

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

November 12, 2025

In attendance: Melody Villard, Chair; Melody Villard, Tony Bohrer, Board Member; Erin Miller, Deputy Clerk & Recorder; Candace Miller; Tracy Winder; Carol Haskins; Max Salazar; Heidi Rogers

Call to Order
Pledge of Allegiance

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

Commissioner Broom was absent

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

Consent Agenda –

Review & Sign the following documents: (see attached)

Minutes:

- a) October 28; November 3 – Special Meeting

Resolutions:

- b) 2025-98: Resolution Corrections
- c) 2025-105: Transfer of Intergovernment Funds for the month of October
- d) 2025-106: Payroll
- e) 2025-107: Voided Warrants Resolution for November
- f) 2025-108: Special Payroll
- g) 2025-109: A/P

Contracts & Reports:

- h) Treasurer's Report
- i) Retainage release to Stripe-a-Lot for 2025 pavement striping
- j) Professional Services Agreement – Schneider Geospatial, LLC
- k) Land Manager approval for Megawatt Moto Complex Maintenance
- l) Resolution 2025-110: Moffat County Road & Bridge Supervisor Take-Home Vehicle Policy
- m) Ratify:
 - Letter of Support: City of Craig Rail Station Area Plan grant application

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

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:

There was no public comment or general discussion

8:45 am - Public Hearing:

2) Planning & Zoning – Candace Miller

- S-25-04: JJ Scott Minor Subdivision –Final (see attached)
- E-25-04: KAMA Investments Exemption (see attached)

Villard read the Public Hearing protocol.

Miller presented:

- S-25-04: This is a 32.35-acre parcel - It will be divided into (4) lots: Lot 1- 5.079. Lot 2- 5.01 acres, lot 3- 5.010 acres and lot 4- 19.435 acres. Lots 1-3 have access via CR 7 and lot 4 has an easement through lot 1. There is an existing residence on lot 1. The Prestangens intend on giving one of the lots to their son and have no immediate intent on selling the remaining 2 parcels. These parcels have access to city water so no well permits are expected. It was brought to the attention of the Planning Office that a deeded easement was not reflected on the minor subdivision plat. The Planning Commission voted 3-0 to recommend approval of the minor subdivision once the easement is reflected on the plat. There was some discussion from Commissioner Bohrer about the acreage numbers in the documents. Miller speculated that the discrepancy could be due to the small amount of acreage that had to be purchased from the neighbor to the south to clean up the property lines. Miller stated that she would reach out to the surveyor and clarify the numbers before the survey plat was printed.

Villard asked if anyone present wanted to testify either for or against this request; there was none. The Public Hearing was closed.

Back in regular session, Bohrer moved to approve S-25-04 – JJ Scott Minor Subdivision – Final, with clarification from the surveyor. Villard seconded the motion. Motion carried 2-0.

- E-25-04: This was originally a 67.148-acre parcel and 18 acres will be exempted off as part of the division of the property. There are no previous exemptions on this parcel. Parcel A will become 18 acres and Parcel B will become 49.148 acres. Both parcels have access off CR 17. The Planning & Zoning Commission voted 3-0 to recommend approval of exemption application.

Villard asked if anyone present wanted to testify either for or against this request; there was none. The Public Hearing was closed.

Back in regular session, Bohrer moved to approve E-25-04 – KAMA Investments Exemption. Villard seconded the motion. Motion carried 2-0.

Meeting adjourned at 9:02 am

The next scheduled BOCC meeting is Tuesday, November 25, 2025

Submitted by:

Erin Miller, Deputy Clerk and Recorder

Approved by: Melody Standa

Ty B

Approved on: November 25, 2025

Attest by: Erin Miller

