

**MEETING MINUTES**  
**Dolores County**  
**Board of County Commissioners**  
**July 31, 2024**

A regular meeting of the Dolores County Board of County Commissioners was held at the Dolores County Courthouse Dove Creek, Colorado on July 31, 2024. Present for the meeting were Commission Chair Steve Garchar, Vice Chair Linda Yellowman, Commissioner Floyd Cook, Attorney Dennis Golbricht, County Administrator Margret Daves, and Deputy Clerk to the Board Shayla Oliver.

The meeting began with everyone reciting the Pledge of Allegiance.

**Guests**

In Person – Sheriff Don Wilson, DC Treasurer Taylor Funk, DC Clerk Lana Hancock, DC Assessor Amber Blackmore, DC Assessor Deputies Joi Redshaw, Kristen Davis and Janee Buffington, and Mark Martinez

Zoom – Shara Brumley

**Payroll for July 30, 2024**

The following is a list of total payrolls by Department:

County Commissioners:	\$ 7,910.73	7 Employees		
County Clerk:	\$ 3,055.68	3 Employees		
County Treasurer:	\$ 2,492.06	2 Employees		
County Assessor:	\$ 5,020.34	4 Employees		1 Temp
GIS:	\$ 1,186.74	1 Employee		
County Maintenance:	\$ 1,428.74	1 Employee	1 Part Time	
County Sheriff:	\$ 14,957.98	10 Employees	1 Part Time	
County Coroner:	\$ 377.25	1 Employee		
EMA:	\$ 1,434.52	1 Employee		
Extension:	\$ 2,172.74	2 Employees	3 Part Time	1 Temp
DCTV:	\$ 1,012.95		3 Part Time	
Veterans Office:	\$ 600.27		1 Part Time	
Fair Board:	\$ 304.75			1 Temp
Senior Services:	\$ 10,346.24	2 Employees	12 Part Time	
Health & Nurse:	\$ 14,133.55	3 Employees		
Mandatory Weed:	\$ 3,065.59	2 Employees		1 Temp
R&B Administration Other:	\$ 23,013.37	18 Employees	1 Part Time	
Social Services:	\$ 10,439.67	8 Employees	1 Part Time	
<b>TOTAL:</b>	<b>\$ 102,953.17</b>	<b>66 Employees</b>	<b>19 Part Time</b>	<b>4 Temp</b>

***Proceedings of the Board of County Commissioner meeting, July 31, 2024***

**Agenda**

Commissioner Garchar requested discussion of the County shops in Disappointment and West Fork, including the potable water and septic arrangements. Margret Daves the County Manager requested discussion of the JUWI requested LDA change to allow for a six-day work week rather than five days.

Commissioner Cook made a motion to accept the agenda with the above-mentioned additions.  
Commissioner Yellowman seconded the motion.  
All three Commissioners voted in favor of the motion.

**Expenditures**

Commissioner Cook made a motion to accept the Expenditures.  
Commissioner Yellowman seconded the motion.  
All three Commissioners voted in favor of the motion.

**Semi-Annual Treasurers Report/Taylor Funk**

Dolores County Treasurer Taylor Funk submitted to the BOCC the Semi-Annual Treasurer's Report.

Commissioner Yellowman made a motion approving the report.  
Commissioner Cook seconded the motion.  
All three Commissioners voted in favor.

**Audit Report/Chris Majors**

Chris Majors with Majors and Haley PC presented the 2023 Audit. He stated that overall the County financials are ok, and there had been no overspending.

Commissioner Cook made a motion to accept the 2022 Audit.  
Commissioner Yellowman seconded the motion.  
All three Commissioners voted in favor of the motion.

**Board of Equalization**

Commissioner Garchar closed the BOCC meeting and opened as the Board of Equalization at 11:00AM.

**Monument Heights Subdivision** Owner Mark Martinez came to the BOE to protest the NOV for the subdivision lots. For the year 2022 valuation it was determined that there was not sufficient ag activities on the properties to warrant ag status, resulting in the change to vacant land status. A property owner must prove three years of continuous agricultural use to be changed back to ag status. Mr. Martinez states that he has grazed cattle continuously for many years with the exception of the drought years but has built a fence and performed age-related improvements to the property during those years. Amber Blackmore DC Assessor has agreed to recognize the fence building in 2023 as evidence of ag status for that year. Therefore, 2023 starts year one of three to move back to ag status. If Mr.

Martinez continues to prove agricultural use he can be back to ag status in 2025. It was noted by the Assessor that preparing for ag use in future years, including by building fence, will not suffice. There must now be actual ag use, such as actual grazing. Mr. Martinez and Ms. Blackmore agreed on the 2023 valuation. Mr. Martinez presented discussion regarding the 2022 valuation as well as wanting to dissolve the subdivision and combine all the lots. The BOE can only hear 2023 issues and cannot go back to the 2022 status. There was further discussion regarding those issues resulting in Mr. Martinez requesting to be on the August 19, 2024 BOCC Agenda.

**Shara Brumley** submitted an appeal to the BOE regarding the NOV for her property for the tax year 2023. Ms. Brumley agrees with the property status as vacant land but feels the value of the property is higher than market value. Ms. Brumley presented a property sales analysis valuation given by a realtor in the area. Ms. Brumley would like to only use nonimproved vacant land sales, as well as recognize there is no highway access. DC Assessor Amber Blackmore explained that with the valuation process they use they have to consider all sales during a certain time frame not just a designated few. The valuations are set using the Market Approach vs sales approach. Assessor Blackmore did offer a downward adjustment of 10% which would make the value \$1,300.00 per acre. Ms. Brumley stated she feels it needs to be equitable and fair and requested \$1,000.00 per acre. Assessor Blackmore did then offer a 20% downward adjustment which would make the value \$1,250.00 per acre. This would be \$49,356.00 down from \$61,695.00.

Commissioner Yellowman made a motion to follow Assessor Blackmore's recommendation of the 20% downward adjustment valuing the property at \$49,356.00, down from \$61,695.00.

Commissioner Cook seconded the motion.

All three Commissioners voted in favor of the motion.

Commissioner Garchar adjourned as the Board of Equalization at 12:27PM and reopened as the BOCC.

### **New Business**

#### **Disappointment Shop Septic and West Fork County Shop Septic and Water Well:**

Commissioner Cook spoke with Jeremy Redshaw regarding the well at the West Fork County Shop for well testing and pumping if necessary. LePew was also contacted regarding inspection and possible pumping of the septic systems at the West Fork and Disappointment County Shops. Commissioner Garchar wanted a decision to allow them to move forward with the septic system maintenance at both shops and the well maintenance at the West Fork Shop.

Commissioner Yellowman made a motion to approve Septic System Maintenance at both shops and Well maintenance at the West Fork Shop.

Commissioner Cook seconded the motion.

All three Commissioners voted in favor of the motion.

**Life and Disability Administration Online Access Contract:** A contract to allow HR/Finance Director Lenore Johnson online access to the Counties Life and Disability Policy. Attorney Golbricht crossed out the Indemnity Provisions and approving the remainder of the contract.

Commissioner Cook made a motion to approve the Life and Disability Administration Online Access Contract.

Commissioner Yellowman seconded the motion.

All three Commissioners voted in favor of the motion.

**Juwi LDA Clarification and Possible Amendments to the LDA:** Juwi has requested to work six days a week rather than the LDA designated five days a week, 7:00AM to 7:00PM. The BOCC asked for public input and has set a Public Hearing date of August 19, 2024 at 10:00AM. Juwi will contact by letter all property owners within a half-mile radius of the project informing them of their request and of the public hearing.

### **Public Comment**

Bruce Ramsey with the West Fork Fire Department attended the meeting to discuss funding for West Fork Fire and request a donation from Dolores County. DC Administrator Margreet Daves explained the process for submitting donation requests. West Fork Fire would like to purchase emergency radios and bunker gear. EMS Director Keith Keesling was in attendance and discussed looking into a grant to help fund some of the equipment also.

Commissioner Garchar adjourned the meeting.

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Chair to the Board of County Commissioners

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Deputy Clerk to the Board of County Commissioners