

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

August 12, 2025

In attendance: Melody Villard, Chair; Donald Broom, Vice-Chair; Tony Bohrer; Erin Miller, Deputy Clerk & Recorder; Candace Miller; Max Salazar; Jeff Comstock; Dan Miller; Neil Binder; Chris Nichols; Dave Fleming; Mike Lausin; Doris Zimmerman; John Zimmerman; Bob Maxwell; (ZOOM) Parker Schenken; Alejandro Armelles; David Okuwobi

Call to Order
Pledge of Allegiance

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

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

Consent Agenda –

Review & Sign the following documents: (see attached)

Minutes:

- a) July 22
- b) July 28 - CBOE

Resolutions:

- c) 2025-72: Payroll
- d) 2025-74: Payroll
- e) 2025-75: A/P

Contracts & Reports:

- f) CO Aeronautics Division Small Dollars Grant application
- g) FAA Reimbursement Agreement – ASOS Relocation
- h) Colorado Department of Public Health & Environment/Department of Public Health – Emergency Preparedness contract amendment #2
- i) Treasurer's Report
- j) Memo of Understanding w/City of Craig re: Water Usage at Fairview Cemetery
- k) Personify Health Plan Administration Services
- l) Department of Human Services Core Services Plan – Request for State Approval of Plan
- m) Ratify:
 - Energy Worker Penalty Waiver Act Letter of Support
 - Forest Service letter

Villard made a motion to approve the consent agenda items A-M. Bohrer 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:

Mike Lausin commented on the fire that spread from 13th Street on August 10th and the fact that there were no reverse 911 calls to notify everyone in the affected area to evacuate. He spoke with the sheriff about this. The sheriff informed him that the dispatch is manned by a contract service and that they had not fully followed through with the complete reverse 911 process, and that the all clear (for some reason) went to Rio Blanco County instead of Moffat County. Lausin feels that the County needs to make sure that the people who provide these services are properly trained in the procedures. He stated that he had signed up for the “Moffat Alerts” system, but was concerned that that only works for people with cell phones. He feels that there needs to be a better system in place for citizens that don’t have cell phones or Facebook.

John Zimmerman came up to discuss a neighboring property on County Road 30. He called the property the “second County dump” and feels that it takes down all the adjacent property values and he requested that the County do some type of clean-up enforcement on the property.

General Discussion:

Commissioner Villard stated that she was thankful for the quick response to all of the fires in the surrounding area.

Board of County Commissioners & Natural Resources Department – Jeff Comstock

- **Resolution 2025-76:** Approving an Establishment Agreement Creating the Moffat Economic Development Authority; the Investment Policy of the Authority; the Appointment of Board Members of the Authority; and Other Matters Related Thereto (see attached)
- Adopt final Economic Development Authority agreement (see attached)
- Moffat Economic Development Authority Investment Policy – Draft (see attached)

Comstock presented **Resolution 2025-76** which approves an Establishment Agreement Creating the Moffat Economic Development Authority; the Investment Policy of the Authority; the Appointment of Board Members of the Authority; and Other Matters Related Thereto and the final Economic Development Authority agreement. The City of Craig is slated to adopt and sign their half of these documents at their meeting tonight. This Authority will establish a permanent, perpetual trust, initially funded by the PUC ordered Tri-State settlement, that will help to cover community related Economic Development for revenues being lost from the closure of the power plants and coal mines (jobs and property tax). A five-member board will be appointed (2 by the County; 2 by the City and one by another taxing district – possibly the School District) to manage the spending of the interest from grants, loans, etc. Coal community settlement monies are afforded a bit more leeway in the way that these funds can be invested. Parker Schenken and Alejandro Armelles with Taft Law, the law office that helped the City and the County to develop the Economic Development Authority, joined the meeting by ZOOM.

Broom moved to approve **Resolution 2025-76:** Approving an Establishment Agreement Creating the Moffat Economic Development Authority; the Investment Policy of the Authority; the Appointment of Board Members of the Authority; and Other Matters Related Thereto. Bohrer seconded the motion. Motion carried 3-0.

8:45 am - Public Hearing:

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

Planning & Zoning – Candace Miller

- Orsted Conditional Use application C-25-06 (see attached)

Miller presented the Conditional Use application from Orsted for a single meteorological tower (MET) that would collect data through 2030, in relation to the possible placement of a wind turbine. The location is roughly 37 miles north of Craig. All the adjacent property owners were notified by mail; there was no response from any of the neighbors. The Planning & Zoning Commission reviewed this application at their meeting last week and approved it with no stipulations. Bob Maxwell with Orsted was in the audience and David Okuwobi, also with Orsted, joined the meeting by ZOOM.

There was no public comment.

In regular session, Bohrer moved to approve the Orsted Conditional Use application C-25-06. Broom seconded the motion. Motion carried 3-0.

- Martin Replat application S-25-05 (see attached)

Back in Public Hearing, Miller presented a Replat application from Elwood Martin for the separation of a shop and residence into two different parcels. The Planning & Zoning Commission reviewed this application at their meeting last week; some potential hurdles were identified for the sales process (well permitting, conditional use permit, etc). The Planning Commission approved the replat application.

There was no public comment.

Back in regular session, Broom moved to approve the Martin Replat application S-25-05. Bohrer seconded the motion. Motion carried 3-0.

Staff Reports:

Road & Bridge Department – Dan Miller

- Bid Recommendation(s);
 - Hydraulic Mulcher (see attached)

The Road & Bridge Department advertised for bids on a mulcher head to fit on their skidsteer for the purpose for clearing right of way brush and trees.

Four bids were received:

- | | |
|--------------------------------------|-------------|
| - Taza Supplies, South Holland, IL | \$65,876.00 |
| - Rocky Mtn. Machinery, Craig, CO | \$46,000.00 |
| - Wagner Caterpillar, Hayden, CO | \$42,064.05 |
| - Wear Parts & Equipment, Aurora, CO | \$40,799.00 |

Due to the machine specs and the local support, the Road & Bridge Department recommended that the bid be awarded to Wagner Caterpillar of Hayden for \$42,064.05.

Bohrer moved to approve the bid recommendation for Wagner Caterpillar of Hayden for a hydraulic mulcher for \$42,064.05. Broom seconded the motion. Motion carried 3-0.

➤ Asphalt Striping (see attached)

The Road & Bridge Department advertised for 40 miles of road striping. One bid was received from Stripe-a-Lot for \$79,847.00. The budget for this project is \$100,000.

The Road & Bridge Department recommended awarding the bid for road striping to Stripe-a-Lot for \$79,87.000.

Broom moved to approve the bid recommendation for road striping from Stripe-a-Lot for \$79,87.000. Bohrer seconded the motion. Motion carried. 3-0.

Office of Development Services – Neil Binder

Bid Recommendation:

➤ Roof Top Unit replacement at the Public Safety Center (see attached)

Two roof top units at the Public Safety Center are on a schedule for replacement every year. This year, only one bid was received:

Masterworks Mechanical: \$38,500

The budgeted amount for this project is \$36,000. Masterworks is recommending upgrading (if necessary) these new units to the existing system that allows all of the units to “talk” to the Trane communications system that permits any maintenance work to be remotely analyzed. The potential cost on this upgrade would be \$17,000.

Bohrer made a motion to accept the bid recommendation for the replacement of two roof top units at the Public Safety Center from Masterworks Mechanical for \$36,500 with the possibility of an additional \$17,000 for the communications system upgrade. Broom seconded the motion. Motion carried 3-0.

Meeting adjourned at 9:14 am

The next scheduled Board of County Commissioners meeting is Tuesday, August 26, 2025

Submitted by:

Erin Miller, Deputy Clerk and Recorder

Approved by:

Melody Hilland
[Signature]
Conor Brown

Approved on:

August 26, 2025

Attest by:

Erin Miller



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

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