

Moffat County Board of County Commissioners  
1198 W Victory Way Ste 104 Craig, CO 81625

August 22, 2023

**In attendance:** Tony Bohrer, Chair; Melody Villard, Vice-Chair; Donald Broom, Board Member; Erin Miller, Deputy Clerk & Recorder; Candace Miller; Tom Kleinschnitz; Jeff Comstock; Rebecca Tyree; Ashley Dishman; Glenda Bellio; Kenleigh Pubanz; Ruby Short; Megan Neton; Todd Wheeler; Heather Fross; Megan Stetson; Dan Haskins; Allison Adair; Stacy Morgan; Heidi Rogers; Sarah Colding; Steve Hinkemeyer; Kacey Green; Jim Howell; Bruce White; KC Hume; Chip McIntyre; Kate Nowack; Jennifer Bruen

**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) August 8; August 1 - Executive Session; August 1 – CBOE Hearings

**Resolutions:**

- b) 2023-88: Resolution Correction
- c) 2023-89: Payment of Warrants
- d) 2023-90: Payroll
- e) 2023-91: P-Cards

**Contracts & Reports:**

- f) Library Educational Grant application

Bohrer made a motion to approve the consent agenda items A-F. 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:**

Glenda Bellio feels that the Property Maintenance Code interferes with personal property rights.

Dan Haskins played an audio clip regarding government overreach and stated that he was against the adopting of any codes that take away liberties.

Tracy Winder stated that rumor has it that mask mandates and lockdowns will be reinstated and urged the BCC to say no and not participate.

Commissioner Bohrer spoke about the Space Business Roundtable meeting that will be going on today and tomorrow in Moffat County.

## Staff Reports:

### Office of Development Services – Candace Miller

- Bid recommendation & award: Public Safety Center RTU's (see attached)

One bid was received from Masterworks Mechanical for \$58,000 to replace four of the oldest Roof Top Units at the Public Safety Center. Miller recommended awarding the bid to Masterworks Mechanical for \$58,000 to replace four RTU's at the Public Safety Center.

Broom moved to award the bid to Masterworks Mechanical for \$58,000. Villard seconded the bid. Motion carried 3-0.

Everyone agreed that while it would have been nice to have other bids to choose from, it is good that the only bid is from a local business.

- Present real estate contract for 595 Breeze Street for consideration

A previous lower offer had been received from Raftopoulos Rentals I, LLC on this property and a counter bid was issued for \$450,000. The counter was accepted.

Villard moved to accept the offer from Raftopoulos Rentals I, LLC for \$450,000 for 595 Breeze Street. Broom seconded the motion. Motion carried 3-0.

- Present real estate contract for 539 Barclay Street for consideration

A first offer of \$325,000 has been received from Raftopoulos Rentals I, LLC for 539 Barclay Street, which is listed at \$399,900. Bohrer commented that real estate is still moving forward in our community and that the board should counter the offer at \$375,000.

Bohrer moved to counter the offer for 539 Barclay Street the amount of \$375,000 to Raftopoulos Rentals I, LLC. Villard seconded the motion. Motion carried 3-0.

- FAA/Airport Grant Agreement & Construction Agreement

The airport had applied for a grant for the airport runway project, which has been approved. The grant award for the project is a not to exceed amount of \$6,628,052.75. The project is tentatively scheduled to begin August of 2024, and includes resurfacing the runways, redoing the lighting and the striping.

Villard moved to approve the grant agreement with the Federal Aviation Administration Airport Improvement program. Broom seconded the motion. Motion carried 3-0.

Villard moved to approve Task Order B – Professional Services Agreement for Engineering with Armstrong Consultants for a not to exceed amount of \$314,770. Broom seconded the motion. Motion carried 3-0.

Villard moved to award Oldcastle SW Group, Inc. dba United Companies the paving contract for the airport runway contract for \$6,628,052.75. Broom seconded the motion. Motion carried 3-0.

Everyone agreed that because this is such a large amount, they were glad that we are getting assistance with this project.

**Resolution 2023-82: 2018 International Property Maintenance Code Adoption (see attached)**

Miller reiterated that this is just an updated version of the 2000 version of the IPMC, that Moffat County has been using since 2013. She read and explained the amendments that are attached to the 2018 version, and emphasized that this is not an ordinance. Villard asked if there were any exemptions based on property size or zoning? Miller said no, but it does provide some more protections and updated language for both property owners and enforcers. Villard clarified that the regional building inspector has already been working under the 2018 IPMC, and now we will all be on the same “page”. Villard also asked since this was adopted in 2000, what issues have we seen? Any litigation against any private property owners? Miller stated that no, and usually it is just for a reference point, there’s not a lot of teeth. The IPMC works hand in hand with the building code, setting a criteria for each property to be addressed in the same way. Bohrer stated that life without rules would be chaos; liberties come with rules. We are not trying to tie someone’s hands, we are trying to make Moffat County a desirable place and make neighbors be neighborly. Miller also emphasized that while we share the building inspector with the City of Craig, we do not have Code Enforcement Department/Officers that drive around looking for code violations, we only refer back to this in extreme cases.

Broom moved to approve **Resolution 2023-82: 2018 International Property Maintenance Code Adoption**. Villard seconded the motion. Motion carried 3-0.

**Road & Bridge Department – Bruce White**

**Bid recommendation: Pavement Striping (see attached)**

White explained that the Road & Bridge Department had advertised for bids for 10.3 miles (with the possibility of adding more, depending on current pricing) of road striping, which is our hazardous materials routes. The one and only bid was received from Stripe-a-Lot for \$34,957. The bid of \$34,957.00 leaves \$65,043.00 in the budget for additional miles. With the remaining funding available, the Road & Bridge Department would like to paint an additional 26.9 miles of road with center line paint only. The additional miles would be done at \$1,450.00 per mile, adding \$39,005.00 to the original cost bringing the total to \$73,962.00. This will help to bring the road maintenance process into an organized 3-year cycle that we can use to help keep the asphalt painting program up to date. Moffat County has approximately 100 miles of asphalt roads that require paint striping. Total expenditures will be \$26,038.00 under the budgeted amount of \$100,000.00.

Villard moved to approve the bid from Stripe-a-Lot for \$73,962 for highway striping. Broom seconded the motion. Motion carried 3-0.

**Moffat County Sheriff's Office - KC Hume & County Attorney – Rebecca Tyree**

**Fire Restriction Ordinance 2023-0822 – First Reading (see attached)**

This ordinance is to update the open fire and open burning restrictions in Moffat County. It aligns/cleans-up language across the wildland fire suppression community (local/state/federal), so they can work together more seamlessly when time is of the essence. This is the first reading of this ordinance; the second and final reading for adoption will be at the October 10 BCC meeting.

Broom moved to approve the first reading of the Moffat County Open Fire & Open Burning Restriction Ordinance. Villard seconded the motion. Motion carried 3-0.

### County Clerk's Office/Elections – Stacy Morgan & Sarah Colding

- Review & select potential changes to Commissioner District boundary redistricting in advance of Public Hearing on September 26 (see attached)

The state has mandated that all Commissioner districts must be redrawn to reflect population numbers based on the last census. No district can have no more than a 5% deviation between the least and the most populated districts. Maps displaying the redrawn districts were put up on the screen. There will be a public hearing regarding the proposed redistricting at the BCC meeting on September 26<sup>th</sup>.

Villard moved to approve the suggested BCC District map "E" as presented today. Broom seconded the motion. Motion carried 3-0.

### Presentation:

#### Colorado First Conservation District – Kacey Green & Steve Hinkemeyer

- Sage Grouse Mitigation Grant Letter of Support (see attached)

Green & Hinkemeyer presented a grant letter of support for power line mitigation for sage grouse habitat. They have put in for \$3.34 million – 80% would go directly to on ground funding for sage grouse habitat improvement. Gateway South was required to put \$12.5 million into conservation easements. They should hear back in November if they get the grant or not.

Villard moved to approve the letter of support for the Colorado First Conservation District Sage Grouse Alliance letter of support. Broom seconded the motion. Motion carried 3-0.

#### United Way of Moffat County – Heather Fross, Executive Director

- Program update (see attached)

Fross thanked the BCC from all of the local non-profits that obtain funding from the Human Resource Council, which receives backing from the City, County and United Way. She presented the BCC with the HRC 2023 Funding Summary and gave a history and an outline of the current services that HRC provides.

Youth United Way/Key Club members, Ruby Short, Megan Neton and Kenleigh Pubanz gave a short presentation on the functions of their group.

As of September 1, the United Way of Moffat County and the United Way of Routt County will merge into one organization, called the United Way of the Yampa Valley. Kate Nowak will be the Executive Director and Jennifer Bruen will be the Associate Director. Fross will be returning to teaching. They will be hiring a Community Impact Manager, to be based in Moffat County. The theme for the funding drive this year will be "United We Thrive". Nowack requested a workshop with the BCC to discuss the HRC process. Bohrer mentioned that at the last HRC meeting, the question was asked, with the merge, will funding raised here stay in Moffat County? Nowack affirmed that that is correct and donors can also designate that, too. She wrapped up by talking about the merger celebration that they were having on August 22 and a softball game fundraiser between the Hayden Powerplant and the Craig Station Powerplant on October 7<sup>th</sup>, to be held at Loudy-Simpson Park.

Meeting adjourned at 9:41 am

The next scheduled BOCC meeting is Tuesday, September 12, 2023

Submitted by:

Erin Miller, Deputy Clerk and Recorder

Approved by: 

Melody Howard

Conal Brown

Approved on: September 12, 2023

Attest by: Erin Miller

