

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

September 14, 2021

In attendance: Donald Broom, Chair; Tony Bohrer, Board Member; Melody Villard, Board Member; Erin Miller, Deputy Clerk & Recorder; Roy Tipton; Daniel Rinker; Jayne Morley; Vicki Huyser; Cuyler Meade; Jeff Comstock; KC Hume; Chip McIntyre; Allison Cutler; Carol Haskins; Paula Kinkaid; LuAnn Kline; Shannon Scott; Carolyn White (ZOOM); Harold Rollins; Peter Brixius; Bruce Cummings; Arloa Gerber;

Call to Order
Pledge of Allegiance

Commissioner Broom called the meeting to order

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

Consent Agenda -

Review & Sign the following documents: (see attached)

Approve minutes:

- a) August 31
- b) 2021-105: Resolution for Transfer of Payroll Warrants
- c) 2021-106: Resolution for Payment of Warrants
- d) Treasurer's report
- e) Colorado Youth Detention Continuum Services – Services Contract w/Grand County
- f) Colorado Youth Detention Continuum 14th Judicial District Sub-Grantee Agreement
- g) Stripe A Lot striping contract
- h) Intergovernmental Agreement for Public Health Emergency Bond Funding w/State of Colorado

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

Public Comments & General Discussion:

Jayne Morley: Complimented the Maintenance Department on the amount of work that they had done preparing the Maybell Library for painting.

Vicki Huyser: Suggested that the County, City and State work together to make our area safer for walkers. Also, reminded the Commissioners about full funding for the Library in the budget process.

Commissioner Discussion:

- Council on Aging Board appointment (see attached)

A letter of interest was received for the Council on Aging Board from Dale Peterson.

Bohrer moved to appoint Dale Peterson to serve on the Council on Aging Board. Villard seconded the motion. Motion carried 3-0.

- Daughters of the American Revolution Constitution Week Proclamation (see attached)

Several members of the group were present in the audience and announced (and invited the public) that they would be at the intersection of Yampa Avenue and Victory Way this Friday (9/17) to ring bells in honor of the beginning of Constitution Week. Villard read the proclamation into the minutes.

Villard moved to proclaim the week of September 17-23, 2021 Constitution Week in Moffat County. Bohrer seconded the motion. Motion carried 3-0.

- Western States & Tribal Nations Natural Gas Initiative membership update

Villard spoke about Moffat County's involvement with this initiative started with Commissioner Don Cook in 2019. The project has changed somewhat since his involvement; originally, it was to promote and market natural gas transportation to a terminal in Coos Bay (Jordan Cove), Oregon. Now, it's to the Baja region. When Moffat County was initially invited to be a part of this group, the dues were \$5000. The County really wanted to participate, but could not afford the fee and were told by the other members to go ahead and join and pay the fee later on. The group is now asking for payment of this membership fee. Villard has been communicating with Andrew Browning, Director of the Western States & Tribal Nations Natural Gas Initiative and will ask him to set up a workshop with the Board of County Commissioners to discuss this project.

Staff Reports:**Sheriff's Office – KC Hume**

- Intergovernmental Agreement w/Rio Blanco County for Inmate Detention Services (see attached)

Hume presented an Intergovernmental Agreement to the Commissioners w/Rio Blanco County for Inmate Detention Services. This is a money saving efficiency for Rio Blanco County and Moffat County will be reimbursed at the daily per inmate rate, which is regulated by the Department of Corrections. The Rio Blanco Sheriff's Office will be in charge of inmate transportation.

Bohrer moved to approve the Intergovernmental Agreement w/Rio Blanco County for Inmate Detention Services as presented. Villard seconded the motion. Motion carried 3-0.

Office of Development Services – Roy Tipton

- Bid recommendation for new Courthouse construction (see attached)

Tipton brought the bid recommendation for the new Courthouse construction before the Commissioners. Bids were received from FCI, BH, Inc, Adena Corporation, and Centerre Construction. Tipton recommended the bid be awarded to BHI at \$18,535,618.00, including all of the alternates we are requesting (new roof, maintenance shop, etc) and they are estimating the project should take 415 days once they receive the notice to proceed. This amount does come in under budget, but we will be holding back 10% in a contingency fund and furniture, fixture and equipment still need to be purchased. Bohrer asked Tipton to read the bids from all of the participating contractors to the audience. Tipton also showed three slides of mock-ups of the building front, commissioner chambers and a district courtroom.

Villard moved to award the **new Courthouse construction bid from BHI for \$18,535,618.00** as recommend. Bohrer seconded the motion. Motion carried 3-0.

9:00 am

Public Hearing:

Craig Urban Renewal Authority – Shannon Scott & Carolyn White - Attorney (by ZOOM)

Commissioner Broom read the Public Hearing protocol.

Carolyn White appeared by ZOOM and presented a power point slide show with information regarding the Urban Renewal Authority plan, part 2, and she also explained what “blight” (lack of sidewalks/lack of infrastructure, etc.) means and how Incremental Taxing/Urban Renewal works (to capture the additional tax revenue generated by new investment in the plan area). There are 11 property owners/mortgage holders that have requested exclusion from the plan area. City Council still has to approve the plan at their meeting on September 28. Any additional property owners/mortgage holders that come forward prior to that meeting, can also be excluded. Commissioner Villard asked about imminent domain/relocation. White emphasized that imminent domain is not an authorized part of the CURA #2 plan; although if redevelopment were to proceed at a pace that would justify voluntary relocation, assistance would be provided, according to state statute. Also, if any boards in the future would want to include imminent domain, they would have to completely redo the plan.

Commissioner Broom asked for public testimony

Harold Rollins - Stated that he has read both plans and feels it is a waste of time and money.

Carol Haskins – Disagrees with this plan; feels that it is a huge overreach; any long-range financial gains will be minimal.

Peter Brixius – Explained that the intent of this plan is not to raise taxes or cause a hardship for property owners. It is solely to attract new business into the community, which, with the approval of the plan, there is a development already waiting to happen. Feels it would be a mistake to not approve it and attract new businesses and jobs; it will not raise property taxes.

Vicky Huyser – Feels a lot of people don't understand the process of the plan; more education would be helpful. We do need to build some things; there is a lot of crappy property just sitting there being crappy. The biggest benefit will be in the future.

Daniel Rinker – Even though a certain intent has been stated, it usually doesn't end up that way.

Jayne Morley – Would love to see an incentive that encourages people to come in and develop the “unloved” properties in town. It doesn't harm anyone or cheat them out of taxes.

Broom declared the Public Hearing closed and returned to the regular meeting.

Bohrer commented that while he was glad that they took out the imminent domain portion out of the plan, he was concerned that as the demographics of Craig and Moffat County change, and if there are “non-property right” sympathetic commissioners or city council members, that they might try to use that. White says it is impossible to prohibit imminent domain because it is in the state statute.

Brixius said that each on their own, the city or the county can exercise imminent domain, without the plan. The plan is not worth redoing just for execution of imminent domain.

Villard asked White to address the concerns about property taxes going up. The taxes of anyone that does not own property within the plan area, will not be affected by the plan. If you do own property within the plan area, your value could increase, which would cause the taxes to increase. The only property owners that would see an increase would be if they made a significant investment to their property. It does not cause overall property taxes to increase.

Bohrer commended the URA on all of the additional time they gave property owners to either participate or withdraw from the plan.

- **Resolution 2021-104:** A Resolution Approving the Conditions Survey for the Craig Urban Renewal Area #2, Finding that Blight Exists within the Craig Urban Renewal Area #2, Making Certain Legislative Findings, and Approving Inclusion of Certain Unincorporated Territory within the Craig URA #2 Urban Renewal Plan.

Bohrer moved to adopt **Resolution 2021-104** as presented, with today's testimonies in mind. Villard seconded the motion. Motion carried 3-0.

- **Resolution 2021-103:** A Resolution Approving Tax Increment Revenue Agreements with the Craig Urban Renewal Authority Regarding Property Tax Increment Under the Craig URA #2 Urban Renewal Plan.

Villard moved to adopt **Resolution 2021-103** as presented, with today's testimonies in mind. Bohrer seconded the motion. Motion carried 3-0.

- **Intergovernmental Agreement for Property Tax Increment Revenue Sharing**

Bohrer moved to approve the **Intergovernmental Agreement for Property Tax Increment Revenue Sharing**. Villard seconded the motion, with discussion. She wondered about the length of time the Intergovernmental Agreement was effective. White clarified that the plan was good for 25 years and would go into effect when the City approved it on September 28.

Motion carried 3-0.

Meeting adjourned at 9:42 am

Submitted by:

Erin Miller, Deputy Clerk and Recorder

Approved by: 



Melody Pittard

Approved on: September 28, 2021

Attest by: Erin Miller

