting was adjourned.

Attest:

Lyla Davis
Clerk of the Board

Doug Davie
Chairman of the Board