



Business Solutions Lsng	copier	\$	410.33
Camille Ferran	Jan-July	\$	693.00
Civil Air Patrol Magazine	RGSO	\$	245.00
Del Norte Auto Supply	supplies	\$	8.45
Duckwall-Alco Discount	supplies	\$	105.25
Dunn Law LLP	legal service	\$	1,923.50
El Paso County Coroner	autopsy	\$	1,250.00
First Bankcard	card pmt	\$	4,617.87
Fleet Services	fuel pmt	\$	4,804.22
Galls, Inc	supplies	\$	246.97
Global Med Industries	supplies	\$	2,250.00
Gobins	supplies	\$	768.35
Intermountain Coach	generator	\$	1,915.02
Jack's Market	supplies	\$	87.79
Jack's Market	supplies	\$	30.48
Jeff Babcock	Homeland Sec	\$	7,303.68
John Michalke	Homeland Sec	\$	5,887.05
Ken's Service Center	repairs	\$	541.75
MB Police Equipment	RGSO	\$	334.46
Meadow Gold Dairies, Inc	jail food	\$	151.25
Mobile Record Shredders	supplies	\$	233.10
Mount'n Valley Sports	repairs	\$	87.00
O&V Printing	supplies	\$	197.33
Oncall Paging Service	June	\$	119.85
Peggy J Kern	reimbursed exp	\$	44.10
Proclean Inc	supplies	\$	239.93
Qwest Communications	telephone	\$	41.17
Rio Grande Hospital	RGSO	\$	365.18
Rio Grande Pharmacy	jail meds	\$	407.61
Rose Vanderpool	reimbursed exp	\$	95.58
Rusty Strohmayer	transport	\$	971.56
Safeway Inc	jail food	\$	104.24
Sams Club	jail food	\$	148.80
Shamrock Foods Company	jail food	\$	2,288.79
Sue Davis	CC grant	\$	2,451.32
Suzanne Benton	reimbursed exp	\$	130.24
Valley Fire Protection	RGSO	\$	128.00
Valley Meat	jail food	\$	304.11
Valley Publishing	ads	\$	328.20
Valley-Wide Health Systems	inmate medical	\$	487.00
Vendola Plumbing	repairs	\$	112.50
<b>TOTAL</b>		<b>\$</b>	<b>48,054.40</b>

**Road & Bridge Fund**

Business Solutions Leasing	copier	\$	110.08
Qwest Communications	telephone	\$	53.31
Ryland Industries, Inc	seal kit	\$	132.00
SLV RED	utility	\$	180.00
<b>TOTAL</b>		<b>\$</b>	<b>475.39</b>

American Public Life	exp	\$	285.44
Community Banks of Colorado	exp	\$	19,944.97
Rio Grande County Treasurer	exp	\$	17,763.16

Security Benefit	exp	\$	50.00
<b>TOTAL</b>		<b>\$</b>	<b>38,043.57</b>
Airgas Intermountain Inc	supplies	\$	329.25
Alta Fuels	fuel	\$	12,346.38
Del Norte Auto Supply	supplies	\$	438.02
Duckwall-Alco Discount	supplies	\$	19.99
First Bankcard	card pmt	\$	111.12
Fleet Services	fuel	\$	1,904.35
Gobins	supplies	\$	29.30
Gunbarrel Service Station	repairs	\$	286.00
Haynie's Inc	parts	\$	707.96
Industrial & Farm Supply	supplies	\$	579.80
Leroy A Romero	maintenance	\$	125.00
MHC Kenworth	parts	\$	241.75
Monte Vista Machine Tool	supplies	\$	33.00
Myers Brother Truck	repairs	\$	174.75
Petty Cash	petty cash	\$	45.28
Qwest Communciations	telephone	\$	474.96
San Luis Valley Regional	exp	\$	99.67
Sanner Brothers Salvage	supplies	\$	27.20
Sorum Tractor	parts	\$	469.32
Wagner Equipment	parts	\$	2,471.73
Whiteall's Alpine	supplies	\$	40.85
WSB Computer Services	computer exp	\$	69.00
<b>TOTAL</b>		<b>\$</b>	<b>21,024.68</b>
<b>Pest Control</b>			
AT&T Mobility	cell phone	\$	88.78
Monte Vista Cooperative	fuel; supply	\$	3,670.78
SLV REC	utility	\$	69.00
<b>TOTAL</b>		<b>\$</b>	<b>3,828.56</b>
Community Banks of Colorado	March	\$	2,169.52
Rio Grande County Treas.	exp	\$	1,078.48
<b>TOTAL</b>		<b>\$</b>	<b>3,248.00</b>
DP Ag Services	chemicals	\$	984.60
First Bankcard	card pmt	\$	19.95
Mount'n Valley Sports	repair	\$	119.80
Qwest Communicaitons	telephone	\$	82.75
Rocky Mountain Upholstery	repair	\$	122.50
Valley Publishing	ads	\$	276.00
<b>TOTAL</b>		<b>\$</b>	<b>1,605.60</b>
<b>Airport Fund</b>			
Russell Surveyors & Assn	airport plat	\$	475.00
SLV REC	staking fee	\$	1,000.00
<b>TOTAL</b>		<b>\$</b>	<b>1,475.00</b>
<b>TOTAL</b>		<b>\$</b>	<b>-</b>

**Capital Expenditure Fund**

		\$	-
<b>TOTAL</b>		\$	-

**Conservation Trust**

<b>TOTAL</b>		\$	-
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**Tourism Trust**

AAA Colorado Inc	ads	\$	420.00
O&V Printing	supplies	\$	1,197.96
Pueblo Chieftain	ads	\$	610.00
Valley Publishing	ads	\$	1,200.00
<b>TOTAL</b>		\$	<b>3,427.96</b>

**Public Health Department**

Gobins	supplies	\$	149.99
Qwest Communications	telephone	\$	263.28
<b>TOTAL</b>		\$	<b>413.27</b>

American Public Life	exp	\$	75.02
Community Bank of the Rockies	exp	\$	5,269.98
Rio Grande County Treasurer	exp	\$	4,735.57
Security Benefit	exp	\$	50.00
Sooper Credit Union	exp	\$	100.00
<b>TOTAL</b>		\$	<b>10,230.57</b>

Chaffee Cnty Public Health	July service	\$	1,700.00
Del Norte Auto Supply	supplies	\$	28.72
First Bankcard	card pmt	\$	505.89
Qwest Communications	telephone	\$	8.14
Qwest Communications	telephone	\$	97.06
RGCPHA	reimburse	\$	44.54
Rio Grande County	postage	\$	532.63
Spangler Fulfillment		\$	92.21
Staples Business	supplies	\$	464.65
Tamarac Medical	supplies	\$	10.00
<b>TOTAL</b>		\$	<b>3,483.84</b>

At 9:35 a.m. Chairman Murphy swore in Ronald Crowther, Joe Dominguez, County Assessor, and Michelle Medina, County Appraiser, for the Board of Equalization hearing. The property parcel is 11-330-00-120. Mr. Crowther said he owns potato storages near Dunnel Switch along the railroad tracks. He said the storage sets on ground owned by the Monte Vista Potato Growers Cooperative. The potato bins can only be purchased by members of the Cooperative which he feels devalues the property. He said his tax amount is more than the purchase price of the bins. The increase was almost \$30,000 in taxable value. Mr. Crowther noted that he met with Mr. Dominguez who lowered the value but he still feels they are overvalued. Mr. Crowther noted that \$135,000 was the purchase price for all the bins and all were purchased within the past fifteen years. Mr. Dominguez said the adjustment was appealed. It was valued at \$146,885 and then went up

to \$175,812. It was adjusted to \$160,389 which Mr. Crowther is protesting to the Board of Equalization. Mr. Crowther feels the value is \$120,000. Mr. Crowther purchased two for \$50,000 each and one for \$35,000. The Assessor's value is still higher than the purchase price fifteen years ago. There is approximately 60,000 hundred-weight (cwt) of storage in the bins. Mr. Dominguez reviewed the comparable sales; he found storage with the same water and pumping rights along the railroad where the land is owned separately. The square footage was smaller than the subject property but the proper adjustments were made. Mr. Dominguez felt the value of the bins was \$78,000 each based on the comparable sales. He talked about the Cooperative being a 'family' and that sale prices are different because they are selling to 'family'. The Cooperative needs to look at other sales to see what is going on around them. The costs are always increasing which circumvents the depreciation according to Mr. Dominguez. Mr. Crowther said if the Assessor figures the average life to be 25 years then these bins have exceeded their average life but they are still functional. He asked if Canon Potato's storage sale caused his storage to increase. Mr. Dominguez said the office has not kept up with values and this year every property was reviewed and adjusted - those properties have "slipped through the cracks". With staff turnover these errors have been fixed. Chairman Murphy thanked Mr. Crowther for his time and noted that the Board will render a decision and notify him of their decision.

At 10:00 a.m. Gary and Linda Reid were contacted via telephone for the Board of Equalization hearing. The property parcel is 33124-00-684. Mr. Reid was sworn in for the Board of Equalization hearing; Ms. Medina and Mr. Dominguez were previously sworn in. Mr. Reid said the values of real estate have decreased over the past two years and noted that his home in North Carolina has decreased in value as well. With the current state of the economy he cannot understand why the value of his home site would increase when his other properties are decreasing in value. Ms. Medina explained the time trend process and reviewed the comparable sales. Mr. Reid said he understands the process and that the Assessor can hand pick the comparable sales but he still does not understand with the current economy why property values can be increasing. Ms. Medina said by State Statute the office cannot use current sales. The property has increased about \$4,000 in value. Mr. Reid said he has not changed his opinion and he still cannot understand the increase. Chairman Murphy thanked Mr. Reid for his time and noted that a decision will be rendered. Mr. Reid said that figures can be manipulated and feels this is what happened.

Commissioner Shriver made the motion to approve the Assessor's value of \$155,171 for the Reid property. Commissioner Davie seconded; the motion passed. BOOK 555 PAGE 1083

At 10:30 a.m. Ms. Benton presented pending matters. The South Fork Music Festival has requested \$10,000 from the County to cover some expenses prior to the festival. After discussion of the County acting as a financial lender, the Board agreed that the festival should work with a bank for the loan.

The pending meeting schedule was reviewed.

Commissioner Shriver made the motion to sign the resolution supporting the Great Outdoors Colorado (GOCO) grant for the Livestock Pavilion at Ski Hi Park. Commissioner Davie seconded; the motion passed. BOOK 555 PAGE 1071

Commissioner Davie made the motion to approve the request for Monte Electric and Baize Harvesting to share a septic system. Commissioner Shriver seconded; the motion passed.

Ms. Benton relayed a request from a Rim Rock Ranch resident who would like Lariat Road and Mountain View Drive paved this year.

At 11:00 a.m. Bobby Ingles representing Jackson Heights, LLC, and South Fork 5, LLC, joined the session for the Board of Equalization Hearing. Chairman Murphy swore in Mr. Ingles and Dale Trujillo, County Appraiser. The parcels being protested are 21352-22-003, 21352-22-005, 21352-20-002, 21352-20-003, 21352-20-004, 21352-20-005, 21352-22-004, and 21352-22-001. Mr. Ingles noted that the effort put into building the homes was more to start the economy moving than to make a profit. Ms. Medina explained the time trending process and the timeframe for the comparable sales. Mr. Ingles said that given the few number of sales in the South Fork area during the timeframe, he had hoped that the sales he submitted would be used in the comparisons. Ms. Medina explained the sales analysis on the vacant lots. The property value remained at \$2 per square foot. Ms. Medina explained that the State audits the office and they are bound by the June 30, 2008 - June 30, 2010 time period. Mr. Ingles noted that the values are caught in the previous two years. Ms. Medina said that this year's evaluation has seen vacant land decreasing and homes increasing in value. The Assessor's recommendation on the vacant lots is \$2.00 per square foot.

Mr. Ingles discussed the existing home on parcel 21-352-19-002. He said this home has been a rental home for the past two years because he has not been able to sell it. The Assessor's value is \$276,084 reflecting a \$45,825 decrease in value. Mr. Trujillo said adjustments were made for the lot size with the comparable sales. Mr. Ingles stated that he feels the value is \$180,000. After adjustments, Mr. Trujillo stated the value to be \$237,339. Mr. Ingles said the comparable homes are new houses and his was built in 1964. Mr. Trujillo said the age adjustments were made but the square footage is twice the comparables and it is a log home. Mr. Ingles said he understands the process but hopes that practicality will apply. Mr. Trujillo said the two year history is frustrating for everyone. Chairman Murphy thanked Mr. Ingles for his time and noted that he will be informed of the Board's decision.

At 11:30 a.m. Bill Dunn, County Attorney, joined the session for pending legal matters. A Bill of Sale for Ken Carpenter was drafted. Mr. Carpenter has paid for the property. Chairman Murphy signed the Bill of Sale.

Ken Swinehart joined the session to discuss the communication towers owned by the County. He said two years ago he met with the Board to discuss taking over the Seven Mile Plaza tower, South Fork tower and the Del Norte tower. There was funding to convert these towers to digital programming; however, the funding is not currently available. The South Fork tower is on Forest Service land and the building could be taken down. The Seven Mile Plaza tower was broadcasting Rocky Mountain PBS and the Del Norte tower was broadcasting KGIW. The KGIW tower could be leased by Will Spears who owns this radio station and the Seven Mile Plaza tower has had the power turned off. No one has complained about losing the Rocky Mountain PBS television station. He feels people are not watching antenna TV. In September 2010 he asked San Luis Valley Rural Electric Cooperative to shut off the electricity which is how he found out about the two other users. Many of the translators are not receiving power and within the past two years the stations have gone to digital programming which would

require costly upgrades. Mr. Swinehart stated that he is not interested in continuing the leases. Mr. Spears may be interested in using a tower on D Mountain in Del Norte. Mr. Swinehart agreed to pay for the lease since he did not notify the Board earlier of his intent. Mr. Swinehart has been paying the electric bill for PBS so he feels they should pay for some of the lease. Mr. Swinehart would like to be relieved of being the 'middle man' in these lease agreements. He is willing to continue talking with PBS since he has established that relationship. The Del Norte building is in bad shape and the power cable has been cut. Ms. Benton has been in contact with Mr. Spears. Mr. Swinehart will contact Ms. Benton when he hears from Rocky Mountain PBS. He noted there are some questions of who the actual property owners are due to the Parker Hill Tower Association in South Fork.

Mr. Dunn relayed that Athie Daniels obtained a building permit for the shed that dates back several years.

Rose Vanderpool, Land Use Planner, joined the session to discuss the Fishing Club at South Fork Ranches. She and Mr. Dunn talked about this matter and the resolution signed at the time of approval. The new owners would like to change the Fishing Clubhouse to a home site. A group of concerned citizens have sent written notice to Ms. Vanderpool that they should be involved in the process if the building changes use. The agreement was incorporated into the resolution giving approval for the Fishing Club House. The new owners would like to meet with the Board for input on this matter.

Regarding the jail roof, Sam Valdez has stated that he does not want to settle the matter in court. A status hearing with the judge is scheduled and Mr. Dunn is prepared to tell the judge that the two parties are working to settle the matter. Chairman Murphy said the company working on the Social Services roof is looking at the jail roof to determine how to solve the problem and will give their recommendation to the Board.

Mr. Dunn has sent the blight letter to Sterling Wright.

The Ellen Dunn (no relation) blight case has not yet been filed in court. Mr. Dunn noted paper service to the Dunn's in Brush, Colorado.

Regarding the Wilford's property donation to the County, Ms. Benton is working on a current valuation of the property. Mr. Dunn will draft the deed when he has the valuation and legal description.

Mr. Dunn has not yet sent the letter of cost to the DPT for having the expenses reimbursed to the County since the Board of Equalization petitioner, Tracey Trust, withdrew the appeal.

At 12:00 p.m. the Board continued with pending matters.

Chairman Murphy signed the monthly Veteran's report.

Commissioner Davie made the motion to approve the Assessor's recommendation of value on Jackson Heights, LLC and South Fork 5, LLC. Commissioner Shriver seconded; the motion passed. BOOK 555 PAGE 1079; BOOK 555 PAGE 1081

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

At 2:00 p.m. Clay and Mike Mitchell joined the session for the Board of Equalization hearing. Chairman Murphy swore in the Mitchells. The parcels being reviewed are 11-330-00-118 (Mike) and 11-330-00-119

(Clay). Mr. Clay Mitchell began by stating that he purchased his potato storage for \$50,000. He said after talking with friends in other counties he felt the Rio Grande County taxable value was high. Mr. Mike Mitchell said the storages are 25 - 30 years old and have been consistently selling for \$50,000. The Assessor's value is \$58,604. After reviewing the property and making some adjustments, Mr. Dominguez lowered the valuation to \$53,463. Mr. Mike Mitchell noted that the members of the Monte Vista Potato Cooperative are bound to sell to other cooperative members. Joe Dominguez, County Assessor, presented comparable sales noting the sale was within the timeframe and they were comparable with the water rights and railroad access. There were no age adjustments made because the storages are over twenty-five years old. Mr. Mike Mitchell's three potato bins were valued at \$174,812. After protesting the valuation, Mr. Dominguez lowered the value to \$160,389. The Mitchells feel that these adjusted values are still too high based on the sales price and the fact that they are bound to sell to other members of the cooperative. Mr. Dominguez said the water system is a benefit to the growers because they are run at the same warehouse. Mr. Clay Mitchell said the water system is only a benefit to the members; if a non-member were to buy the storage they would have to ship dry so dry storage comparables should have been considered. Mr. Dominguez added that some properties have not been adjusted for several years and he is trying to catch up some of these properties that have fallen through the cracks so the values are more accurate. Clay asked if an 18% increase should be expected every year. Mr. Dominguez said that he does not foresee that much of an increase each year. Mr. Mike Mitchell said he sympathizes with the Assessor's job. Mr. Dominguez said there cannot be a value of less than \$8 per square foot and store good potatoes. Mr. Mike Mitchell said there is some storage of that quality that is being used. He added there is a perception that if potato price increases then the storage value will increase. Mr. Dominguez said there is not much new storage being built and old storages are being reused. Mr. Mike Mitchell added that the Assessor needs to be ready in a couple of years if there is not water for a crop to store in the buildings. There will be no value in the sheds.

Parcel 11-330-00-113 was also discussed. Mr. Mike Mitchell said this is a Quonset building that was built in 2003 for about \$416,000. The property was valued at \$427,463 on the notice of valuation. Mr. Mitchell felt this was too high and it was adjusted down to \$385,904. Mr. Clay Mitchell said he had not heard that the values were being adjusted to catch up to the current market. There could have been headaches saved if they had known this from the beginning. Mr. Dominguez recommended that the property be valued at \$403,000. He added that the Cooperative is a family and sales are to other 'family members' of the cooperative. Mr. Mike Mitchell said the sales of Canon Potato may not be the most comparable. Chairman Murphy thanked them for their attendance and noted that a decision will be rendered.

At 2:45 p.m. Mel Semrad and Robert Tonetti, Beaver Mountain Homeowners Association President, joined the session to request a Public Improvement District (PID) for paving roads in the subdivision. The first PID has been paid in full. They would like to pave from Church Creek to the top of the development. At the annual homeowners meeting, they voted to proceed with the second paving project. Mr. Semrad asked what the Board would require. He also asked for the section from Highway 160 to the bridge paved even though it is within the City Limits of South Fork. The Road and Bridge Supervisor had submitted an estimate of \$151,665 for the top part of the project and \$46,200 from the highway to the bridge. The Town is not willing to pave this small section and claim not to have the funds for any portion of this project. There are four homes in this

section that have also been approached on this project. There are 119 lots in Beaver Mountain Estates plus the four lots at the bottom would make 123 lots who are willing to participate in the PID. The Association is willing to start payments this year for paving next year so there would be cash flow for the oil. Mr. Semrad said the County does a great job of clearing the roads and there have not been any accidents on 'Crash Hill'. Commissioner Shriver said it would have to be structured properly and should be two separate PIDs. October would be the very latest that information can be submitted to the Treasurer for the tax notices. Ms. Benton can talk with the Town of South Fork to see if they will work together.

At 3:00 p.m. a conference call was placed to the Bellefeuille Family Limited Partnership for the Board of Equalization hearing. The parcel is 37051-00-106. Mr. C.L. Bellefeuille was sworn in and said these storage sheds are pole barn construction and he feels the valuation is too high at \$755,475. He feels the figure of \$7 per square foot for construction is too high because building costs have decreased in the past two years. He feels the values in Alamosa County are more reasonable and anyone looking to build would go to another county. Michelle Medina, Deputy Assessor, reviewed the comparable sales noting that one was from Alamosa County. The average cost per square foot is \$16.88 based on the comparable sales. This would raise the commercial value of the buildings to \$1,131,076. Mr. Bellefeuille said the Assessor is not supposed to value the business they are to value the property. They are not valuing the business with the customer list. Ms. Medina said for commercial appraisals they can choose to use the market value, cost approach or income approach and they chose market value based on actual sales. Mr. Dominguez said the value is based on actual sales. Mr. Bellefeuille said he did not feel the entire business should be valued, only the property and he will confirm this with the State. Chairman Murphy said the Board would render a decision and Mr. Bellefeuille can protest at the State level if he is not satisfied with the local decision.

Commissioner Davie made the motion to amend the Assessor's recommendation for Bellefeuille Family Limited Partnership to \$1,057,048. Commissioner Shriver seconded; the motion passed. BOOK 555 PAGE 1077

Commissioner Shriver made the motion to amend the Assessor's recommendation to \$388,022 for the Quonset storage owned by Mike Mitchell. Commissioner Davie seconded; the motion passed. BOOK 555 PAGE 1073

Commissioner Shriver made the motion to amend the Assessor's recommendation to \$58,604 for Ronald Crowther for each of the potato storage bins. Commissioner Davie seconded; the motion passed. BOOK 555 PAGE 1085

Commissioner Shriver made the motion to amend the Assessor's recommendation to \$58,604 for Clay Mitchell for his potato storage bin. Commissioner Davie seconded; the motion passed. BOOK 555 PAGE 1075

Commissioner Shriver made the motion to amend the Assessor's recommendation to \$58,604 for Mike Mitchell for each of the potato storage bins. Commissioner Davie seconded; the motion passed. BOOK 555 PAGE 1073

At 4:45 p.m. the meeting was adjourned.

Attest:

\_\_\_\_\_  
Dennis Murphy, Jr.  
Chairman of the Board

\_\_\_\_\_  
Lyla Davis  
Clerk 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 10, 2011. Members present were Chairman Dennis Murphy, Jr., Commissioners Doug Davie and Karla Shriver, Suzanne Benton County Administrator, Mary Beth Miles, Intern, Patrick Sullivan, Road and Bridge Supervisor, and Lyla Davis, Clerk of the Board.

At 9:00 a.m. Chairman Murphy called the meeting to order. Commissioner Shriver gave the opening prayer and Mr. Sullivan led the Pledge of Allegiance. Commissioner Shriver made the motion to approve the August 3, 2011, minutes as amended. Commissioner Davie seconded; the motion passed.

At 9:15 a.m. Mr. Sullivan gave the Road and Bridge monthly report. The written report was submitted as follows.

- Completed spot patching at numerous locations in the County.
- Started roadside mowing.
- Moved the bleachers in and out for Logger Days in South Fork.
- Re-submitted an application for RAC funding for Forest Service Road 250.
- Mr. Sullivan attended a meeting on the Veteran’s Center Cemetery Project.
- Installed guard rail at the Del Norte Airport for better traffic control.
- Replaced two water hydrants at the McMullen Building.
- Started tree trimming and brush removal around the bridges.
- The shop has been extremely busy with numerous repairs.
- The office has been busy with paperwork.
- The crew cleaned the flood debris off of Pinos Creek Road.
- The gas line project along the 3 East Road was completed.

Proposed work for August includes ordering paint for striping; County Road 15 will be patched near the Golf Course; the new road at the Veteran’s Center Cemetery will be paved; the crew will continue to clean debris off of Pinos Creek and Cat Creek roads; roadside mowing will be completed; and Mr. Sullivan hopes to resolve the valve issue with Wagner on the B-19 (Cat 143H).

Mr. Sullivan noted that a tractor had to be rented from Wagner to complete the roadside mowing due to problems with the County tractor. About 800 gallons of paint is needed for the striping projects. The Pinos Creek cleanup has been completed and Cat Creek is nearly complete. There is overtime from the flooding debris removal which Mr. Sullivan will work out with the crews.

The County tractor needs significant repairs. Mr. Sullivan said the County has had it for eleven years and it has had various problems the entire time. The Massey-Ferguson dealer in Montrose can test the computer to see if the computer is the current problem.

Mr. Sullivan discussed the safety training he attended in Arkansas which was paid for by Wagner. He toured the Caterpillar factory and discussed the new graders from this factory.

With regard to the Veteran's Center Cemetery Project, Mr. Sullivan said James Cooley has done a great job and this project will be done after the 4-H Fair.

A 'thank you' note from the Gosars was noted for various things the Road and Bridge Department has done in the Del Norte area.

Ms. Benton relayed a 'thank you' for the work done at the Del Norte Airport.

Mel Semrad and Robert Tonetti joined the session to discuss the proposed Public Improvement District (PID) for the Beaver Creek Homeowners Association. Mr. Sullivan sent an estimate in June for the paving request of Church Creek Circle. This is about 1,600 feet with 3" of asphalt and some road base work. There are also oil and asphalt costs included in the estimate of \$151,665. Mr. Semrad had also requested a bid to pave the 700 foot section on Escondida Road. This section would involve the Town of South Fork since it is within the city limits. The Escondida Road section would be \$46,200. Mr. Semrad asked what the Homeowners need to do to complete this process. Mr. Semrad has spoken with the Mayor, City Manager and a Town Trustee for the Town of South Fork about these projects. The only negative comments were the lack of funding from the Town but were in favor of the project. Mr. Semrad relayed that curb and gutter would not be necessary in the Town's portion of road. He noted that the Town felt the Escondida bid was higher than a private contractor's bid. Mr. Tonetti has talked with three of the four property owners from the bridge to the highway to find out if they are interested in the project. Two of them were receptive to the PID. Mr. Semrad recalled from the last PID research that there cannot be two consecutive PIDs with the same property owners. He asked for direction from the County and the Town's involvement in the PID. The County and Town have not talked this over yet. Mr. Sullivan said the smaller section needs to be paved because gravel is tracked on to the paved road. He added that the upper section around Church Creek is not a priority for the County road system. By paving the small section to the Highway it would help improve the life of the Town's bridge. Mr. Semrad said the Mayor talked like this would reduce the Town's maintenance costs. The County does not feel that curb and gutters are necessary for this project.

Mr. Semrad thanked the Road and Bridge crew for their timely snowplow work. There was discussion of splitting the cost 40% Homeowners and 60% County as requested by the Homeowners Association. Ms. Benton said the cost to the property owners would be \$214 per lot over a three year period with the 60%/40% split. Mr. Sullivan added that this project is uphill and there are cul-de-sacs and it is not a simple project for ¼ mile of road. He added that graders have to put on chains and grade downhill for safety during snowplowing. The sand trucks have to back up the hill to spread sand in order to maintain traction. Ms. Benton said she will ask to be on the Town of South Fork agenda to discuss this matter. Commissioner Shriver asked if the Homeowners would be willing to split the project 50%/50%. Mr. Semrad said he would prefer the 40% Homeowners/60% County funding split.

This would be the end of the paving projects for Beaver Mountain Estates. Commissioner Shriver said she cannot see how the County can accept a 60%/40% funding split with the current budget. She realizes that this was a previous agreement with the first PID. Mr. Tonetti said if a property owner claims that Asphalt Constructors can complete the project for less the Homeowners should see that bid. Commissioner Shriver said the entire project needs to be looked at including the level of participation from the Town. Commissioner Shriver suggested a work session with the Town. The September 8, 2011 Town Board meeting was set as a tentative date to discuss this matter.

At 10:15 a.m. Maria and Jamie Hart joined the session for an Exempt Division of Land request. The property is located in the NE  $\frac{1}{4}$ , Section 9, T 39 N, R 7 E, containing approximately 77.14 acres, more or less. Rose Vanderpool, Land Use Administrator, said there were no protests to the division. Approximately ten acres will be divided from the parcel. Mr. Hart said he wants to separate the pasture from the home site. Commissioner Shriver made the motion to approve the division with the contingency that any other divisions of this parcel go through the minor subdivision process. Commissioner Davie seconded; the motion passed.

Mr. Hart discussed the Maxeyville Gravel Pit project. There may be some work from Agro Engineering for aerial photos to determine the actual amount of water. The mine (gravel pit) has to be closed with a letter from Craig Cotton, Division III Water Engineer, in order for the Bureau of Mining to realize it as a closed mine. There may have to be some topsoil hauled in which Mr. Hart will take care of. The County originally had covered the Agro Engineering costs and Mr. Hart asked if the County would cover the final acreage certification from Agro Engineering. This should be the last year of this project. He did not feel the cost would exceed \$1,000. Commissioner Shriver made the motion to pay for up to \$750 of expenses from Agro Engineering to complete this process. Commissioner Davie seconded; the motion passed.

At 10:30 a.m. Casey and Shari Caldon joined the session for an Exempt Division of Land request. The property is located in the NE  $\frac{1}{4}$ , Section 8, T 38 N, R 8 E. They are requesting that 2.87 acres, more or less, be separated from the original parcel containing 226.17 acres. Ms. Vanderpool noted that this would be the sixth division within this section of land. The divisions were done in the late 1990s. Mr. Caldon said there are one and a half circles of farm ground and he would like to separate the home site from the circles. They have a farm in the Carmel area south of Monte Vista and Mr. Caldon would like to live closer to the main farm grounds. There is a buyer for the home. Commissioner Shriver said the survey was done in October of 2010 so this could have been taken care of before the home had a potential buyer. Mr. Caldon said he did not realize what processes had to be done in Rio Grande County. Ms. Vanderpool stated that this division problem is not the fault of the parties involved at this time. The setbacks from the sprinklers have been met. Commissioner Shriver said the residents need to be aware of the Right to Farm Act in instances like this. Commissioner Shriver made the motion to approve the request with the contingency that this parcel not be divided in the future without going through the minor subdivision process. Commissioner Davie seconded; the motion passed. BOOK 555 PAGE 1346; BOOK 555 PAGE 1346; BOOK 555 PAGE 1477

At 10:45 a.m. Ms. Benton presented pending matters. She noted corrections to the motions to be filed in court on pending blight cases.

Ms. Vanderpool discussed the FEMA Flood Plan as an addendum to the Land Use Code Book. The hearing to adopt the Plan will be August 31, 2011.

There was discussion of the snow removal equipment for the Courthouse Maintenance Department.

Commissioner Davie made the motion to sign the mutual Intergovernmental Agreement with Archuleta County for Building Inspections and Plan Reviews. Commissioner Shriver seconded; the motion passed.

Commissioner Shriver made the motion to approve the disbursement of Federal Forest Payment & Secure Rural Schools and Community Self Determination Act Election Form. Commissioner Davie seconded; the motion passed.

At 11:00 a.m. Will Spears, KALQ Radio, joined the session to discuss the tower lease. The translator on the Parker Hill Tower in Del Norte, on 'D' Mountain, had the electricity turned off when Ken Swinehart disconnected the power. There was not an existing lease agreement and the County was not aware of the other radio station using the tower. Mr. Spears said the power needs to be reinstated and he is willing to pay rent for the site. The building is in need of some repair and Mr. Spears is willing to make the repairs. This translator is for 103.1 on the FM dial which is a translator for 93.5 FM from the Alamosa station. He has also talked with the Town of Del Norte about a site higher on 'D' Mountain but that site will take more time to prepare. Commissioner Shriver asked what Mr. Spears would be willing to pay for rent for the site. She suggested \$1,000 per year and Mr. Spears would pay the electricity costs and repair the roof to prevent damage to the equipment. This will be an annual lease to be negotiated each year. Commissioner Shriver made the motion to set the lease at \$1,000 per year and that Mr. Spears take care of reinstating the power and repairing the building. Commissioner Davie seconded; the motion passed.

Ms. Benton will have the County Attorney draft the lease agreement. Another station could use the tower but arrangements will have to be made with both parties to share the electrical expense.

At 11:30 a.m. Rebecca King joined the session to discuss the pending septic system problem. Chairman Murphy asked for a progress report. Ms. King said the open septic pits are covered but she is still working on a loan with the bank. None of the septic installers are willing to take payments. She hopes to have the loan cosigner talk with the bank this week. The Board agreed to allow a two week extension to get the funding in place. She will meet with the Board again at 11:30 a.m. on August 24, 2011.

At 11:35 a.m. the Board reviewed the pending meeting schedule.

At 11:45 a.m. the meeting was adjourned.

Attest:

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Dennis Murphy, Jr.  
Chairman of the Board

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Lyla Davis  
Clerk of the Board

COUNTY COMMISSIONERS PROCEEDINGS

State of Colorado                    )  
  SS  
County of Rio Grande                )

The Rio Grande County Board of Commissioners met on Wednesday, August 17, 2011 following the monthly managers meeting. Members present were Vice Chairman Doug Davie, Commissioner Karla Shriver, Suzanne Benton, County Administrator, Mary Beth Miles, Intern and Lyla Davis, Clerk of the Board.

At 10:00 a.m. Vice Chairman Davie called the meeting to order. Ms. Davis gave the opening prayer and led the Pledge of Allegiance.

At 10:15 a.m. Jody Kern, Director of Social Services, joined the session for the monthly report.

At 10:45 a.m. a call was placed to Ellen Dunn regarding her pending blight case. Randy Kern, Building Inspector, stated that there are still concerns with the vacant warehouse in Monte Vista. The east wall and south portion of the building, south ceiling, and northeast corner of plaster are still in need of repair. Ms. Dunn said she hired someone to make some repairs and remove the old stucco on the east side. Mr. Kern said he visited the site a week ago and progress had not been made. He said he is willing to meet with the individual who is doing the repairs so they can make the necessary arrangements for repairs to bring it into compliance. It would be best to meet at the site. Ms. Dunn will make arrangements to be in Monte Vista within two weeks to get the job completed. She will call Mr. Kern when she is in town to make an appointment to meet at the site with the contractor as well. Vice Chairman Davie said in two weeks they will discuss the progress. Ms. Dunn said she would have a progress report by August 31, 2011.

At 11:00 a.m. Curtis Knoblauch joined the session to discuss an old watch that was given to the Rio Grande County Museum which belonged to his uncle. He has the twin watch in his possession which belonged to his grandfather. He thought that his grandmother had given the watch to the Museum in the 1960s. Louise Colville, Museum Director, said that Harry Knoblauch made the donation per the donation card. Mr. Knoblauch said his grandmother donated the watch in Harry Knoblauch's name but it is a family heirloom and he would like for the watch to be on loan from the family, not the property of the Museum. Harry Knoblauch was his uncle and Rudolph Knoblauch was his grandfather. Ms. Colville said they found the watch in the display case but it was not labeled which is why Mr. Knoblauch could not view it and the staff could not find it upon his request. Vice Chairman Davie said they would discuss this matter when Chairman Murphy returns. Ms. Colville said she is willing to take Mr. Knoblauch to the display and show him the watch. Mr. Knoblauch said each of the brothers, his grandfather and uncle, had twin watches and he has his father's watch but would like them both to remain in the family's possession on loan from the Knoblauch family.

After discussion of Museum policy, it was agreed that donated items are not released from the Museum but this will be confirmed with Chairman Murphy. There were also concerns with other family members who may not be aware of the donation or request to have it released. The watch will remain in the Museum's inventory.

At 11:15 a.m. Ms. Benton presented pending matters.

Commissioner Shriver made the motion to cancel the following warrant. Vice Chairman Davie seconded; the motion passed.

Warrant #	Date	Payee	Amount	Line Item
133919	8/3/11	Valley Publishing	\$1200.00	008-0494-4302

The County's in-kind donation to the Monte Vista school playground project was \$4,450. It was noted that there were very few volunteers or staff from the school helping with the project.

At 11:30 a.m. Bill Dunn, County Attorney, joined the session for pending legal matters.

The Ellen Dunn (no relation) blight case will not be filed until August 31, 2011 pending the meeting with Ms. Dunn and the Building Inspector.

A letter has been sent to Sterling Wright regarding the blight trailers.

Mr. Dunn has revised the communication tower lease for signatures.

Vern Braun and Rose Vanderpool, Land Use Administrator, joined the session to discuss the pending summons and complaint against Valarie Braun-Fry for the salvage yard and auto repair shop violations. The motion has been filed in court. Mr. Braun contends that this is not a salvage yard. The County feels that this is a salvage yard and is a blight problem. Mr. Braun felt that the blight matter had been solved a couple of years ago when he moved the blight material so it could not be seen. Ms. Vanderpool has informed him that moving it to another corner of the property is not remedying the situation. Mr. Braun said there are about 20 cars that are used for parts or for other repairs. Chairman Davie said the complaints are coming from people who are buying lots past his property. Mr. Braun said the blight cannot be seen from Lariat Road; they would have to drive onto the property to see it. This is commercial property and he can have cars on the property. He has corrected the blight problem. Ms. Vanderpool said a portion of the property was zoned commercial with some square footage for an auto repair shop. It was not intended for vehicle storage. The cars were to be repaired and removed, not accumulated. It states on the zoning application that "the property will be auto, truck and tractor repair including handling parts. The only vehicles outside the shop would be those awaiting parts or repair". This statement on the application was signed by Mr. Braun.

Mr. Dunn said the cars on the property need to be within about 50 feet of the building per the application. There are some customer cars awaiting repairs which have been there over a year because Mr. Braun has been detained and unavailable for the work. Ms. Vanderpool has done site visits from the road and feels there is still some cleanup work to be done. Some work has been done but there is a trash pit. Mr. Dunn said a complaint has been filed in court on this case because progress has not been made. Ms. Vanderpool noted that Ms. Fry has tried to keep the trash picked up and it has been a noticeable improvement. Mr. Braun noted other blight properties along Lariat Road and Pioneer Auto Body in Monte Vista. He added that the junk yard on the main highway east of Monte Vista is unsightly. Commissioner Shriver asked for a few weeks before moving forward so that she could read past minutes and drive past the property. Vice Chairman Davie said if progress is made the case could be dropped but the County needs to see progress. Mr. Braun gave Commissioner Shriver permission to visit the site but noted that if she has to drive into the property to find blight then it is not offensive to people passing by. The Board will readdress this matter in two weeks.

Mr. Dunn said he had a status conference with Judge Gonzales on the jail roof matter. Sam Valdez, Valdez Roofing, is willing to work with the County to keep the matter out of court. Highland Construction is working on the recommendation for the repairs.

Ms. Vanderpool said there is a blight matter in Alpine Village with George Wilkinson. There is an abandoned singlewide trailer home to which no one will claim ownership. She presented pictures of the site and the property which has not been maintained. She asked that Mr. Dunn send a letter to Mr. Wilkinson because she is not making progress on the matter.

The burned-out singlewide trailer home on the 7 North Road owned by Larry Black is a blight and safety concern. The home burned about two years ago and the site has not been cleaned up. There has been activity on the property but there have not been any cleanup efforts. Mr. Dunn will send a blight letter to the Blacks.

At 12:15 p.m. Ms. Benton continued with pending matters noting the meeting schedule and various correspondences.

At 12:20 p.m. the meeting was adjourned.

Attest:

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Doug Davie  
Vice Chairman of the Board

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Lyla Davis  
Clerk of the Board

COUNTY COMMISSIONERS PROCEEDINGS

State of Colorado )

State of Rio Grande )

The Rio Grande County Board of Commissioners met in regular session on Wednesday, August 24, 2011. Members present were Chairman Dennis Murphy, Jr., Commissioners Doug Davie and Karla Shriver, Suzanne Benton, County Administrator, Mary Beth Miles, Intern, Jody Kern, Director of Social Services and Lyla Davis, Clerk of the Board.

At 9:00 a.m. Chairman Murphy called the meeting to order and gave the opening prayer. Ms. Kern led the Pledge of Allegiance. Ms. Benton noted one addition to the agenda. Commissioner Davie made the motion to approve the agenda as amended. Commissioner Shriver seconded; the motion passed.

Ms. Benton began reviewing pending matters. The burned out singlewide trailer owned by Larry Black, Jr. was discussed. Mr. Black received the blight letter from County Attorney Bill Dunn and asked to have until spring to clean up the property. The Board will consider this request and talk with Mr. Dunn. The Board will review progress on October 28, 2011.

At 9:15 a.m. the following employees were recognized for the years of service to the County.

- Jonathan Hart - 5 years
- Joseph Parks - 5 years
- Janelle Martinez - 5 years

Arthur Ortega - 5 years  
Evelyn Ruybal - 5 years  
Carol Garcia - 10 years  
Joseph Atencio - 10 years  
Jackie Stephens - 20 years

At 9:30 a.m. Pat Perry, Public Health Agency Director, joined the session for the monthly nursing report. She presented the written report and briefly discussed the data.

Ms. Perry presented the contract for HCP, Children with Special Needs, which the Department has taken over again. The amount of the contract is \$7,073. Commissioner Shriver made the motion to sign the contract. Commissioner Davie seconded; the motion passed.

The Board of Health meeting was briefly discussed. There was discussion of Core Services rulemaking.

There was discussion of the contract with Paula Hendricks for the community health assessment. Ms. Perry said her goal is to complete the assessment this year. This is a federal program which recently announced a decrease in funding. Commissioner Shriver asked how Ms. Hendricks' position would be handled. The Department feels this is important information and it needs to be completed even if Ms. Hendricks has to decrease her hours to stay within the budget. The other employees have agreed to share some of the duties to complete this task. She hopes to begin this project September 1, 2011.

Ms. Perry noted work with the insurance company for Hepatitis A and Hepatitis B immunizations for the Sheriff's employees.

The Department was approved for another radon education and outreach grant for \$7,807.

Ms. Perry presented an updated list of employee tasks to the Board.

There was discussion of a group conducting a survey of the County road conditions. Ms. Perry thought the survey was intended to research health attributes, such as whether or not the roads are suitable for walking or biking.

At 10:10 a.m. Ms. Benton continued with pending matters. The letter to Curtis Knoblauch regarding the Museum donation was signed stating that the watch shall remain in the Museum's possession per existing policy.

At 10:20 a.m. County Assessor Joe Dominguez and Deputy Assessor J.J. Mondragon joined the session to discuss the State audit and revised Notices of Value. Mr. Dominguez had to adjust the values because the State found Rio Grande County's commercial values to be too low. Adjustments had to be made to raise values in order to be in compliance. After reviewing the list of adjustments, the Board had concerns with many of the revised actual values. Mr. Dominguez said these values are for improvements only and the values are still within the June 30, 2008 - June 30, 2010 timeframe. If no adjustments were made the County would owe a large fee to the State. The property owners cannot protest to the Board of Equalization because the protest period has closed; protests must be made directly to the State. Mr. Dominguez said these Notices of Value will not be mailed until a complete review has been done. Mr. Dominguez apologized for the confusing information provided on the list.

At 10:35 a.m. Undersheriff Ed Raps joined the session to review policy and pending matters. The bids for the water softener system were submitted for review. Steffens Quality Plumbing & Heating submitted a bid for \$18,250 and Hussman Plumbing submitted a bid for \$19,448. The softener should reduce the hard mineral and chemical buildup in the water lines and improve the efficiency of the appliances as well as reduce the replacement rate of the appliances. There was discussion of energy costs and problems with the jail roof. Commissioner Shriver made the motion to award Steffens Quality Plumbing and Heating the bid for the water softener system at the jail. Commissioner Davie seconded; the motion passed.

The Board discussed the policy for Courthouse Security. Commissioner Shriver discussed structure of the policy. After review, a few corrections were noted. Commissioner Davie made the motion to accept the policy with the corrections. Commissioner Shriver seconded; the motion passed.

At 11:15 a.m. Vern Braun joined the session to discuss his pending blight case. He requested a copy of the original zoning application and the modifications that have been recorded. He feels the entire parcel should be zoned commercial. Mr. Braun presented pictures of his property and some of his neighbor's property that he feels is blight problems. A copy of the original application, resolution and minutes were provided to Mr. Braun.

At 11:30 a.m. Rebekah King joined the session to discuss the pending septic problem. Ms. King said the loan paperwork with the cosigner has been turned in at Del Norte Federal Bank. The loan officer could not be reached this morning but she hopes to have an answer on the loan application this afternoon. If the loan is not accepted she does not have any other options. Ms. King said they are trying to save money for this but it will take some time. She is working with RMS Utility but she will not have a signed contract until her loan is in place. The only option the Board has is to issue a 'cease and desist order' which would require Ms. King and her family to evacuate the property. Randy Kern, Building Inspector, said the health codes do not allow people to live in a home where untreated septic is discharged into an open pit. Ms. Perry said she did not have any other options or suggestions. Ms. King said she will inform the Board as soon as she has an answer from the bank. She said she does not want to move five kids and does not have any other options for money or housing. The Board agreed that she could have until Friday to report to them pending the bank's response.

At 11:50 a.m. Commissioner Davie made the motion to approve the August 10 and August 17, 2011 minutes as amended. Commissioner Shriver seconded; the motion passed.

Commissioner Davie made the motion to approve the Public Improvement District with Beaver Mountain Estates with the home owners paying for 40%, and the County paying for 60%, with a three year payback. This does not include the Town of South Fork's portion of road at the base. Commissioner Shriver seconded; the motion passed 2 in favor 1 against.

Ms. Benton presented a request for the vacation of a portion of Rio Grande Road in Alpine Village. The Board asked that the Road and Bridge Supervisor make a recommendation on this request.

At 12:00 p.m. Mr. Dominguez and Ms. Mondragon rejoined the session to discuss the Notices of Value. He explained that the column in question on the spreadsheet reviewed earlier is the changed amount

and there should be an additional column to show the new value that will be reflected in the Notice of Value mailing. He explained that there are many codes associated with every property and the mixed uses are the values being adjusted. The properties listed were out of compliance per the State audit.

After discussing the road vacation request, Patrick Sullivan, Road and Bridge Supervisor, felt that the road vacation in Alpine Village would be acceptable.

Commissioner Davie made the motion to approve the Multi-Hazard Mitigation Plan for the entire Valley excluding Costilla County who did not participate in the grant. Commissioner Shriver seconded; the motion passed. BOOK 555 PAGE 1704

Ms. Benton presented a request to waive the Annex use fee for the VFW Ladies Auxiliary for their monthly meeting. This request has been granted in the past. Commissioner Davie made the motion to approve the request. Commissioner Shriver seconded; the motion passed.

There was a request to waive the Annex use fee for the Del Norte community potluck group for their monthly event. Chairman Murphy asked to have more information on this request including a contact person.

Ms. Benton reviewed the pending meeting schedule and various letters of correspondence.

The Forest Service has sent a letter regarding visiting the communication tower at the Agua Ramon site. Ms. Benton thought the Sheriff's Department was the only County agency with equipment on the tower.

There was discussion of the GIS/GPS RFP which was e-mailed to the Board.

Ms. Benton presented a request for a garage next to an existing hangar site at the Del Norte Airport. She will notify the Airport Board Chairman of this request.

At 12:30 p.m. the meeting was adjourned.

Attest:

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Dennis Murphy, Jr.  
Chairman of the Board

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Lyla Davis  
Clerk of the Board



Business Solutions Lsng	copier	\$	410.33
Camille Ferran	Jan-July	\$	693.00
Civil Air Patrol Magazine	RGSO	\$	245.00
Del Norte Auto Supply	supplies	\$	8.45
Duckwall-Alco Discount	supplies	\$	105.25
Dunn Law LLP	legal service	\$	1,923.50
El Paso County Coroner	autopsy	\$	1,250.00
First Bankcard	card pmt	\$	4,617.87
Fleet Services	fuel pmt	\$	4,804.22
Galls, Inc	supplies	\$	246.97
Global Med Industries	supplies	\$	2,250.00
Gobins	supplies	\$	768.35
Intermountain Coach	generator	\$	1,915.02
Jack's Market	supplies	\$	87.79
Jack's Market	supplies	\$	30.48
Jeff Babcock	Homeland Sec	\$	7,303.68
John Michalke	Homeland Sec	\$	5,887.05
Ken's Service Center	repairs	\$	541.75
MB Police Equipment	RGSO	\$	334.46
Meadow Gold Dairies, Inc	jail food	\$	151.25
Mobile Record Shredders	supplies	\$	233.10
Mount'n Valley Sports	repairs	\$	87.00
O&V Printing	supplies	\$	197.33
Oncall Paging Service	June	\$	119.85
Peggy J Kern	reimbursed exp	\$	44.10
Proclean Inc	supplies	\$	239.93
Qwest Communications	telephone	\$	41.17
Rio Grande Hospital	RGSO	\$	365.18
Rio Grande Pharmacy	jail meds	\$	407.61
Rose Vanderpool	reimbursed exp	\$	95.58
Rusty Strohmayer	transport	\$	971.56
Safeway Inc	jail food	\$	104.24
Sams Club	jail food	\$	148.80
Shamrock Foods Company	jail food	\$	2,288.79
Sue Davis	CC grant	\$	2,451.32
Suzanne Benton	reimbursed exp	\$	130.24
Valley Fire Protection	RGSO	\$	128.00
Valley Meat	jail food	\$	304.11
Valley Publishing	ads	\$	328.20
Valley-Wide Health Systems	inmate medical	\$	487.00
Vendola Plumbing	repairs	\$	112.50
<b>TOTAL</b>		<b>\$</b>	<b>48,054.40</b>

#### Road & Bridge Fund

Business Solutions Leasing	copier	\$	110.08
Qwest Communications	telephone	\$	53.31
Ryland Industries, Inc	seal kit	\$	132.00
SLV RED	utility	\$	180.00
<b>TOTAL</b>		<b>\$</b>	<b>475.39</b>

American Public Life	exp	\$	285.44
Community Banks of Colorado	exp	\$	19,944.97
Rio Grande County Treasurer	exp	\$	17,763.16

Security Benefit	exp	\$	50.00
<b>TOTAL</b>		<b>\$</b>	<b>38,043.57</b>
Airgas Intermountain Inc	supplies	\$	329.25
Alta Fuels	fuel	\$	12,346.38
Del Norte Auto Supply	supplies	\$	438.02
Duckwall-Alco Discount	supplies	\$	19.99
First Bankcard	card pmt	\$	111.12
Fleet Services	fuel	\$	1,904.35
Gobins	supplies	\$	29.30
Gunbarrel Service Station	repairs	\$	286.00
Haynie's Inc	parts	\$	707.96
Industrial & Farm Supply	supplies	\$	579.80
Leroy A Romero	maintenance	\$	125.00
MHC Kenworth	parts	\$	241.75
Monte Vista Machine Tool	supplies	\$	33.00
Myers Brother Truck	repairs	\$	174.75
Petty Cash	petty cash	\$	45.28
Qwest Communciations	telephone	\$	474.96
San Luis Valley Regional	exp	\$	99.67
Sanner Brothers Salvage	supplies	\$	27.20
Sorum Tractor	parts	\$	469.32
Wagner Equipment	parts	\$	2,471.73
Whiteall's Alpine	supplies	\$	40.85
WSB Computer Services	computer exp	\$	69.00
<b>TOTAL</b>		<b>\$</b>	<b>21,024.68</b>
<b>Pest Control</b>			
AT&T Mobility	cell phone	\$	88.78
Monte Vista Cooperative	fuel; supply	\$	3,670.78
SLV REC	utility	\$	69.00
<b>TOTAL</b>		<b>\$</b>	<b>3,828.56</b>
Community Banks of Colorado	March	\$	2,169.52
Rio Grande County Treas.	exp	\$	1,078.48
<b>TOTAL</b>		<b>\$</b>	<b>3,248.00</b>
DP Ag Services	chemicals	\$	984.60
First Bankcard	card pmt	\$	19.95
Mount'n Valley Sports	repair	\$	119.80
Qwest Communicaitons	telephone	\$	82.75
Rocky Mountain Upholstery	repair	\$	122.50
Valley Publishing	ads	\$	276.00
<b>TOTAL</b>		<b>\$</b>	<b>1,605.60</b>
<b>Airport Fund</b>			
Russell Surveyors & Assn	airport plat	\$	475.00
SLV REC	staking fee	\$	1,000.00
<b>TOTAL</b>		<b>\$</b>	<b>1,475.00</b>
<b>TOTAL</b>		<b>\$</b>	<b>-</b>

**Capital Expenditure Fund**

		\$	-
<b>TOTAL</b>		\$	-

**Conservation Trust**

<b>TOTAL</b>		\$	-
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**Tourism Trust**

AAA Colorado Inc	ads	\$	420.00
O&V Printing	supplies	\$	1,197.96
Pueblo Chieftain	ads	\$	610.00
Valley Publishing	ads	\$	1,200.00
<b>TOTAL</b>		\$	<b>3,427.96</b>

**Public Health Department**

Gobins	supplies	\$	149.99
Qwest Communications	telephone	\$	263.28
<b>TOTAL</b>		\$	<b>413.27</b>

American Public Life	exp	\$	75.02
Community Bank of the Rockies	exp	\$	5,269.98
Rio Grande County Treasurer	exp	\$	4,735.57
Security Benefit	exp	\$	50.00
Sooper Credit Union	exp	\$	100.00
<b>TOTAL</b>		\$	<b>10,230.57</b>

Chaffee Cnty Public Health	July service	\$	1,700.00
Del Norte Auto Supply	supplies	\$	28.72
First Bankcard	card pmt	\$	505.89
Qwest Communications	telephone	\$	8.14
Qwest Communications	telephone	\$	97.06
RGCPHA	reimburse	\$	44.54
Rio Grande County	postage	\$	532.63
Spangler Fulfillment		\$	92.21
Staples Business	supplies	\$	464.65
Tamarac Medical	supplies	\$	10.00
<b>TOTAL</b>		\$	<b>3,483.84</b>

At 9:35 a.m. Chairman Murphy swore in Ronald Crowther, Joe Dominguez, County Assessor, and Michelle Medina, County Appraiser, for the Board of Equalization hearing. The property parcel is 11-330-00-120. Mr. Crowther said he owns potato storages near Dunnel Switch along the railroad tracks. He said the storage sets on ground owned by the Monte Vista Potato Growers Cooperative. The potato bins can only be purchased by members of the Cooperative which he feels devalues the property. He said his tax amount is more than the purchase price of the bins. The increase was almost \$30,000 in taxable value. Mr. Crowther noted that he met with Mr. Dominguez who lowered the value but he still feels they are overvalued. Mr. Crowther noted that \$135,000 was the purchase price for all the bins and all were purchased within the past fifteen years. Mr. Dominguez said the adjustment was appealed. It was valued at \$146,885 and then went up

to \$175,812. It was adjusted to \$160,389 which Mr. Crowther is protesting to the Board of Equalization. Mr. Crowther feels the value is \$120,000. Mr. Crowther purchased two for \$50,000 each and one for \$35,000. The Assessor's value is still higher than the purchase price fifteen years ago. There is approximately 60,000 hundred-weight (cwt) of storage in the bins. Mr. Dominguez reviewed the comparable sales; he found storage with the same water and pumping rights along the railroad where the land is owned separately. The square footage was smaller than the subject property but the proper adjustments were made. Mr. Dominguez felt the value of the bins was \$78,000 each based on the comparable sales. He talked about the Cooperative being a 'family' and that sale prices are different because they are selling to 'family'. The Cooperative needs to look at other sales to see what is going on around them. The costs are always increasing which circumvents the depreciation according to Mr. Dominguez. Mr. Crowther said if the Assessor figures the average life to be 25 years then these bins have exceeded their average life but they are still functional. He asked if Canon Potato's storage sale caused his storage to increase. Mr. Dominguez said the office has not kept up with values and this year every property was reviewed and adjusted - those properties have "slipped through the cracks". With staff turnover these errors have been fixed. Chairman Murphy thanked Mr. Crowther for his time and noted that the Board will render a decision and notify him of their decision.

At 10:00 a.m. Gary and Linda Reid were contacted via telephone for the Board of Equalization hearing. The property parcel is 33124-00-684. Mr. Reid was sworn in for the Board of Equalization hearing; Ms. Medina and Mr. Dominguez were previously sworn in. Mr. Reid said the values of real estate have decreased over the past two years and noted that his home in North Carolina has decreased in value as well. With the current state of the economy he cannot understand why the value of his home site would increase when his other properties are decreasing in value. Ms. Medina explained the time trend process and reviewed the comparable sales. Mr. Reid said he understands the process and that the Assessor can hand pick the comparable sales but he still does not understand with the current economy why property values can be increasing. Ms. Medina said by State Statute the office cannot use current sales. The property has increased about \$4,000 in value. Mr. Reid said he has not changed his opinion and he still cannot understand the increase. Chairman Murphy thanked Mr. Reid for his time and noted that a decision will be rendered. Mr. Reid said that figures can be manipulated and feels this is what happened.

Commissioner Shriver made the motion to approve the Assessor's value of \$155,171 for the Reid property. Commissioner Davie seconded; the motion passed. BOOK 555 PAGE 1083

At 10:30 a.m. Ms. Benton presented pending matters. The South Fork Music Festival has requested \$10,000 from the County to cover some expenses prior to the festival. After discussion of the County acting as a financial lender, the Board agreed that the festival should work with a bank for the loan.

The pending meeting schedule was reviewed.

Commissioner Shriver made the motion to sign the resolution supporting the Great Outdoors Colorado (GOCO) grant for the Livestock Pavilion at Ski Hi Park. Commissioner Davie seconded; the motion passed. BOOK 555 PAGE 1071

Commissioner Davie made the motion to approve the request for Monte Electric and Baize Harvesting to share a septic system. Commissioner Shriver seconded; the motion passed.

Ms. Benton relayed a request from a Rim Rock Ranch resident who would like Lariat Road and Mountain View Drive paved this year.

At 11:00 a.m. Bobby Ingles representing Jackson Heights, LLC, and South Fork 5, LLC, joined the session for the Board of Equalization Hearing. Chairman Murphy swore in Mr. Ingles and Dale Trujillo, County Appraiser. The parcels being protested are 21352-22-003, 21352-22-005, 21352-20-002, 21352-20-003, 21352-20-004, 21352-20-005, 21352-22-004, and 21352-22-001. Mr. Ingles noted that the effort put into building the homes was more to start the economy moving than to make a profit. Ms. Medina explained the time trending process and the timeframe for the comparable sales. Mr. Ingles said that given the few number of sales in the South Fork area during the timeframe, he had hoped that the sales he submitted would be used in the comparisons. Ms. Medina explained the sales analysis on the vacant lots. The property value remained at \$2 per square foot. Ms. Medina explained that the State audits the office and they are bound by the June 30, 2008 - June 30, 2010 time period. Mr. Ingles noted that the values are caught in the previous two years. Ms. Medina said that this year's evaluation has seen vacant land decreasing and homes increasing in value. The Assessor's recommendation on the vacant lots is \$2.00 per square foot.

Mr. Ingles discussed the existing home on parcel 21-352-19-002. He said this home has been a rental home for the past two years because he has not been able to sell it. The Assessor's value is \$276,084 reflecting a \$45,825 decrease in value. Mr. Trujillo said adjustments were made for the lot size with the comparable sales. Mr. Ingles stated that he feels the value is \$180,000. After adjustments, Mr. Trujillo stated the value to be \$237,339. Mr. Ingles said the comparable homes are new houses and his was built in 1964. Mr. Trujillo said the age adjustments were made but the square footage is twice the comparables and it is a log home. Mr. Ingles said he understands the process but hopes that practicality will apply. Mr. Trujillo said the two year history is frustrating for everyone. Chairman Murphy thanked Mr. Ingles for his time and noted that he will be informed of the Board's decision.

At 11:30 a.m. Bill Dunn, County Attorney, joined the session for pending legal matters. A Bill of Sale for Ken Carpenter was drafted. Mr. Carpenter has paid for the property. Chairman Murphy signed the Bill of Sale.

Ken Swinehart joined the session to discuss the communication towers owned by the County. He said two years ago he met with the Board to discuss taking over the Seven Mile Plaza tower, South Fork tower and the Del Norte tower. There was funding to convert these towers to digital programming; however, the funding is not currently available. The South Fork tower is on Forest Service land and the building could be taken down. The Seven Mile Plaza tower was broadcasting Rocky Mountain PBS and the Del Norte tower was broadcasting KGIW. The KGIW tower could be leased by Will Spears who owns this radio station and the Seven Mile Plaza tower has had the power turned off. No one has complained about losing the Rocky Mountain PBS television station. He feels people are not watching antenna TV. In September 2010 he asked San Luis Valley Rural Electric Cooperative to shut off the electricity which is how he found out about the two other users. Many of the translators are not receiving power and within the past two years the stations have gone to digital programming which would

require costly upgrades. Mr. Swinehart stated that he is not interested in continuing the leases. Mr. Spears may be interested in using a tower on D Mountain in Del Norte. Mr. Swinehart agreed to pay for the lease since he did not notify the Board earlier of his intent. Mr. Swinehart has been paying the electric bill for PBS so he feels they should pay for some of the lease. Mr. Swinehart would like to be relieved of being the 'middle man' in these lease agreements. He is willing to continue talking with PBS since he has established that relationship. The Del Norte building is in bad shape and the power cable has been cut. Ms. Benton has been in contact with Mr. Spears. Mr. Swinehart will contact Ms. Benton when he hears from Rocky Mountain PBS. He noted there are some questions of who the actual property owners are due to the Parker Hill Tower Association in South Fork.

Mr. Dunn relayed that Athie Daniels obtained a building permit for the shed that dates back several years.

Rose Vanderpool, Land Use Planner, joined the session to discuss the Fishing Club at South Fork Ranches. She and Mr. Dunn talked about this matter and the resolution signed at the time of approval. The new owners would like to change the Fishing Clubhouse to a home site. A group of concerned citizens have sent written notice to Ms. Vanderpool that they should be involved in the process if the building changes use. The agreement was incorporated into the resolution giving approval for the Fishing Club House. The new owners would like to meet with the Board for input on this matter.

Regarding the jail roof, Sam Valdez has stated that he does not want to settle the matter in court. A status hearing with the judge is scheduled and Mr. Dunn is prepared to tell the judge that the two parties are working to settle the matter. Chairman Murphy said the company working on the Social Services roof is looking at the jail roof to determine how to solve the problem and will give their recommendation to the Board.

Mr. Dunn has sent the blight letter to Sterling Wright.

The Ellen Dunn (no relation) blight case has not yet been filed in court. Mr. Dunn noted paper service to the Dunn's in Brush, Colorado.

Regarding the Wilford's property donation to the County, Ms. Benton is working on a current valuation of the property. Mr. Dunn will draft the deed when he has the valuation and legal description.

Mr. Dunn has not yet sent the letter of cost to the DPT for having the expenses reimbursed to the County since the Board of Equalization petitioner, Tracey Trust, withdrew the appeal.

At 12:00 p.m. the Board continued with pending matters.

Chairman Murphy signed the monthly Veteran's report.

Commissioner Davie made the motion to approve the Assessor's recommendation of value on Jackson Heights, LLC and South Fork 5, LLC. Commissioner Shriver seconded; the motion passed. BOOK 555 PAGE 1079; BOOK 555 PAGE 1081

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

At 2:00 p.m. Clay and Mike Mitchell joined the session for the Board of Equalization hearing. Chairman Murphy swore in the Mitchells. The parcels being reviewed are 11-330-00-118 (Mike) and 11-330-00-119

(Clay). Mr. Clay Mitchell began by stating that he purchased his potato storage for \$50,000. He said after talking with friends in other counties he felt the Rio Grande County taxable value was high. Mr. Mike Mitchell said the storages are 25 - 30 years old and have been consistently selling for \$50,000. The Assessor's value is \$58,604. After reviewing the property and making some adjustments, Mr. Dominguez lowered the valuation to \$53,463. Mr. Mike Mitchell noted that the members of the Monte Vista Potato Cooperative are bound to sell to other cooperative members. Joe Dominguez, County Assessor, presented comparable sales noting the sale was within the timeframe and they were comparable with the water rights and railroad access. There were no age adjustments made because the storages are over twenty-five years old. Mr. Mike Mitchell's three potato bins were valued at \$174,812. After protesting the valuation, Mr. Dominguez lowered the value to \$160,389. The Mitchells feel that these adjusted values are still too high based on the sales price and the fact that they are bound to sell to other members of the cooperative. Mr. Dominguez said the water system is a benefit to the growers because they are run at the same warehouse. Mr. Clay Mitchell said the water system is only a benefit to the members; if a non-member were to buy the storage they would have to ship dry so dry storage comparables should have been considered. Mr. Dominguez added that some properties have not been adjusted for several years and he is trying to catch up some of these properties that have fallen through the cracks so the values are more accurate. Clay asked if an 18% increase should be expected every year. Mr. Dominguez said that he does not foresee that much of an increase each year. Mr. Mike Mitchell said he sympathizes with the Assessor's job. Mr. Dominguez said there cannot be a value of less than \$8 per square foot and store good potatoes. Mr. Mike Mitchell said there is some storage of that quality that is being used. He added there is a perception that if potato price increases then the storage value will increase. Mr. Dominguez said there is not much new storage being built and old storages are being reused. Mr. Mike Mitchell added that the Assessor needs to be ready in a couple of years if there is not water for a crop to store in the buildings. There will be no value in the sheds.

Parcel 11-330-00-113 was also discussed. Mr. Mike Mitchell said this is a Quonset building that was built in 2003 for about \$416,000. The property was valued at \$427,463 on the notice of valuation. Mr. Mitchell felt this was too high and it was adjusted down to \$385,904. Mr. Clay Mitchell said he had not heard that the values were being adjusted to catch up to the current market. There could have been headaches saved if they had known this from the beginning. Mr. Dominguez recommended that the property be valued at \$403,000. He added that the Cooperative is a family and sales are to other 'family members' of the cooperative. Mr. Mike Mitchell said the sales of Canon Potato may not be the most comparable. Chairman Murphy thanked them for their attendance and noted that a decision will be rendered.

At 2:45 p.m. Mel Semrad and Robert Tonetti, Beaver Mountain Homeowners Association President, joined the session to request a Public Improvement District (PID) for paving roads in the subdivision. The first PID has been paid in full. They would like to pave from Church Creek to the top of the development. At the annual homeowners meeting, they voted to proceed with the second paving project. Mr. Semrad asked what the Board would require. He also asked for the section from Highway 160 to the bridge paved even though it is within the City Limits of South Fork. The Road and Bridge Supervisor had submitted an estimate of \$151,665 for the top part of the project and \$46,200 from the highway to the bridge. The Town is not willing to pave this small section and claim not to have the funds for any portion of this project. There are four homes in this

section that have also been approached on this project. There are 119 lots in Beaver Mountain Estates plus the four lots at the bottom would make 123 lots who are willing to participate in the PID. The Association is willing to start payments this year for paving next year so there would be cash flow for the oil. Mr. Semrad said the County does a great job of clearing the roads and there have not been any accidents on 'Crash Hill'. Commissioner Shriver said it would have to be structured properly and should be two separate PIDs. October would be the very latest that information can be submitted to the Treasurer for the tax notices. Ms. Benton can talk with the Town of South Fork to see if they will work together.

At 3:00 p.m. a conference call was placed to the Bellefeuille Family Limited Partnership for the Board of Equalization hearing. The parcel is 37051-00-106. Mr. C.L. Bellefeuille was sworn in and said these storage sheds are pole barn construction and he feels the valuation is too high at \$755,475. He feels the figure of \$7 per square foot for construction is too high because building costs have decreased in the past two years. He feels the values in Alamosa County are more reasonable and anyone looking to build would go to another county. Michelle Medina, Deputy Assessor, reviewed the comparable sales noting that one was from Alamosa County. The average cost per square foot is \$16.88 based on the comparable sales. This would raise the commercial value of the buildings to \$1,131,076. Mr. Bellefeuille said the Assessor is not supposed to value the business they are to value the property. They are not valuing the business with the customer list. Ms. Medina said for commercial appraisals they can choose to use the market value, cost approach or income approach and they chose market value based on actual sales. Mr. Dominguez said the value is based on actual sales. Mr. Bellefeuille said he did not feel the entire business should be valued, only the property and he will confirm this with the State. Chairman Murphy said the Board would render a decision and Mr. Bellefeuille can protest at the State level if he is not satisfied with the local decision.

Commissioner Davie made the motion to amend the Assessor's recommendation for Bellefeuille Family Limited Partnership to \$1,057,048. Commissioner Shriver seconded; the motion passed. BOOK 555 PAGE 1077

Commissioner Shriver made the motion to amend the Assessor's recommendation to \$388,022 for the Quonset storage owned by Mike Mitchell. Commissioner Davie seconded; the motion passed. BOOK 555 PAGE 1073

Commissioner Shriver made the motion to amend the Assessor's recommendation to \$58,604 for Ronald Crowther for each of the potato storage bins. Commissioner Davie seconded; the motion passed. BOOK 555 PAGE 1085

Commissioner Shriver made the motion to amend the Assessor's recommendation to \$58,604 for Clay Mitchell for his potato storage bin. Commissioner Davie seconded; the motion passed. BOOK 555 PAGE 1075

Commissioner Shriver made the motion to amend the Assessor's recommendation to \$58,604 for Mike Mitchell for each of the potato storage bins. Commissioner Davie seconded; the motion passed. BOOK 555 PAGE 1073

At 4:45 p.m. the meeting was adjourned.

Attest:

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Dennis Murphy, Jr.  
Chairman of the Board

\_\_\_\_\_  
Lyla Davis  
Clerk 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 10, 2011. Members present were Chairman Dennis Murphy, Jr., Commissioners Doug Davie and Karla Shriver, Suzanne Benton County Administrator, Mary Beth Miles, Intern, Patrick Sullivan, Road and Bridge Supervisor, and Lyla Davis, Clerk of the Board.

At 9:00 a.m. Chairman Murphy called the meeting to order. Commissioner Shriver gave the opening prayer and Mr. Sullivan led the Pledge of Allegiance. Commissioner Shriver made the motion to approve the August 3, 2011, minutes as amended. Commissioner Davie seconded; the motion passed.

At 9:15 a.m. Mr. Sullivan gave the Road and Bridge monthly report. The written report was submitted as follows.

- Completed spot patching at numerous locations in the County.
- Started roadside mowing.
- Moved the bleachers in and out for Logger Days in South Fork.
- Re-submitted an application for RAC funding for Forest Service Road 250.
- Mr. Sullivan attended a meeting on the Veteran's Center Cemetery Project.
- Installed guard rail at the Del Norte Airport for better traffic control.
- Replaced two water hydrants at the McMullen Building.
- Started tree trimming and brush removal around the bridges.
- The shop has been extremely busy with numerous repairs.
- The office has been busy with paperwork.
- The crew cleaned the flood debris off of Pinos Creek Road.
- The gas line project along the 3 East Road was completed.

Proposed work for August includes ordering paint for striping; County Road 15 will be patched near the Golf Course; the new road at the Veteran's Center Cemetery will be paved; the crew will continue to clean debris off of Pinos Creek and Cat Creek roads; roadside mowing will be completed; and Mr. Sullivan hopes to resolve the valve issue with Wagner on the B-19 (Cat 143H).

Mr. Sullivan noted that a tractor had to be rented from Wagner to complete the roadside mowing due to problems with the County tractor. About 800 gallons of paint is needed for the striping projects. The Pinos Creek cleanup has been completed and Cat Creek is nearly complete. There is overtime from the flooding debris removal which Mr. Sullivan will work out with the crews.

The County tractor needs significant repairs. Mr. Sullivan said the County has had it for eleven years and it has had various problems the entire time. The Massey-Ferguson dealer in Montrose can test the computer to see if the computer is the current problem.

Mr. Sullivan discussed the safety training he attended in Arkansas which was paid for by Wagner. He toured the Caterpillar factory and discussed the new graders from this factory.

With regard to the Veteran's Center Cemetery Project, Mr. Sullivan said James Cooley has done a great job and this project will be done after the 4-H Fair.

A 'thank you' note from the Gosars was noted for various things the Road and Bridge Department has done in the Del Norte area.

Ms. Benton relayed a 'thank you' for the work done at the Del Norte Airport.

Mel Semrad and Robert Tonetti joined the session to discuss the proposed Public Improvement District (PID) for the Beaver Creek Homeowners Association. Mr. Sullivan sent an estimate in June for the paving request of Church Creek Circle. This is about 1,600 feet with 3" of asphalt and some road base work. There are also oil and asphalt costs included in the estimate of \$151,665. Mr. Semrad had also requested a bid to pave the 700 foot section on Escondida Road. This section would involve the Town of South Fork since it is within the city limits. The Escondida Road section would be \$46,200. Mr. Semrad asked what the Homeowners need to do to complete this process. Mr. Semrad has spoken with the Mayor, City Manager and a Town Trustee for the Town of South Fork about these projects. The only negative comments were the lack of funding from the Town but were in favor of the project. Mr. Semrad relayed that curb and gutter would not be necessary in the Town's portion of road. He noted that the Town felt the Escondida bid was higher than a private contractor's bid. Mr. Tonetti has talked with three of the four property owners from the bridge to the highway to find out if they are interested in the project. Two of them were receptive to the PID. Mr. Semrad recalled from the last PID research that there cannot be two consecutive PIDs with the same property owners. He asked for direction from the County and the Town's involvement in the PID. The County and Town have not talked this over yet. Mr. Sullivan said the smaller section needs to be paved because gravel is tracked on to the paved road. He added that the upper section around Church Creek is not a priority for the County road system. By paving the small section to the Highway it would help improve the life of the Town's bridge. Mr. Semrad said the Mayor talked like this would reduce the Town's maintenance costs. The County does not feel that curb and gutters are necessary for this project.

Mr. Semrad thanked the Road and Bridge crew for their timely snowplow work. There was discussion of splitting the cost 40% Homeowners and 60% County as requested by the Homeowners Association. Ms. Benton said the cost to the property owners would be \$214 per lot over a three year period with the 60%/40% split. Mr. Sullivan added that this project is uphill and there are cul-de-sacs and it is not a simple project for ¼ mile of road. He added that graders have to put on chains and grade downhill for safety during snowplowing. The sand trucks have to back up the hill to spread sand in order to maintain traction. Ms. Benton said she will ask to be on the Town of South Fork agenda to discuss this matter. Commissioner Shriver asked if the Homeowners would be willing to split the project 50%/50%. Mr. Semrad said he would prefer the 40% Homeowners/60% County funding split.

This would be the end of the paving projects for Beaver Mountain Estates. Commissioner Shriver said she cannot see how the County can accept a 60%/40% funding split with the current budget. She realizes that this was a previous agreement with the first PID. Mr. Tonetti said if a property owner claims that Asphalt Constructors can complete the project for less the Homeowners should see that bid. Commissioner Shriver said the entire project needs to be looked at including the level of participation from the Town. Commissioner Shriver suggested a work session with the Town. The September 8, 2011 Town Board meeting was set as a tentative date to discuss this matter.

At 10:15 a.m. Maria and Jamie Hart joined the session for an Exempt Division of Land request. The property is located in the NE  $\frac{1}{4}$ , Section 9, T 39 N, R 7 E, containing approximately 77.14 acres, more or less. Rose Vanderpool, Land Use Administrator, said there were no protests to the division. Approximately ten acres will be divided from the parcel. Mr. Hart said he wants to separate the pasture from the home site. Commissioner Shriver made the motion to approve the division with the contingency that any other divisions of this parcel go through the minor subdivision process. Commissioner Davie seconded; the motion passed.

Mr. Hart discussed the Maxeyville Gravel Pit project. There may be some work from Agro Engineering for aerial photos to determine the actual amount of water. The mine (gravel pit) has to be closed with a letter from Craig Cotton, Division III Water Engineer, in order for the Bureau of Mining to realize it as a closed mine. There may have to be some topsoil hauled in which Mr. Hart will take care of. The County originally had covered the Agro Engineering costs and Mr. Hart asked if the County would cover the final acreage certification from Agro Engineering. This should be the last year of this project. He did not feel the cost would exceed \$1,000. Commissioner Shriver made the motion to pay for up to \$750 of expenses from Agro Engineering to complete this process. Commissioner Davie seconded; the motion passed.

At 10:30 a.m. Casey and Shari Caldon joined the session for an Exempt Division of Land request. The property is located in the NE  $\frac{1}{4}$ , Section 8, T 38 N, R 8 E. They are requesting that 2.87 acres, more or less, be separated from the original parcel containing 226.17 acres. Ms. Vanderpool noted that this would be the sixth division within this section of land. The divisions were done in the late 1990s. Mr. Caldon said there are one and a half circles of farm ground and he would like to separate the home site from the circles. They have a farm in the Carmel area south of Monte Vista and Mr. Caldon would like to live closer to the main farm grounds. There is a buyer for the home. Commissioner Shriver said the survey was done in October of 2010 so this could have been taken care of before the home had a potential buyer. Mr. Caldon said he did not realize what processes had to be done in Rio Grande County. Ms. Vanderpool stated that this division problem is not the fault of the parties involved at this time. The setbacks from the sprinklers have been met. Commissioner Shriver said the residents need to be aware of the Right to Farm Act in instances like this. Commissioner Shriver made the motion to approve the request with the contingency that this parcel not be divided in the future without going through the minor subdivision process. Commissioner Davie seconded; the motion passed. BOOK 555 PAGE 1346; BOOK 555 PAGE 1346; BOOK 555 PAGE 1477

At 10:45 a.m. Ms. Benton presented pending matters. She noted corrections to the motions to be filed in court on pending blight cases.

Ms. Vanderpool discussed the FEMA Flood Plan as an addendum to the Land Use Code Book. The hearing to adopt the Plan will be August 31, 2011.

There was discussion of the snow removal equipment for the Courthouse Maintenance Department.

Commissioner Davie made the motion to sign the mutual Intergovernmental Agreement with Archuleta County for Building Inspections and Plan Reviews. Commissioner Shriver seconded; the motion passed.

Commissioner Shriver made the motion to approve the disbursement of Federal Forest Payment & Secure Rural Schools and Community Self Determination Act Election Form. Commissioner Davie seconded; the motion passed.

At 11:00 a.m. Will Spears, KALQ Radio, joined the session to discuss the tower lease. The translator on the Parker Hill Tower in Del Norte, on 'D' Mountain, had the electricity turned off when Ken Swinehart disconnected the power. There was not an existing lease agreement and the County was not aware of the other radio station using the tower. Mr. Spears said the power needs to be reinstated and he is willing to pay rent for the site. The building is in need of some repair and Mr. Spears is willing to make the repairs. This translator is for 103.1 on the FM dial which is a translator for 93.5 FM from the Alamosa station. He has also talked with the Town of Del Norte about a site higher on 'D' Mountain but that site will take more time to prepare. Commissioner Shriver asked what Mr. Spears would be willing to pay for rent for the site. She suggested \$1,000 per year and Mr. Spears would pay the electricity costs and repair the roof to prevent damage to the equipment. This will be an annual lease to be negotiated each year. Commissioner Shriver made the motion to set the lease at \$1,000 per year and that Mr. Spears take care of reinstating the power and repairing the building. Commissioner Davie seconded; the motion passed.

Ms. Benton will have the County Attorney draft the lease agreement. Another station could use the tower but arrangements will have to be made with both parties to share the electrical expense.

At 11:30 a.m. Rebecca King joined the session to discuss the pending septic system problem. Chairman Murphy asked for a progress report. Ms. King said the open septic pits are covered but she is still working on a loan with the bank. None of the septic installers are willing to take payments. She hopes to have the loan cosigner talk with the bank this week. The Board agreed to allow a two week extension to get the funding in place. She will meet with the Board again at 11:30 a.m. on August 24, 2011.

At 11:35 a.m. the Board reviewed the pending meeting schedule.

At 11:45 a.m. the meeting was adjourned.

Attest:

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Dennis Murphy, Jr.  
Chairman of the Board

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Lyla Davis  
Clerk of the Board

COUNTY COMMISSIONERS PROCEEDINGS

State of Colorado                    )  
  SS  
County of Rio Grande                )

The Rio Grande County Board of Commissioners met on Wednesday, August 17, 2011 following the monthly managers meeting. Members present were Vice Chairman Doug Davie, Commissioner Karla Shriver, Suzanne Benton, County Administrator, Mary Beth Miles, Intern and Lyla Davis, Clerk of the Board.

At 10:00 a.m. Vice Chairman Davie called the meeting to order. Ms. Davis gave the opening prayer and led the Pledge of Allegiance.

At 10:15 a.m. Jody Kern, Director of Social Services, joined the session for the monthly report.

At 10:45 a.m. a call was placed to Ellen Dunn regarding her pending blight case. Randy Kern, Building Inspector, stated that there are still concerns with the vacant warehouse in Monte Vista. The east wall and south portion of the building, south ceiling, and northeast corner of plaster are still in need of repair. Ms. Dunn said she hired someone to make some repairs and remove the old stucco on the east side. Mr. Kern said he visited the site a week ago and progress had not been made. He said he is willing to meet with the individual who is doing the repairs so they can make the necessary arrangements for repairs to bring it into compliance. It would be best to meet at the site. Ms. Dunn will make arrangements to be in Monte Vista within two weeks to get the job completed. She will call Mr. Kern when she is in town to make an appointment to meet at the site with the contractor as well. Vice Chairman Davie said in two weeks they will discuss the progress. Ms. Dunn said she would have a progress report by August 31, 2011.

At 11:00 a.m. Curtis Knoblauch joined the session to discuss an old watch that was given to the Rio Grande County Museum which belonged to his uncle. He has the twin watch in his possession which belonged to his grandfather. He thought that his grandmother had given the watch to the Museum in the 1960s. Louise Colville, Museum Director, said that Harry Knoblauch made the donation per the donation card. Mr. Knoblauch said his grandmother donated the watch in Harry Knoblauch's name but it is a family heirloom and he would like for the watch to be on loan from the family, not the property of the Museum. Harry Knoblauch was his uncle and Rudolph Knoblauch was his grandfather. Ms. Colville said they found the watch in the display case but it was not labeled which is why Mr. Knoblauch could not view it and the staff could not find it upon his request. Vice Chairman Davie said they would discuss this matter when Chairman Murphy returns. Ms. Colville said she is willing to take Mr. Knoblauch to the display and show him the watch. Mr. Knoblauch said each of the brothers, his grandfather and uncle, had twin watches and he has his father's watch but would like them both to remain in the family's possession on loan from the Knoblauch family.

After discussion of Museum policy, it was agreed that donated items are not released from the Museum but this will be confirmed with Chairman Murphy. There were also concerns with other family members who may not be aware of the donation or request to have it released. The watch will remain in the Museum's inventory.

At 11:15 a.m. Ms. Benton presented pending matters.

Commissioner Shriver made the motion to cancel the following warrant. Vice Chairman Davie seconded; the motion passed.

Warrant #	Date	Payee	Amount	Line Item
133919	8/3/11	Valley Publishing	\$1200.00	008-0494-4302

The County's in-kind donation to the Monte Vista school playground project was \$4,450. It was noted that there were very few volunteers or staff from the school helping with the project.

At 11:30 a.m. Bill Dunn, County Attorney, joined the session for pending legal matters.

The Ellen Dunn (no relation) blight case will not be filed until August 31, 2011 pending the meeting with Ms. Dunn and the Building Inspector.

A letter has been sent to Sterling Wright regarding the blight trailers.

Mr. Dunn has revised the communication tower lease for signatures.

Vern Braun and Rose Vanderpool, Land Use Administrator, joined the session to discuss the pending summons and complaint against Valarie Braun-Fry for the salvage yard and auto repair shop violations. The motion has been filed in court. Mr. Braun contends that this is not a salvage yard. The County feels that this is a salvage yard and is a blight problem. Mr. Braun felt that the blight matter had been solved a couple of years ago when he moved the blight material so it could not be seen. Ms. Vanderpool has informed him that moving it to another corner of the property is not remedying the situation. Mr. Braun said there are about 20 cars that are used for parts or for other repairs. Chairman Davie said the complaints are coming from people who are buying lots past his property. Mr. Braun said the blight cannot be seen from Lariat Road; they would have to drive onto the property to see it. This is commercial property and he can have cars on the property. He has corrected the blight problem. Ms. Vanderpool said a portion of the property was zoned commercial with some square footage for an auto repair shop. It was not intended for vehicle storage. The cars were to be repaired and removed, not accumulated. It states on the zoning application that "the property will be auto, truck and tractor repair including handling parts. The only vehicles outside the shop would be those awaiting parts or repair". This statement on the application was signed by Mr. Braun.

Mr. Dunn said the cars on the property need to be within about 50 feet of the building per the application. There are some customer cars awaiting repairs which have been there over a year because Mr. Braun has been detained and unavailable for the work. Ms. Vanderpool has done site visits from the road and feels there is still some cleanup work to be done. Some work has been done but there is a trash pit. Mr. Dunn said a complaint has been filed in court on this case because progress has not been made. Ms. Vanderpool noted that Ms. Fry has tried to keep the trash picked up and it has been a noticeable improvement. Mr. Braun noted other blight properties along Lariat Road and Pioneer Auto Body in Monte Vista. He added that the junk yard on the main highway east of Monte Vista is unsightly. Commissioner Shriver asked for a few weeks before moving forward so that she could read past minutes and drive past the property. Vice Chairman Davie said if progress is made the case could be dropped but the County needs to see progress. Mr. Braun gave Commissioner Shriver permission to visit the site but noted that if she has to drive into the property to find blight then it is not offensive to people passing by. The Board will readdress this matter in two weeks.

Mr. Dunn said he had a status conference with Judge Gonzales on the jail roof matter. Sam Valdez, Valdez Roofing, is willing to work with the County to keep the matter out of court. Highland Construction is working on the recommendation for the repairs.

Ms. Vanderpool said there is a blight matter in Alpine Village with George Wilkinson. There is an abandoned singlewide trailer home to which no one will claim ownership. She presented pictures of the site and the property which has not been maintained. She asked that Mr. Dunn send a letter to Mr. Wilkinson because she is not making progress on the matter.

The burned-out singlewide trailer home on the 7 North Road owned by Larry Black is a blight and safety concern. The home burned about two years ago and the site has not been cleaned up. There has been activity on the property but there have not been any cleanup efforts. Mr. Dunn will send a blight letter to the Blacks.

At 12:15 p.m. Ms. Benton continued with pending matters noting the meeting schedule and various correspondences.

At 12:20 p.m. the meeting was adjourned.

Attest:

\_\_\_\_\_  
Doug Davie  
Vice Chairman of the Board

\_\_\_\_\_  
Lyla Davis  
Clerk of the Board

COUNTY COMMISSIONERS PROCEEDINGS

State of Colorado )

State of Rio Grande )

The Rio Grande County Board of Commissioners met in regular session on Wednesday, August 24, 2011. Members present were Chairman Dennis Murphy, Jr., Commissioners Doug Davie and Karla Shriver, Suzanne Benton, County Administrator, Mary Beth Miles, Intern, Jody Kern, Director of Social Services and Lyla Davis, Clerk of the Board.

At 9:00 a.m. Chairman Murphy called the meeting to order and gave the opening prayer. Ms. Kern led the Pledge of Allegiance. Ms. Benton noted one addition to the agenda. Commissioner Davie made the motion to approve the agenda as amended. Commissioner Shriver seconded; the motion passed.

Ms. Benton began reviewing pending matters. The burned out singlewide trailer owned by Larry Black, Jr. was discussed. Mr. Black received the blight letter from County Attorney Bill Dunn and asked to have until spring to clean up the property. The Board will consider this request and talk with Mr. Dunn. The Board will review progress on October 28, 2011.

At 9:15 a.m. the following employees were recognized for the years of service to the County.

- Jonathan Hart - 5 years
- Joseph Parks - 5 years
- Janelle Martinez - 5 years

Arthur Ortega - 5 years  
Evelyn Ruybal - 5 years  
Carol Garcia - 10 years  
Joseph Atencio - 10 years  
Jackie Stephens - 20 years

At 9:30 a.m. Pat Perry, Public Health Agency Director, joined the session for the monthly nursing report. She presented the written report and briefly discussed the data.

Ms. Perry presented the contract for HCP, Children with Special Needs, which the Department has taken over again. The amount of the contract is \$7,073. Commissioner Shriver made the motion to sign the contract. Commissioner Davie seconded; the motion passed.

The Board of Health meeting was briefly discussed. There was discussion of Core Services rulemaking.

There was discussion of the contract with Paula Hendricks for the community health assessment. Ms. Perry said her goal is to complete the assessment this year. This is a federal program which recently announced a decrease in funding. Commissioner Shriver asked how Ms. Hendricks' position would be handled. The Department feels this is important information and it needs to be completed even if Ms. Hendricks has to decrease her hours to stay within the budget. The other employees have agreed to share some of the duties to complete this task. She hopes to begin this project September 1, 2011.

Ms. Perry noted work with the insurance company for Hepatitis A and Hepatitis B immunizations for the Sheriff's employees.

The Department was approved for another radon education and outreach grant for \$7,807.

Ms. Perry presented an updated list of employee tasks to the Board.

There was discussion of a group conducting a survey of the County road conditions. Ms. Perry thought the survey was intended to research health attributes, such as whether or not the roads are suitable for walking or biking.

At 10:10 a.m. Ms. Benton continued with pending matters. The letter to Curtis Knoblauch regarding the Museum donation was signed stating that the watch shall remain in the Museum's possession per existing policy.

At 10:20 a.m. County Assessor Joe Dominguez and Deputy Assessor J.J. Mondragon joined the session to discuss the State audit and revised Notices of Value. Mr. Dominguez had to adjust the values because the State found Rio Grande County's commercial values to be too low. Adjustments had to be made to raise values in order to be in compliance. After reviewing the list of adjustments, the Board had concerns with many of the revised actual values. Mr. Dominguez said these values are for improvements only and the values are still within the June 30, 2008 - June 30, 2010 timeframe. If no adjustments were made the County would owe a large fee to the State. The property owners cannot protest to the Board of Equalization because the protest period has closed; protests must be made directly to the State. Mr. Dominguez said these Notices of Value will not be mailed until a complete review has been done. Mr. Dominguez apologized for the confusing information provided on the list.

At 10:35 a.m. Undersheriff Ed Raps joined the session to review policy and pending matters. The bids for the water softener system were submitted for review. Steffens Quality Plumbing & Heating submitted a bid for \$18,250 and Hussman Plumbing submitted a bid for \$19,448. The softener should reduce the hard mineral and chemical buildup in the water lines and improve the efficiency of the appliances as well as reduce the replacement rate of the appliances. There was discussion of energy costs and problems with the jail roof. Commissioner Shriver made the motion to award Steffens Quality Plumbing and Heating the bid for the water softener system at the jail. Commissioner Davie seconded; the motion passed.

The Board discussed the policy for Courthouse Security. Commissioner Shriver discussed structure of the policy. After review, a few corrections were noted. Commissioner Davie made the motion to accept the policy with the corrections. Commissioner Shriver seconded; the motion passed.

At 11:15 a.m. Vern Braun joined the session to discuss his pending blight case. He requested a copy of the original zoning application and the modifications that have been recorded. He feels the entire parcel should be zoned commercial. Mr. Braun presented pictures of his property and some of his neighbor's property that he feels is blight problems. A copy of the original application, resolution and minutes were provided to Mr. Braun.

At 11:30 a.m. Rebekah King joined the session to discuss the pending septic problem. Ms. King said the loan paperwork with the cosigner has been turned in at Del Norte Federal Bank. The loan officer could not be reached this morning but she hopes to have an answer on the loan application this afternoon. If the loan is not accepted she does not have any other options. Ms. King said they are trying to save money for this but it will take some time. She is working with RMS Utility but she will not have a signed contract until her loan is in place. The only option the Board has is to issue a 'cease and desist order' which would require Ms. King and her family to evacuate the property. Randy Kern, Building Inspector, said the health codes do not allow people to live in a home where untreated septic is discharged into an open pit. Ms. Perry said she did not have any other options or suggestions. Ms. King said she will inform the Board as soon as she has an answer from the bank. She said she does not want to move five kids and does not have any other options for money or housing. The Board agreed that she could have until Friday to report to them pending the bank's response.

At 11:50 a.m. Commissioner Davie made the motion to approve the August 10 and August 17, 2011 minutes as amended. Commissioner Shriver seconded; the motion passed.

Commissioner Davie made the motion to approve the Public Improvement District with Beaver Mountain Estates with the home owners paying for 40%, and the County paying for 60%, with a three year payback. This does not include the Town of South Fork's portion of road at the base. Commissioner Shriver seconded; the motion passed 2 in favor 1 against.

Ms. Benton presented a request for the vacation of a portion of Rio Grande Road in Alpine Village. The Board asked that the Road and Bridge Supervisor make a recommendation on this request.

At 12:00 p.m. Mr. Dominguez and Ms. Mondragon rejoined the session to discuss the Notices of Value. He explained that the column in question on the spreadsheet reviewed earlier is the changed amount

and there should be an additional column to show the new value that will be reflected in the Notice of Value mailing. He explained that there are many codes associated with every property and the mixed uses are the values being adjusted. The properties listed were out of compliance per the State audit.

After discussing the road vacation request, Patrick Sullivan, Road and Bridge Supervisor, felt that the road vacation in Alpine Village would be acceptable.

Commissioner Davie made the motion to approve the Multi-Hazard Mitigation Plan for the entire Valley excluding Costilla County who did not participate in the grant. Commissioner Shriver seconded; the motion passed. BOOK 555 PAGE 1704

Ms. Benton presented a request to waive the Annex use fee for the VFW Ladies Auxiliary for their monthly meeting. This request has been granted in the past. Commissioner Davie made the motion to approve the request. Commissioner Shriver seconded; the motion passed.

There was a request to waive the Annex use fee for the Del Norte community potluck group for their monthly event. Chairman Murphy asked to have more information on this request including a contact person.

Ms. Benton reviewed the pending meeting schedule and various letters of correspondence.

The Forest Service has sent a letter regarding visiting the communication tower at the Agua Ramon site. Ms. Benton thought the Sheriff's Department was the only County agency with equipment on the tower.

There was discussion of the GIS/GPS RFP which was e-mailed to the Board.

Ms. Benton presented a request for a garage next to an existing hangar site at the Del Norte Airport. She will notify the Airport Board Chairman of this request.

At 12:30 p.m. the meeting was adjourned.

Attest:

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Dennis Murphy, Jr.  
Chairman of the Board

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Lyla Davis  
Clerk 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 Wednesday, August 31, 2011. Members present were Chairman Dennis Murphy, Commissioners Doug Davie and Karla Shriver, Suzanne Benton, County Administrator, Mary Beth Miles, Intern and Lyla Davis, Clerk of the Board.

At 9:00 a.m. Chairman Murphy called the meeting to order. Ms. Benton gave the opening prayer and Ms. Miles led the Pledge of Allegiance. Commissioner Davie made the motion to approve the August 24, 2011 minutes as amended. Commissioner Shriver seconded; the motion passed.

At 9:15 a.m. the Board reviewed the following payroll.

**County General**

Davie, Douglas	sal.	\$	4,141.67
Murphy, Dennis	sal.	\$	4,141.67
Shriver, Karla	sal.	\$	4,141.67
Benton, Suzanne	sal.	\$	6,963.03
Dennis, Krystal	sal.	\$	2,267.42
Vanderpool, Rose	sal.	\$	3,215.33
Canada, Sean	sal.	\$	3,279.47
Kern, Randall	sal.	\$	4,296.93
Gabbel, Jaclyn	sal.	\$	1,698.67
Gonzales, Catherine	sal.	\$	2,112.93
Hill, Cindy	sal.	\$	4,141.67
Montoya, Michelle	sal.	\$	2,591.33
Parks, Torie Lynn	sal.	\$	1,632.80
Quintana, Mary	sal.	\$	2,574.00
Steving, Sherryl	sal.	\$	2,022.80
Wilson, Christina	sal.	\$	1,698.67
Dominguez, Telesforo	sal.	\$	4,141.67
Leist, Chris	sal.	\$	3,208.40
Lyons, Cherri	sal.	\$	2,267.20
Medina, Michelle	sal.	\$	2,496.00
Mondragon, Jennifer	sal.	\$	2,804.53
Salazar, Eva	sal.	\$	2,312.27
Trujillo, Dale	sal.	\$	2,447.47
Valdez, Michael	sal.	\$	2,447.47
Kern, Peggy	sal.	\$	4,141.67
Rue, Cherilyn	sal.	\$	2,933.23
Voris, Carol	sal.	\$	2,249.22
Brown, Elaine	sal.	\$	1,348.32
Garcia, Carol	sal.	\$	1,842.53
Marquez, Ronald	sal.	\$	1,995.07
Medina, Porfie	sal.	\$	2,508.13
Beecham, Alan	sal.	\$	2,398.93
Bonemeyer, Michael	sal.	\$	2,398.93
Clark, Frank	sal.	\$	1,944.80
Coffman, Samuel	sal.	\$	2,496.00
Doctor, Janette	sal.	\$	2,996.93
Fresquez, Adam Paul	sal.	\$	2,398.93

Lopez, Emily	sal.	\$ 2,643.33
Messoline, Larry	sal.	\$ 2,398.93
Norton, Brian	sal.	\$ 5,550.00
Raps, Edward	sal.	\$ 3,596.67
Schultz, Keith Charles	sal.	\$ 2,398.93
Wheelwright, Boyd	sal.	\$ 2,750.80
Archuleta, Anthony	sal.	\$ 2,450.29
Atencio, Joseph	sal.	\$ 2,546.27
Bailey, Ronald	sal.	\$ 2,003.18
Black, Kelly	sal.	\$ 3,497.53
Bollinger, Jason	sal.	\$ 2,066.39
Bruder, Gary	sal.	\$ 2,569.40
Duran, Dusty	sal.	\$ 1,999.24
Ford, Donna	sal.	\$ 1,216.78
Fuentes, Jose	sal.	\$ 1,886.32
Gonzales, Kari	sal.	\$ 968.00
Hart, Jonathan	sal.	\$ 2,246.94
Naranjo, Henry	sal.	\$ 1,868.44
Ortega, Arthur	sal.	\$ 2,519.59
Pacheco, Helen	sal.	\$ 1,575.13
Parks, Joseph	sal.	\$ 2,539.92
Salazar, Alicia	sal.	\$ 1,982.93
Sierra, Shaun	sal.	\$ 2,054.15
Stambaugh, Keith	sal.	\$ 1,906.67
Trujillo, Ramon	sal.	\$ 2,208.19
Vest, David	sal.	\$ 1,922.01
Wright, Todd	sal.	\$ 1,436.25
Strohmayr, Rusty	sal.	\$ 1,841.67
Ferran, Camille	sal.	\$ 1,993.33
Crowder, Larry	sal.	\$ 1,400.70
Colville, Louise	sal.	\$ 400.00
Lujan, Maxine	sal.	\$ 2,544.82
Miles, Mary B	sal.	\$ 2,608.33

**\$178,288.89**

(Taxes Withheld, \$26,747.08; Deductions Withheld, \$25,227.99)

**ROAD & BRIDGE**

Atencio, Kevin	sal.	\$ 2,357.33
Black, Timothy	sal.	\$ 3,643.58
Hansen, Arnold	sal.	\$ 2,709.20
Hill, Carl	sal.	\$ 3,435.47
Lyons, Dale	sal.	\$ 2,306.85
Maestas, William	sal.	\$ 3,367.87
McKinley, Robert	sal.	\$ 3,111.33
Miles, Darryl	sal.	\$ 3,693.73
Pacheco, Carl	sal.	\$ 3,554.39
Plane, Kenneth	sal.	\$ 2,275.52
Archuletta, Mark	sal.	\$ 3,116.67
Atencio, Manuel	sal.	\$ 3,237.87
Benavides, Eodofredo	sal.	\$ 3,057.60
Davie, Andrew	sal.	\$ 2,251.82
Gates, Marvin	sal.	\$ 2,251.82
Gossard, Bruce	sal.	\$ 2,186.98

Harris, Charlie	sal.	\$ 1,600.50
Paulson, Roy	sal.	\$ 3,435.47
Rowe, Danny	sal.	\$ 2,452.67
Steffens, John	sal.	\$ 3,997.40
Sullivan, Patrick	sal.	\$ 5,455.45
Romero, Olivia	sal.	\$ 2,405.87
		<u>\$ 65,905.39</u>

(Taxes Withheld, \$11,159.35; Deductions Withheld,  
\$9,601.60)

**DEPARTMENT OF SOCIAL SERVICES**

Archuleta, Ramona	sal.	\$ 3,074.50
Buxman, Bryan	sal.	\$ 2,127.72
Chavez, Melody	sal.	\$ 2,063.75
Collins, Kelsie	sal.	\$ 3,061.50
Dupont, Ilene	sal.	\$ 1,539.72
Duran, Jaxine	sal.	\$ 2,299.38
Gallegos, Brandi	sal.	\$ 2,790.13
Garcia, Shirley	sal.	\$ 1,628.25
Gonzales, Carolyn	sal.	\$ 2,393.63
Gunther, Darlene	sal.	\$ 2,299.38
Harmon, Alicia	sal.	\$ 2,083.25
Hernandez, Marlene	sal.	\$ 2,393.63
Horn, Ruth	sal.	\$ 4,129.13
Jaramillo, Richelle	sal.	\$ 3,199.63
Jiron, John	sal.	\$ 2,340.00
Kern, Jody	sal.	\$ 5,000.00
Leblanc, Elizabteh	sal.	\$ 2,083.25
Lester, Heather	sal.	\$ 3,047.38
Maestas, Valarie	sal.	\$ 2,434.25
Martinez, Helen	sal.	\$ 4,057.63
Martinez, Janelle	sal.	\$ 2,255.50
Meder, Jeremy	sal.	\$ 2,785.25
Mills-McKim, Natasha	sal.	\$ 2,774.38
Pacheco, Leann	sal.	\$ 2,493.74
Palacios, Irma	sal.	\$ 2,255.50
Parra, Gregorio	sal.	\$ 3,950.38
Resendiz, Michelle	sal.	\$ 2,624.38
Roesch, Korissa	sal.	\$ 734.02
Sanchez, Ramona	sal.	\$ 2,440.75
Shaver, Betty	sal.	\$ 2,803.13
Sierra, Jessica	sal.	\$ 2,299.38
Slane, Sherryl	sal.	\$ 2,955.88
Stephens, Jackie	sal.	\$ 3,823.63
Thompson, Chris	sal.	\$ 2,826.38
Varner, Julia	sal.	\$ 2,083.25
Velasquez, Amanda	sal.	\$ 1,928.88
White, Victoria	sal.	\$ 2,255.50
		<u>\$ 97,336.04</u>

(Taxes Withheld, \$14,011.74; Deductions Withheld,  
\$16,010.30)

**PEST CONTROL**

Archuleta, Juan	sal.	\$ 1,136.81
Bond, Dalton	sal.	\$ 967.50
Christensen, Bryan	sal.	\$ 50.00
Clare, James	sal.	\$ 100.00
Davis, Leo	sal.	\$ 889.19
Lester, Howard	sal.	\$ 100.00
Monter, Bernard	sal.	\$ 1,790.63
Mueller, Mark	sal.	\$ 100.00
Plane, Darrel	sal.	\$ 3,913.40
Rogers, Barry	sal.	\$ 50.00
Schaefer, Michael	sal.	\$ 100.00
		<u>\$ 9,197.53</u>

(Taxes Withheld, \$1,176.38; Deductions Withheld, \$896.09)

**PUBLIC HEALTH**

Jolly, Judith	sal.	\$ 508.80
Koshak, Dianne	sal.	\$ 3,037.88
Kostuk, Diane	sal.	\$ 2,023.23
Masters, Judy	sal.	\$ 2,528.59
Perry, Patricia	sal.	\$ 4,642.65
Montoya-Salazar, Lanell	sal.	\$ 2,026.27
Robinson, Kelli	sal.	\$ 1,768.43
		<u>\$ 16,535.85</u>

(Taxes Withheld, \$2,859.44; Deductions Withheld, \$2,754.48)

Commissioner Davie made the motion to approve the August 2011 payroll. Commissioner Shriver seconded; the motion passed.

At 9:40 a.m. the Board discussed the new Notice of Valuation letters that will be mailed to the commercial businesses in the County from the Assessor's office. After reviewing the revised and corrected list from the Assessor's Office and options for handling this matter, the Board did not feel there were many options to settle the State auditor's finding. Commissioner Davie made the motion, under protest, to approve the mailing of the amended Notices of Value. Commissioner Shriver, under protest, seconded the motion. The motion passed. They will ask the Assessor's Office staff not to mail these notices until they have discussed their reservations with the County Assessor.

Commissioner Davie made the motion to sign the Courthouse Security Policies. Commissioner Shriver seconded; the motion passed.

There was discussion of the ambulance inspections and the Emergency Medical Services resolution updates.

At 10:00 a.m. Chairman Murphy called to order the hearing for adopting the FEMA Flood Regulations and asked Rose Vanderpool, Land Use Administrator, to present the flood plan. Ms. Vanderpool said Rio Grande County is a Participating Community and noted there is a list of definitions included in the regulations that was not previously included in the Land Use Code Book. The Land Use Office will issue elevation certificate permits to people who want to build in the one hundred year flood plain. She also noted that residents of participating communities will receive a flood insurance discount. The FEMA process to determine if homes are in the flood plain will be followed by the Land Use Office. Ms. Vanderpool had to revise the Land Use Code Book to add the new flood regulations. Commissioner Shriver made the motion to adopt the FEMA Flood Regulations.

Commissioner Davie seconded; the motion passed. Commissioner Shriver asked that the local banks be notified that the FEMA Flood Regulations have been adopted. BOOK 556 PAGE 17

At 10:15 a.m. Ms. Benton continued with pending matters.

Chairman Murphy signed the contract with Masters Touch for the Assessor's Office mailing service.

The Fire Ban Ordinance was presented to the Board for review.

At 10:30 a.m. Chairman Murphy called the hearing to order for the conditional use application for Bruce Steffens. The audience was sworn in. The property is located in the SW  $\frac{1}{4}$ , SW  $\frac{1}{4}$ , Section 28, Township 38 North, Range 7 East. Ms. Vanderpool noted that the Planning Commission minutes were sent to the Board. Mr. Steffens requested the storage of a 588 square foot office/cabin on his forty acre parcel on County Road 29. The Planning Commission allowed Mr. Steffens temporary storage of this cabin for three years; Mr. Steffens requested seven years. The agreement is non-transferable and new property owners would need to contact the Building Department in order to make it livable. A letter from neighbor, Mr. Seibert (sp), was noted which was received after the Planning & Zoning meeting stating access and property boundary concerns. Ms. Vanderpool received a phone call stating that the cabin is being lived in on the weekends and a propane tank was installed. She visited the site and found the tank but it was not hooked up and there were no signs of a septic system. There are easement issues if the cabin is to be used for living quarters. Mr. Steffens said this is mobile real estate office and he is storing it at this location. Mr. Steffens is only holding it on this site until permanent arrangements are made. There is no well, septic, or electricity at the site. John Noffske said the cabin was placed on property which did not belong to Mr. Steffens at the time. It is situated for living quarters, not for storage. The tank is within 50 feet of the cabin and there is no legal access to the property. Mr. Steffens said he can prove legal access with the sale contract for the property. Mr. Noffske said this is Rock Creek Cemetery property, not BLM property as Mr. Steffens claims. Another problem is the storage container on the property and a trash pit with large metal pieces. Mr. Noffske relayed concerns from Mr. Seibert as well. The ownership of the cabin is also being contested at this time. Mr. Noffske is still paying the property taxes on this cabin. There are campfire pits and other signs of living quarters at the cabin without sanitary provisions. Larry Rinebarger has also voiced concerns to Mr. Noffske about this property. He is also concerned with the access to the property across the cemetery. Mr. Steffens said no one knows the intent of the property, Mr. Noffske does not know. It is setting on skids. There is no dump on the site. There are poles and other things which were moved up to this site when Mr. Noffske purchased the lower ranch. There is an access on file which Mr. Steffens will look into. Mr. Noffske's cattle have pushed over some of the materials being stored. Mr. Steffens said his daughter did camp there one weekend but no one is living there. Mr. Kern said storage containers do not require a building permit but they still must comply with zoning, setbacks, and permitted uses. Anytime a structure is moved onto a property a building permit must be obtained. It must be permitted for its use and fall within the zoning regulations for the site. Mr. Steffens had a special use permit before it was moved. Ms. Vanderpool could not find the conditional use permit and felt that it fell through the cracks in the late 1990s or early 2000s. The Board reviewed a map of the property. Ms. Steffens does not understand why there is so much contention with the storage of this cabin. Chairman Murphy asked Mr. Steffens to provide

the real estate contract proving the easement since it does not appear on the deed. Mr. Steffens added that the State does not allow anyone to be landlocked. Chairman Murphy is concerned with the timeframe of three years for storage. Mr. Steffens said with the current economy and slow real estate sales he feels the timeframe is appropriate so it can be moved to a small parcel of land. Commissioner Shriver said it may be appropriate to look at this annually. Mr. Steffens said he was told it was more work than it's worth to review it annually. Commissioner Davie made the motion to approve the storage of the cabin for one year with the windows being boarded so that it is not livable and that the contract showing access be provided. Mr. Steffens said he would like two years of storage. Mr. Kern said it is constructed to be an office. To be made into a single family dwelling would require remodeling. It is currently a sales office. Mr. Noffske asked if it was feasible to hold this for 30 days until Mr. Seibert is present. Commissioner Davie withdrew his motion until the access issue can be discussed with Mr. Seibert. Commissioner Davie made the motion to table the decision until September 28, 2011 at 11:00 a.m. Commissioner Shriver seconded; the motion passed. Charlie Burd was sworn in. Mr. Burd stated that there needs to be a board reinstated for the Rock Creek Cemetery. The fences have fallen down and there needs to be work done. Mr. Noffske said there are no living board members and no documentation on this cemetery. This cemetery deed is from the government land office in 1913 which states restrictions on the property. He has a list of individuals who would like to serve on this board.

At 11:00 a.m. Joe Zinn joined the session on behalf of his mother, Sharon Bowles, for an exempt division of land application. The property is located in a fraction of the NW  $\frac{1}{4}$  of Section 24, T 39 N, R 7 E. containing 35 acres, more or less. Ms. Vanderpool presented correspondence which was received after the Planning and Zoning meeting. This parcel was originally divided into 35-acre parcels and was divided again in 1990 for her son, Mr. Zinn. Mr. Zinn now lives in his mother's home and would like the home divided from the original parcel. Mr. Zinn stated that the Cooley and Wert properties were divided in the 1990s splitting a 35-acre parcel. Ms. Vanderpool noted that CAH Farms is opposing the division. Mr. Zinn added that the home will not pass a home inspection due to a deteriorating foundation and other structural problems. His mother's health is failing and she cannot care for the property. It would be more beneficial to divide the property so someone could take care of the land and maintain it. The Board reviewed maps of the area. The ditch separates the parcels making a natural division.

Robin Jones, neighbor, said she was concerned with the letter from the County. She understood that the property would be divided into six acre parcels. Mr. Zinn clarified that the residence and six acres would be divided off the 29.29 acre parcel. Boundary line adjustments do not require Board approval. There was discussion of adding a smaller piece containing the barn to the parcel with the original home. The division would be for the larger parcel of land. Ms. Jones said she has easement concerns. She said a title company told them a few years ago that the easement was not properly recorded. Ms. Wert stated concerns with the easements and adding another residence which will require a well and depletions to the aquifer. The two existing homes on Ms. Bowles' property share a common well. There was discussion of domestic wells being added. Tracy Vanderpool, neighbor, concurred that the easement needs to be addressed. Commissioner Shriver suggested that this application be withdrawn until the easement matter has been resolved. Ms. Vanderpool said this is a subdivision within a subdivision. Should this property be divided

there would be a deed restriction that no further divisions are allowed. Mr. Vanderpool (no relation) said Ms. Vanderpool is to be commended for her efforts to explain this situation to the neighbors. The parcels were originally divided into 35 acre tracts and people purchased the lots for this reason. The road is not a county road and is not built to county specifications and he can see safety concerns with added homes and traffic. Mr. Vanderpool said this opens the door for others in this neighborhood to try to make the same types of divisions and it would be unfair to deny other requests. He felt this should have come to the neighbors first to address some of the issues. Mr. Zinn will talk with his mother about withdrawing the application and addressing all of these concerns. Mr. Zinn said they will have to research the legal steps for easements. There was discussion of the number of homes on parcels. Ms. Vanderpool said the County allows for two homes on a two acre parcel as long as the setbacks can be met. Ms. Wert said they purchased land because of the seclusion and will protest any developments. This will be tabled until Ms. Bowles makes a decision of how she intends to proceed.

At 11:45 a.m. Bill Dunn, County Attorney, joined the session for pending legal matters. Vern Braun was also present to discuss the pending zoning and blight matter. Ms. Vanderpool and Commissioner Shriver drove to the property earlier in the week to view the site. The concern is not blight but the matter of the area which is zoned commercial. The request may have been for five acres but a smaller area was granted for commercial zoning. Only vehicles awaiting repair can be stored at the site. The accumulation of non-operational vehicles is the matter at hand. Mr. Braun said the application and minutes indicate five acres. The attachment on the resolution which was recorded is different from Exhibit A in the application. Commissioner Shriver said there are still issues with the cars parked outside. Mr. Dunn said the minutes of this application state what happened at the meeting but the resolution states what the Board approved, not necessarily what the applicant requested. Mr. Braun said Commissioner Schaefer made the motion to approve the application which included the five acre sketch. The five acres have been taxed as commercial. Commissioner Davie said the sun does reflect off of the old trailers and junked cars so the blight is noticeable. The application states that the cars outside would be awaiting repair or parts. Mr. Braun confirmed that the cars are awaiting repair or parts. Mr. Dunn said the work being done at the shop is not what was represented in the application. Mr. Braun said time is not part of the application and the definition of 'reasonable time' is different to each person. There was some confusion as to Mr. Braun's statement at a previous meeting about the cars being his and another statement that the cars are not his. Commissioner Davie said if the cars have been parked for more than 90 days then they need to be moved. The cars could be put in the shop out of view. Mr. Braun said he makes his living rebuilding cars and 90 days is not reasonable for this type of work. A lawsuit has been filed but the Board asked not to have Valerie Braun-Fry (property owner) served with the case until they could meet with Mr. Braun. Mr. Braun contends that the resolution does not match the minutes or the application. Mr. Braun said he had not seen the resolution until he met with the Board. Commissioner Davie said the problem is cleaning up the site; the tax matter needs to be addressed with the Assessor. Mr. Dunn said if the cars are being used for parts then it is a salvage yard. Commissioner Shriver said the three options are to continue court proceedings, clean up the property, or apply for a salvage yard with a zoning application. She said the Board's hands are tied at this point with options on their part. Mr. Braun said he has cleaned up the property but the County has not told him what is so offensive that needs to be cleaned up. Mr. Braun said he has some cars in the shop but it is

slow work since he is doing it by himself. The cars outside the shop are not being used for parts but are awaiting repairs. Mr. Braun asked for the number of cars that he can keep outside. Ms. Vanderpool said it is not defined because it is addressed in the application. Per the Code Book, Mr. Braun could apply for a conditional use permit for a salvage yard within the commercially zoned property. The square footage of the application would have to be increased because the area where the cars are parked is zoned rural. There could be an amendment of zoning and a conditional use application to allow for a salvage yard. Ms. Vanderpool said a survey will be required to show the boundaries. Mr. Braun said he still does not understand why he can have a repair shop but cannot have cars outside. Mr. Dunn will continue with court proceedings.

Commissioner Shriver made the motion to approve the vacation of Rio Grande Drive in Alpine #7 between lots 10 - 13. Commissioner Davie seconded; the motion passed.

George Wilkerson contacted Mr. Dunn about the abandoned singlewide trailer that was left on his property in Alpine Village. Mr. Wilkerson will discuss the options with the Land Use Administrator.

The blight letters that were sent have had response from the property owners.

J.J. Mondragon, Deputy Assessor, joined the session to discuss the Notices of Value. The Board expressed concerns with mailing the letters before they can meet with Assessor Joe Dominguez.

At 12:20 p.m. the meeting was adjourned.

Attest:

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Dennis Murphy, Jr.  
Chairman of the Board

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Lyla Davis  
Clerk of the Board