

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

August 1, 2017

In attendance, Frank Moe, Chairman; Ray Beck, Vice Chair; Tammy Raschke, Deputy Clerk & Recorder; Ken Wergin; Neal Folks; Dan Miller; Roy Tipton; Rebecca Tyree

Commissioner Don Cook is absent.

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

**Call to Order
Pledge/Opening Prayer**

Consent Agenda:

Beck made a motion to approve the consent agenda consisting of:

- a) Approved the minutes from July 25, 2017.
- b) Approved the Emergency Management Performance Grant agreement.

Moe seconded the motion. Motion carried 2-0. See attached

Lois Wymore, Jay Wymore, Lauren Blair present.

Public Comments, General Discussion & BOCC Reports:

General discussion was held among the Board:

- ✓ Beck wanted to remind everyone of the Economic Development Summit, hosted by Associated Governments, which takes place on September 15th at the Clarion Inn.
- ✓ Beck announced that the Balloon Festival begins this Friday and goes through Sunday. It has become one of our signature events and will have 25 pilots.
- ✓ Beck announced that the Moffat County Fair will be in full swing this coming week.
- ✓ Beck said there will be Buyers Market BBQ on the 12th, by invitation only, which supports the Fair.
- ✓ Beck reported that the Rio Blanco County Commissioners and Local Economic Development hosted a meeting in Meeker yesterday, regarding Regional Economic Development Blue Print 2.0.
- ✓ Beck reported that he attended a Club 20 meeting in Frisco last week. The meeting consisted of topics on Energy, Public Land and Natural Resources, Water and Tourism.

- ✓ Beck reported that there will be a Small Business Development Center meeting in Rifle on August 18th at the Rifle Administration Building.
- ✓ Beck discussed the Total Solar Eclipse that will take place August 21st. This event will draw millions of people and could cause safety concerns for small communities.

Nolan Sharpe present.

- ✓ Moe announced there will be a LMD meeting tonight at 6:30, at City Hall. They are working on the 2018 budget process. He stated that there is a \$1.7 million loss of revenue due to the County's Real Estate values, which is the main contributor for revenue.
- ✓ Lois Wymore talked about the college dorms and what kind of support they will get. The fund raiser they had in Hayden brought in \$6,400.00, but was down from what they thought it would be. The auction is on display at the college until August 20th.
- ✓ Moe said the dorms could be an opportunity to help the economy and an investment to our community.
- ✓ Beck agreed with Moe and said they should throw in some additional programs to complete the package. We want to keep our kids here to go to college.
- ✓ Folks said we need to get something to grow our community and that there seems to be growth in communities around us.
- ✓ Laura Blair stated that this is her second to last Commissioners meeting for the Craig Daily Press; Aug 9th is her last day.

Staff Reports:

Road & Bridge Department- Dan Miller

Miller reviewed the bid recommendations for hauling tires from the Landfill. Bids were received from:

American Tire Recycling LLC	declined bid at this time
Intrawest LLC	\$28,400.00
Liberty Tire Recycling	\$150 per ton or \$14,683.00

Beck made a motion to award the bid to Liberty Tire Recycling to haul tires from the Landfill in the amount of \$14,683.00.

Moe seconded the motion. Motion carried 2-0. See attached.

Miller reviewed the monthly report.

- ✓ Finished chip seal project
- ✓ Assist with fires and put up fire ban signs
- ✓ Moving crusher from Big Burn Pit to Villard Pit.
- ✓ Repaired potholes in Maybell
- ✓ Repair washouts on County Road 4
- ✓ Repaired County Road 181 from rock slide.
- ✓ Re-decking the bridge across the Yampa River starting August 14. There will be a temporary road closure through September 8th.
- ✓ Working on new cells at the Landfill

Jessica Counts present.

Weed and Pest Management- Jessica Counts

Counts reviewed the contract to coordinate aerial weed spraying around Colowyo Coal Company. The contract is with Elk Ridge Mining and Reclamation in the amount of \$15,000 with Moffat County Pest Control being the vendor. This has been an ongoing project, but since there has been a change of ownership of the mine, there needed to be a new contract signed to receive funds.

Beck made a motion to approve contract #00251291 between Moffat County Pest Management and Elk Ridge Mining and Reclamation for the 2017 CRM Pest Management Project in the amount of \$15,000.00. Moe seconded the motion. Motion carried 2-0. See attached.

County Board of Equalization Hearing

The County Board of Equalization hearing was called to order.

Frank Moe, Chairman; Ray Beck, Vice Chair; Tammy Raschke, Moffat County Clerk & Recorder; Chuck Cobb and Rebecca Tyree present.

Commissioner Moe reviewed the procedures for the Board of Equalization Hearing. The Assessor and property owner will each have opportunity to present evidence and testimony. The Board will reach a conclusion to either adjust or deny the assessed valuation.

Wal-Mart Stores P001892: Personal Property located at 2000 West Victory Way. The Assessors valuation is \$904,663.00. The petitioner values the personal property at \$509,081.00.

The petitioner presented testimony: No representative was present.

Cobb reviewed the appeal: A protest was filed timely by Wal-Mart on June 28th, 2017. The reason for the protest given on the protest card was "independent appraisals were completed and support the depreciation schedules that were used." Owners Estimated Value -\$509,081.

Wal-Mart personal property (2410) is valued as follows:

Total Actual Value: \$904,663 Assessed Value \$262,352
Personal Property Inventory

Current Estimated Tax Liability: \$21,291.72.

Wal-Mart's protest was denied and the Assessor believes that they have valued the property as per State mandated guidelines

Beck made a motion to accept the assessed value determined by the Assessor's office for Wal-Mart Stores Inc, #04377- P001892 in the amount of \$904,663. Moe seconded the motion. Motion carried 2-0. See attached.

Moe adjourned the meeting at 10:42. The Board of Equalization will reconvene at 2:30 p.m.

County Board of Equalization Hearings

The County Board of Equalization Hearing was called to order.

Frank Moe, Chairman; Ray Beck, Vice Chair; Rebecca Tyree, Chuck Cobb, Donna Anderson, John Watt and Ed Counts present.

John and Lynda Watt-R002194: Property location 1600 County Road 119, classification Ag Land, Ag Improvements and Ag Residence. The Assessors actual valuation is \$47,266, after review it was adjusted to \$45,719. The petitioner estimates the value at \$35,266.

Petitioner's testimony: The structure is a 98 year old three room cabin with 510 square feet with no remodels, other than some of the windows. Watt listed some of the amenities that the cabin was lacking. The cabin is heated only by a woodstove. Watt stated that the cabin was mostly used for storage. He is asking to reduce the "residence only" to \$24,686. There have been problems with the roads, such as County road 119 which leads down to his property. That is a dirt road with no gravel on it. The gravel that the County had delivered to County road 116, which is 4 miles away from his property line, is filled with bull thistle, which has spread and creating problems. Watt is seeking a value of \$24,686 for the cabin and \$32,266 for a total value, which would include the property.

Cobb reviewed the appeal: There was an overview of the Assessor's valuation (documents attached). Mr. Watt's property is in a remote area and the Assessor's office had not visited it but presented an aerial view they had. The documentation that Watt had presented had helped Cobb understand what is on the property and what shape the cabin is in. Residential values in Moffat County have increased and also an increase on the value of cabins. He presented a history of the valuations for the property. Assessors had the cabin at 476 sq ft. with a 5x34 ft. porch.

Moe wanted to know if there was a reevaluation of Mr. Watt's cabin, would it change comparable valuations with any other cabins.

Beck wanted to know if the Assessor would need more time to work on a new valuation.

Cobb said that a reevaluation would not change any other valuations on other cabins. Cobb seemed to think Watt had brought adequate documentation. Cobb wants to make sure they have all the correct information, but the change wouldn't break the County.

Beck made a motion to adjust the valuation for John and Lynda Watt R002194 in the amount of \$24,686 for the Ag residence only. Moe seconded the motion. Motion carried 2-0. See attached.

Tarango, Inc. R002194- continued: This hearing was continued in order to allow Mr. Counts the time to present acceptable proof for a change in use of the property.

Petitioner testimony: Mr. Counts had previously sent two lease agreements to the County Attorney's office. He presented one from Robbie Davis and another from Ann Hedges. There were no monetary amounts listed on these leases, but Counts stated that Mr. Davis built fence in trade for grazing. These leases are with adjoining land owners.

Assessor's testimony: Reclassifying the land from industrial to agriculture would lower the valuation. Counts would need to have leases for one year to be able to be classified as Ag. Counts would have to continue to provide the Assessor's office lease agreements to keep his land classified as Ag. If the chain would break it would go back as industrial.

Moe was concerned that the leases Counts presented do not have an amount in which it would be leased for.

Tyree said without an amount it wouldn't be an enforceable lease.

Beck said that there needs to be a legitimate lease for the Assessor to reclassify the property. They do not want to make the change retroactive.

Cobb said there would be a different process if they did want to turn the land use back to industrial.

Beck made a motion to reclassify the property to Ag for Tarango, Inc. R011272/Ed Counts R002194 in which the tax amount would be readjusted. Moe seconded the motion. Motion carried 2-0. See attached.

Moe adjourned the meeting at 3:20.

Adjournment:

Meeting Adjourned

Submitted by: Tammy Raschke, Chief Deputy County Clerk and Recorder

Approved by:

Paul Amel

Don Cook

Fay Beck

Approved on:

Aug. 8. 2017

Attest by:

Lila Lerod

