

**Dolores County
Board of County Commissioners**

May 17, 2021

A regular meeting of the Dolores County Board of County Commissioners was held at the Courthouse in Rico, Colorado on May 17, 2021. Present for the meeting were Vice Chair Julie Kibel and Commissioner Steve Garchar, Attorney Dennis Golbricht and County Administrator Margret Daves. Attending via Zoom were Commission Chairperson Floyd Cook and Deputy Clerk to the Board Jody Gardner.

The meeting began with everyone reciting the Pledge of Allegiance.

Guests

Community Voice Representative Ronda Lancaster, Forest Service District Ranger Derek Padilla, Dove Creek Press Owner Kathleen Keesling, Dolores County Undersheriff Matt Purkat, Extension, Community Voice Representative Kendra Cook, Town of Rico Manager Kari Distefano, Applicants Mike Popek and Jacqueline Glokler, Dolores County Clerk Lana Hancock, Alpine Land Consulting Representatives Gregg Anderson and Amie Martell, Dolores County and Rico area Residents Brett F., Barbara Betts, bluink17laptop, Joy L., Laurie Adams, Gerrish Willis, Laurie, Klara Lapp, Lynn Markey, Jim Ostream, Mary Jondrow, Andrew Romanyshyn, Marilyn Griebel, Gerry Griebel, Faith Harrington, Nadetta Rockwell and Kelly Woodruff

Payroll for May 14, 2021

The following is a list of total payrolls by Department:

County Commissioners:	\$7,761.93	6 Employees		
Commissioner Other	\$365.80		1 Part Time	
County Clerk:	\$3,100.20	3 Employees		
County Treasurer:	\$2,769.84	2 Employees		
County Assessor:	\$4,050.18	4 Employees		
GIS:	\$1,206.83	1 Employee		
County Maintenance:	\$1,414.98	1 Employee		
County Sheriff:	\$13,694.88	10 Employees	1 Part Time	
County Coroner:	\$371.30	1 Employee		
EMA:	\$1,373.75	1 Employee		
Extension:	\$1,242.90	2 Employees		
DCTV:	\$1,712.31		5 Part Time	
Veterans Office:	\$480.22		1 Part Time	
Fair Board:	\$457.13			1 Temp
Senior Services:	\$8,443.18	3 Employees	13 Part Time	
Health & Nurse:	\$3,020.54	2 Employees		1 Temp
Mandatory Weed:	\$2,058.41	2 Employees	1 Part Time	
R&B Administration Other:	\$22,178.66	18 Employees		
Social Services:	\$5,374.34	4 Employees	1 Part Time	
TOTAL:	\$81,077.38	60 Employees	23 Part Time	2 Temp

Agenda

Commissioner Garchar made a motion to accept the agenda.
Commissioner Kibel seconded the motion.
Both Commissioners voted in favor of the motion.
(Commissioner Cook was unable to participate during the vote due to technical difficulties)

Minutes

Presented for approval were the End of the Month minutes from April 27, 2021 and the regular meeting minutes from May 3, 2021.

Commissioner Garchar made a motion approving the above-mentioned minutes.
Commissioner Kibel seconded the motion.
Both Commissioners voted in favor of the motion.
(Commissioner Cook was unable to participate during the vote due to technical difficulties)

Expenditures

Commissioner Garchar made a motion approving the expenditures.
Commissioner Kibel seconded the motion.
Both Commissioners voted in favor of the motion.
(Commissioner Cook was unable to participate during the vote due to technical difficulties)

Lazy Rooster Ranch Land Use Change Public Hearing

Commissioner Kibel requested verification of all public posting locations and mailouts to property owners within a half mile radius of the property.

Jacqueline Glokler gave a brief description of the proposed use of the property and business operations.

Commissioner Kibel asked if there were any additions to the application. Engineer Gregg Anderson mentioned the pending CDOT entrance/access application as well as revisions to the OWTS per the Planning Commission Board.

Attorney Golbicht discussed the use of potable water. The employee residence will have potable water from a well that is being permitted through the State of Colorado. Black and grey water will be contained in a to be constructed OWTS system. Per request of the Planning Commission Board no hose bibs will be available for public use. Also mentioned was the detailed review of the flood plain. Attorney Golbicht explained to the BOCC and applicant that any improvements or future phases of construction and operation would require full County review through the application process. Mr. Anderson noted that the growth of the operation per the well permitting standards would never allow any more than 27 guests and 3 employees at a time.

Proceedings to the Board of County Commissioners Meeting on May 17, 2021

County Manager Margret Daves mentioned the more than one yearlong process that the applicant and Planning Commission had worked through to get to this public hearing and BOCC possible approval point.

Attorney Golbricht stated that it is known that the applicants had operated a campground in prior years. However, the current hearing was to review the application request to change the use of the property. If a complaint had ever been received, action to enforce the DCDLUR could have taken place.

Commissioner Kibel opened the meeting to public comment. The public was advised that they could also ask questions of the applicant.

Comments were heard from Laurie Adams, Marilyn Griebel, Gerrish Willis, Gerry Griebel, Undersheriff Purkat, Barbara Betts and Britt F. Commissioner Kibel read aloud comments from the zoom chat. (A recording is available with individuals' comments.)

Commissioner Kibel stated that she felt that the process and public meeting presented the opportunity for a productive open discussion. Commissioner Kibel is in favor of private land rights and use. She was also impressed with the applications engineering and mapping.

Commissioner Garchar commented on the CDOT access approval and law enforcements response time.

Attorney Golbricht confirmed that the Applicant would need to have adequate toilets per state regulations, there would be quiet hours, no generators would be allowed except for construction use in non-quiet times, no group or other events would be allowed without a special event permit, and any changes or expansion would require full review, and no operation would be allowed until CDOT provided official approval of the current entrance.

Commissioner Garchar made a motion approving the Lazy Rooster Land Use Change, to include at this time, the proposed operation of a semi-primitive campground with 4 A frames, 16 sites, and a parking lot; contingent upon an approved and signed land development agreement.

Commissioner Kibel seconded the motion.

All three Commissioners voted in favor of the motion.

District Attorney to Discuss Office Staff Changes

District Attorney Matthew Margeson was unable to attend and will be rescheduled at a later meeting.

Forest Service Update

USFS District Ranger Derek Padilla reported that approximately 1700 acres of prescribed burning had been completed in the Hay Camp area.

The Forest Service may implement fire restrictions as soon as in the next couple weeks, if existing conditions continue to persist.

The Forest Service is not in a full suppression fire restriction mode due to COVID this year. Fires may be allowed to burn and take a more natural course.

Work will begin on the Ormiston Road this week. The running surface of the road will be 22 feet. The project should take two to three weeks.

Commissioner Kibel asked for a status update on the Cabin Creek and Ferris facilities. Mr. Padilla will have Tom Rice contact Ms. Kibel.

Homestead Irrevocable Trust Cease and Desist Hearing

Present on behalf of the Trust and property were Faith Harrington, Nadetta Rockwell and Kelly Woodruff. Also present for the discussion was Septic Inspector Jeff Carhart and Undersheriff Matt Purkat.

Inspector Carhart discussed a recent visit to the property in question and confirmed that there was no fresh black or grey water waste at the site. However, a hole had been dug and a tank was on location. Inspection of the mobile home showed that there was not a toilet installed for use. A civil issue amongst the landowners regarding ownership of the property was discussed.

Commissioner Kibel provided a list of the County's permits that would be required for compliance, prior to use as a residence. Attorney Golbricht stated that anyone seeking any such permit would need to prove ownership.

New Business

Farmer's Telephone Company Proxy: There were five candidates to vote for on the Farmer's Telephone Proxy.

Commissioner Garchar made a motion to vote for James Lambert and Lori White Olander.

Commissioner Kibel seconded the motion.

All three Commissioners voted in favor of the motion.

Thielen Sub-Division Exemption Preliminary Approval: After review of the provided plat map and application, the discussion was postponed until the June 7 meeting when the applicant would be able to attend to answer questions.

Ormiston Fund Resolution #05-21-02: The Board of County Commissioners received a request for the distribution of funds from the Clara Ormiston Trust Fund. It was found that the applicant qualified as determined by the conditions of the Ormiston Trust Fund for \$1000.00 for cancer treatment assistance.

Commissioner Garchar made a motion approving Resolution #05-21-02.

Commissioner Kibel seconded the motion.

All three Commissioners voted in favor of the motion.

Discussion and Possible Decision on 2" Line at Public Service Center: A bid was submitted by JC Custom Construction for the installation of and materials needed to run a two-inch water line from the Public Service Center to the Pioneer Center.

The line was thought to have been installed during construction of the facilities by Foster Plumbing from Farmington. The missing water line was discovered during a fire hydrant installation to the six-inch water line, which had incorrectly been tapped to provide water for culinary usage to the facilities. The culinary water is provided by Montezuma Water Company, as the County's designated water source provider. Foster Plumbing failed to follow construction and installation plans by tapping into the six-inch line and then by bedding the pipe prior to having Road and Bridge complete the trench fill.

Attorney Golbricht requested that JC Custom Constructions' bid rates be verified as legitimate to negate any conflict with Mr. Carhart being a part-time County employee. Commissioner Cook reviewed the bid and felt confident that the amounts were a true reflection of today's rates for such services. Attorney Golbricht also mentioned that due to time constraints and the immediate need for available fire flow to the Pioneer Center and the new Social Services building, no further bids would be required under the County Procurement Policy if so, determined by the BOCC as being warranted. Also discussed, was Mr. Carhart's ability to start the project the following week and familiarity with the water line from a prior project.

Commissioner Kibel made a motion accepting the bid from JC Custom Construction with consideration for the special circumstances.

Commissioner Cook seconded the motion.


Commissioner Garchar requested more discussion.

All three Commissioners voted in favor of the motion.

Old Business:

There was no old business.

Commissioner Cook adjourned the meeting.


Deputy Clerk to the Board of County Commissioners


Chair to the Board of County Commissioners

