

Moffat County Board of County Commissioners
1198 W Victory Way Craig, CO 81625

January 14, 2025

In attendance: Tony Bohrer, Chair; Melody Villard, Vice-Chair; Donald Broom, Board Member; Erin Miller, Deputy Clerk & Recorder; Kyler Scott; Candace Miller; Denise Arola; Kathy Kuehl; Bill Kuehl; John Ponikvar; Megan Cook; Martin Minnich; KC Hume; Chip McIntyre; Allison Anthony; Collette Erickson; Chris Nichols; Shannon Bohrer; Josefina Kuberry; Keyara Bohrer

Call to Order
Pledge of Allegiance

Commissioner Bohrer called the meeting to order at 8:30 am

Bohrer made a motion to approve the agenda as presented. Villard seconded the motion. Motion carried 3-0.

Consent Agenda –

Review & Sign the following documents: (see attached)

Minutes:

- a) December 31
- b) Board of Public Health: December 31

Resolutions:

- c) 2025-01: Payroll
- d) 2025-02: Official Newspaper
- e) 2025-03: Treasurer Depositories
- f) 2025-04: BCC Meeting Dates/Postings
- g) 2025-05: 2024 A/P
- h) 2025-06: A/P
- i) 2025-07: Payroll

Contracts & Reports:

- j) Treasurer's Reports (3)
- k) Discharge Monitoring Report: Limestone Pit
- l) Department of Human Services/Prather Productions services agreement
- m) Salvage Metal contract w/X-Field Services

Bohrer made a motion to approve the consent agenda items A-M. Broom seconded the motion. Motion carried 3-0.

Please note that the Board may discuss any topic relevant to County business, whether or not the topic has been specifically noted on this agenda

Public Comment/General Discussion:

Bill Kuehl wondered what is the County's definition of the size of a lot? This had been discussed at lot at the last Planning & Zoning Commission meeting and he just wanted clarification on that. The BCC promised they would get him an answer for this. He also asked how the solar farm south of town got approved when it was on a major wildlife migration path? Commissioner Bohrer answered that while the BCC had opposed it, the CPW had approved it., and overruled them.

Keyara Bohrer and Joesfina Kuberry with the High School Key Club came before the BCC and gave an update on the fundraising that their group has been doing. This group works closely with Human Resource Council.

Board of County Commissioners

- Announce Community Volunteer Board seat appointments (see attached)

The appointments are as follows:

Cemetery Board	Duke Duzik Owen Grant
Community Corrections Board	Debbie Belleville Mike Flannery Nele Cashmore
Employee Retirement Board	Bonnie Shirley
Housing Authority Board:	Carol Preece Tom Mathers
Land Use Board:	Miranda Kawcak – Environment Alt Kymm Gresset – Government Alt
Library Board of Trustees	Gloria Devan
LMD:	Wade Gerber Marshelle Gray
MCTA:	Nikki Mowdy
Maybell Community Board:	Casey Herod
Memorial Regional Health Board of Trustees:	Denise Arola
Planning & Zoning Commission:	Ford Richmond (alt to voting seat)

Villard moved to approve the slate of candidates as read. Broom seconded the motion. Motion carried 3-0.

- Commissioner Chair appointment

Bohrer explained that this commission installs a new chairperson every two years, so they each get a turn. Commissioner Broom moved to appoint Commissioner Villard as chair for the Board of County Commissioners. Bohrer seconded the motion. Motion carried 2-0. Villard will begin serving as chair at the January 28th meeting.

8:45 am

Public Hearing:

Planning & Zoning Department – Candace Miller

Review of proposed Zoning Regulation amendments (see attached)

Bohrer read the Public Hearing protocol and declared the Public Hearing open.

The Planning & Zoning Commission has researched and evaluated the current regulations and has proposed minor amendments to the language in portions of “Article II - Interpretations and Definitions” and portions of “Article IV – District Regulations”. A large majority of these articles have not been updated since the mid-80’s and this will help to align the regulations to codes that the County operates under at this time (International Property Maintenance Code).

Miller reviewed the current Zoning Regulations and highlighted the sections that are proposed for amendment.

Public Comment:

(Commissioner Bohrer emphasized that this Public Comment period was strictly to comment on changes to the Planning & Zoning Regulations)

Collette Erickson stated that she rents land on East Victory Way for her horses. She has fears of changes in language regarding temporary worker housing and opposes any “man camps” being allowed in that area.

Allison Anthony feels that anything that involves the International Property Maintenance Code is unconstitutional and should not be allowed.

Kathy Kuehl is also opposed to man camps and had done extensive research on having the temporary workers staying in local hotels/motels.

Megan Cook, a member of the Planning & Zoning Commission, and also a rental property owner, spoke about the reasons behind the updating of the language in the regulations and the need for additional housing for temporary workers.

Bill Kuehl asked the BCC to seriously consider how a man camp would depreciate adjacent property values. He also encouraged that properties get cleaned up across the county.

There was no more public comment. These amendments will be back before the BCC in the form of a resolution at the February 11th meeting.

Craig/Moffat County Airport – Candace Miller

- Present Final Payment approval for Airport project – CR Contracting (see attached)

Miller presented a letter requesting release of final payment to CR Contracting for the apron seal coat and restripe work at the Craig/Moffat County Airport. The Release of Final Payment legal notice was advertised twice in the Craig Press. No notices or claims of outstanding payments have been received.

The final payment amount is \$6283.70.

Broom moved to approve the final settlement to CR Contracting, for the apron seal coat and restripe work at the Craig/Moffat County Airport in the amount of \$6238.70. Villard seconded the motion. Motion carried 3-0.

Fairgrounds – Kyler Scott

- Request to waive standard bid process for replacement of roof under the Grandstands (see attached)
- Approve/award contract for replacement of roof under the Grandstands (see attached)

Due to the urgent nature and uniqueness of this project, Scott requested waiving the standard bidding process for replacement of roof under the Grandstands.

Two bids were received:

Jenison Construction	\$127,750
Charchalis Construction	\$134,760

Scott recommended going with Jenison Construction. There was discussion about the merits the types of material/warranty that each contractor used in their bids and if either bid included enclosing the open portion to the sub-roof area.

Broom moved to approve waiving the standard bid process for replacement of the sub-roof of the Fairgrounds Grandstands. Villard seconded the motion. Motion carried 3-0.

Villard moved to award the contract for the replacement of the sub-roof of the Fairgrounds Grandstands to the low bid from Jenison Construction in the amount of \$127,750. Broom seconded the motion. Motion carried 3-0.

In discussion, Villard commented that it was good that Jenison could start this project right away. Bohrer said that the BCC understands that it remains to be seen how much damage is actually in place when the contractor tears into it.

Meeting adjourned at 9:58 am

The next scheduled Board of County Commissioners meeting is Tuesday, January 28, 2025

Submitted by:

Erin Miller, Deputy Clerk and Recorder

Approved by: _____

[Handwritten signature]

Melody Villard

[Handwritten signature]

Approved on: January 28, 2025

Attest by: *Erin Miller*

