

Moffat County Board of County Commissioners
221 W Victory Way Suite 130 Craig, CO 81625

March 8, 2022

In attendance: Donald Broom, Chair; Tony Bohrer, Board Member; Melody Villard, Board Member; Erin Miller, Deputy Clerk & Recorder; Rebecca Tyree; Jeff Comstock; Vickie Huyser; Roy Tipton; Dan Miller; Todd Wheeler; Roger Richmond; Allan Reishus; Jesse Schroeder; Terry Arnold; Jerry Hoberg; Eric Pedersen; Peter Brixius;

**Call to Order
Pledge of Allegiance**

Commissioner Broom called the meeting to order

Broom made a motion to approve the agenda as presented. Villard seconded the motion. Motion carried 2-0.

Consent Agenda –

Review & Sign the following documents: (see attached)

Approve minutes:

- a) February 22
- b) 2022-28: Transfer of Intergovernment Funds for the month of December 2021
- c) 2022-29: Resolution for Transfer of Payroll Warrants
- d) 2022-31: Resolution for Payment of Warrants
- e) Department of Human Services Electronic Transactions for January
- f) Department of Human Services Core Services Program contract w/K. Gibbs
- g) Department of Human Services Legal Representation agreement w/C. Quillen
- h) Airport Runway & Lighting Project grant application
- i) Ratify Conservation Atlas comments (30 x 30)

Broom made a motion to approve the consent agenda items A-I. Villard seconded the motion. Motion carried 2-0.

Public Comment/General Discussion:

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

Vicki Huyser: Says she appreciates what all of the County workers do and it's more than everyone sees. She might not agree with everything the BCC does, but that they make the best decisions that they can for everyone.

Commissioner Bohrer joined the meeting via ZOOM

Board of County Commissioners:

The Commissioners announced appointments to the following boards: (see attached)

- Memorial Hospital Board of Trustees:

- Amy Updike
- Craig/Moffat County Airport Advisory Board
 - Luke Tucker

This is a joint appointment with City of Craig; they will address this at their meeting tonight.

Villard made a motion to approve the appointments as listed to the volunteer community boards. Bohrer seconded the motion. Motion carried 3-0.

Staff Reports:

Office of Emergency Management – Todd Wheeler

- EMS Council & RETAC update

Wheeler spoke about the issues he has been having with the realignment of the rules and regulations (both State and local) for the EMS Council. The Council also needs to update their by-laws. CNCC is struggling right now to get enough students for the EMT program and our county is seriously lacking in EMT's. The Council will meet with CNCC at their next meeting and hope to come up with some solutions. Maybell's paging system previously had problems; Wheeler pulled them under his paging system and has not had any further problems.

Road & Bridge Department – Dan Miller

- Bid recommendations: (see attached)
 - Cattle Guard Iron

Moffat County builds their own cattle guards, as needed. Two material bids were received: Craig Steel - \$31, 111.20 & Technology International, Inc. (Lake Mary, FL) - \$78,065.00. Miller recommended accepting the bid from Craig Steel.

Villard made a motion accept the bid for Cattle Guard Iron from Craig Steel for \$31, 111.20. Bohrer seconded the motion. Motion carried 3-0.

- Mag Chloride

Magnesium Chloride is put on the roads every year to keep them from coming apart and it also helps with dust control. Two bids were received: GMCO (Rifle) - \$0.833/gallon and Desert Mtn. Corp. (Kirtland, NM) - \$0.880/gallon. The cost has gone up \$0.63 per gallon; the budget for this work is \$500,000, and has not changed in years. They will be able to mag approximately 122 miles of roads, which is down 10 miles from last year. Miller recommended accepting the bid from GMCO for \$0.833/gallon. Miller also discussed the methods that they use to make the product go further and how they determine which roads to use the product on.

Villard made a motion to accept the bid for mag chloride from GMCO for \$0.833/gallon. Bohrer seconded the motion. Motion carried 3-0.

- Request renewing Overton Recycling contract for waste tire disposal

The Landfill is required by the state to get rid of 75% of the tires that are disposed of there. Overton Recycling, out of Meeker, was the lowest bidder last year (\$200/ton); they haul the tires to their facility, they shred them and bring them back to the Landfill. Those shreds are used for alternate daily cover, which saves them on dirt to cover the trash. The only change for this year would be that Overton would like to bring a dumpster to the landfill and set it up by the metal recycling bin. Having the dumpster in place would save on man power to load tires. Miller urged the BCC to renew Overton Recycling's contract for waste tire disposal at the Landfill.

The Commissioners gave verbal approval and after the County Attorney has reviewed the contract, it will be signed at the March 22 BCC meeting.

Office of Development Services – Roy Tipton

- Bid recommendations: (see attached)
 - Library interior painting

This bid is for painting of the Library's main reading room (walls & ceiling). Three bids were received: Jennison Construction - \$24,000; Bear River Painting - \$17,600; Sloop Enterprises - \$13,068. Tipton recommended accepting the bid from Sloop Enterprises for \$13,068; the Library Board of Trustees also recommended this bid.

Villard made a motion accept the bid for Library interior painting from Sloop Enterprises for \$13,068. Bohrer seconded the motion. Motion carried 3-0.

- Herbicides & Pesticides (Jesse Schroeder)

Jesse Schroeder (Weed & Pest Coordinator) came up before the BCC to also comment on these bids. Three bids for herbicides were received: Nutrien Solutions - \$24,645; CPS Distributors - \$19,868; Snyder & Counts - \$22,353. Tipton recommended going with the local vendor because they do a lot for the Weed & Pest Department on a moments notice and hold their price. Schroeder also commented that CPS doesn't carry Chlorsulfuron (one of the specified herbicides) at all, so having to order that separately would more than make up for the price difference.

Villard made a motion accept the recommended bid for Herbicides from Snyder & Counts for \$22,353. Bohrer seconded the motion. Motion carried 3-0.

Two bids for insecticides were received: Adapco - \$14,445; Snyder & Counts - \$22,960. Tipton recommended accepting the lower bid from Adapco for \$14,445.

Villard made a motion accept the recommended bid for Insecticides from Adapco for \$14,445. Bohrer seconded the motion. Motion carried 3-0.

Commissioner Bohrer had to end his ZOOM call to attend another meeting.

- 12 new AED units and 1 trainer for the Moffat County Emergency Management Coordinator (Todd Wheeler)

State statute says on this type of item we have to go with an in-state supplier (unless the item is not available). Bids were received from four in-state and five out of state vendors. Wheeler recommended going with AED Everywhere (Fort Collins) for \$20,500. We had originally budgeted \$35,000 for this project, based on last year's costs; AED Everywhere would honor this same price so that we could purchase additional units up to that \$35,000. The units should be available mid-May. Wheeler also discussed locations for the AED's.

Villard moved to award the bid for new AED units and 1 trainer to AED Everywhere, not to exceed the budgeted amount of \$35,000. Broom seconded the motion. Motion carried 2-0.

9:00 am - Public Hearing:

Planning & Zoning – Jerry Hoberg (see attached)

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

Agenda items were advertised in the Craig Press on February 16, 2022

- **R-22-01: East Victory Way Solar Farm Zone Change – Ag to HI**

This property, just east of Yampa Valley Electric Association, was originally zoned Agriculture and the applicants would like to put in a Solar Farm. A solar farm requires a Conditional Use in a Heavy Industrial Zone. Applicant is asking for the zone change (Reso 2022-30) and then will apply for a CUP for a solar farm.

Peter Brixius, City of Craig manager, got up to give testimony in favor of this project. There was no other testimony.

In regular session, Villard moved to approve Zone Change R-22-01. Broom seconded the motion. Motion carried 2-0.

- **C-22-02: East Victory Way Solar Farm CUP**

The parcel was originally zoned Agriculture and was changed to Heavy Industrial – R-22-01. Applicant is asking for a Conditional Use Permit in the HI Zone to build a solar farm. The Planning Commission approved the CUP with one condition – that the applicants complete a variance for setbacks on three sides of the property. The applicants have already acquired two of the four signatures; once they have all four signatures, they can proceed with the project.

There was no audience testimony.

In regular session, Villard moved to approve the East Victory Way Solar Farm CUP - C-22-02, upon meeting the requirement of having signatures of all four adjacent landowners. Broom seconded the motion. Motion carried 2-0.

- **S-22-01: Replat of Lots 1 & 2 of Johnson Acres Minor Subdivision**

Brent and Annie Juergens own two lots in Johnson Acres Minor Subdivision. This is a replat of lots 1 and 2 owned by the applicants. They want to build their house and/or access on the property line and would like to eliminate the lot line between lots 1 and 2; creating lot 1A, a twenty-acre parcel vs two 10-acre lots.

There was no audience testimony.

In regular session, Villard moved to approve the Replat of Lots 1 & 2 of Johnson Acres Minor Subdivision - S-22-01, as presented. Broom seconded the motion. Motion carried 2-0.

- **S-22-02: Tarango Minor Subdivision**

This is a 10-acre parcel (Parcel A of Dschaak Exemption.) It will be divided into 2 lots of 5 acres each. There is access to both lots off of MCR 30. Hoberg advised the property owner that he should contact the water commissioner regarding well permits or they would have to haul their water.

Terry Arnold came before the BCC to say she is totally against this subdivision. She owns property across the county road from this parcel. She said that the ground is not really suitable for building on and because there are no covenants, many of the surrounding properties are just dumps.

There was no other testimony.

In regular session, Villard moved to approve the Tarango Minor Subdivision- S-22-02, as presented. Broom seconded the motion. Motion carried 2-0.

- Adoption of Proposed Resolution (2022-32) rescinding older Flood Plain regulations and adoption of amended Flood Plain regulations

This is considered to be the first reading of the Proposed Resolution (2022-32), rescinding older flood regulations and adopting amended floodplain regulations. The Planning Commission approved the new resolution.

Broom closed the Public Hearing

Office of Development Services – Roy Tipton

- New Courthouse project progress report through February (see attached)

1. Underground plumbing complete
2. Small portion of framing remains, Public Health and Commissioner Offices
3. Installing insulation and drywall
4. Holding cell concrete block is complete
5. Steel door jambs are installed
6. Next 2 weeks the old entry vestibule will come down.
7. Schedule, 4 week look ahead
8. BHI Pay App #4 in the amount of \$2,093,268.00
9. Treanor HL Pay App #3 in the amount of \$30,292.50
10. NWCC Pay app #1 in the amount of \$6609.20
11. Contingency Log

Tipton presented a slide show with photos of the on-going work. The contract timeline has changed by six days, due to some contract changes. The project is on track to be completed January 10, 2023.

Pay apps: (covered by the bonds) #4 for BHI – \$2,093,268.00 (this amount will change – up or down- Tipton will bring the updated amount to the Commissioners), #3 for Treanor – \$30,292.50, and #1 for NWCC - \$6609.20.

Tipton discussed some areas that savings have been found in.

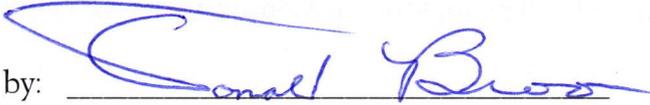
Villard moved to approve the 3 pay apps through March 8, the first to BHI for \$2,093,268.00, the second to Treanor HL for \$30,292.50, and the third to NWCC for \$6609.20. Bohrer seconded the motion. Motion carried 3-0.

Meeting adjourned at 9:26 am

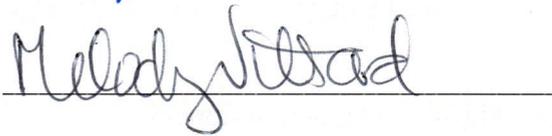
The next scheduled BOCC meeting is Tuesday, March 22, 2022

Submitted by:

Erin Miller, Deputy Clerk and Recorder

Approved by: 





Approved on: March 22, 2022

Attest by: 



Link to view this meeting on the Moffat County YouTube channel:

<https://www.youtube.com/channel/UC0d8avRo294jia2irOdSXzQ>