

MOFFAT COUNTY BOARD OF COUNTY COMMISSIONERS

1198 W. Victory Way Craig, Colorado 81625

(970) 824-5517

Tony Bohrer
District 1

Melody Villard
District 2

Donald Broom
District 3

Board Meeting Agenda

Minutes will be recorded for these formal meetings

Wednesday, November 12, 2025

8:30 am Pledge of Allegiance

Call to order by the Chairman / Approval of the agenda

Consent Agenda -

Review & Sign the following documents:

Minutes:

- a) October 28 (pgs 3-5); November 3 – Special Meeting (pgs 6 & 7)

Resolutions:

- b) 2025-98: Resolution Corrections (pg 8)
- c) 2025-105: Transfer of Intergovernment Funds for the month of October (pg 9)
- d) 2025-106: Payroll (pg 10)
- e) 2025-107: Voided Warrants Resolution for November (pg 11)
- f) 2025-108: Special Payroll (pg 12)
- g) 2025-109: A/P (pg 13)

Contracts & Reports:

- h) Treasurer's Report (pg 14 & 15)
- i) Retainage release to Stripe-a-Lot for 2025 pavement striping (pg 16)
- j) Professional Services Agreement – Schneider Geospatial, LLC (pg 17-20)
- k) Land Manager approval for Megawatt Moto Complex Maintenance (pgs 21 & 22)
- l) Resolution 2025-110: Moffat County Road & Bridge Supervisor Take-Home Vehicle Policy (pgs 23-26)
- m) Ratify:
 - Letter of Support: City of Craig Rail Station Area Plan grant application (pgs 27 & 28)

Public Comment/General Discussion:

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

8:45 am - Public Hearing(s):

- 1) **Planning & Zoning – Candace Miller**
 - S-25-04: JJ Scott Minor Subdivision –Final (pgs 29 & 30)
 - E-25-04: KAMA Investments Exemption (pgs 31 & 32)



1:46 PM 11/7/2025

Adjournment

The next scheduled BOCC meeting will be Tuesday, November 25, 2025 - 8:30 am

Moffat County's YouTube link to view meeting:

<https://youtube.com/live/HJkpb0Zishw?feature=share>

OR

<https://www.youtube.com/@moffatcountygovernment7518>

***** Agenda is Subject to Change until 24 hours before scheduled Hearings*****

The Board may alter the times of the meetings throughout the day, or cancel or reschedule noticed meetings



1:46 PM 11/7/2025

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

October 28, 2025

In attendance: Melody Villard, Chair; Melody Villard, Donald Broom, Vice-Chair; Tony Bohrer, Board Member; Erin Miller, Deputy Clerk & Recorder; Jeff Comstock; Tracy Winder; Allison Anthony; John Williams; Chris Brannan; Jennifer Riley; Rachel Bower; Max Salazar; Kristine Cooper; Katrina Willey; Lois Wymore; Kathy Shea; Heidi Rogers; Neil Binder; Roy Tipton; Stephanie Einfeld; Shauana Merrill; Tim Jantz

**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. Bohrer seconded the motion. Motion carried 3-0.

Consent Agenda –

Review & Sign the following documents: (see attached)

Minutes:

- a) October 14

Resolutions:

- b) 2025-96: Payroll
- c) 2025-97: Transfer of Intergovernment Funds for the Month of October 2025
- d) 2025-99: Conveyance of Easement over County Hospital Real Property
- e) 2025-100: A/P
- f) 2025-104: P-Cards

Contracts & Reports:

- g) Clerk's Office Grant Application – Electronic Recording Technology Board
- h) Department of Human Services/Prather Productions – CO Works Program contract
- i) Ratify:
Letter of Support for Joe Pereira

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

Tracy Winder, Allison Anthony, & John Williams read an article about eliminating computer voting machines from Colorado elections.

Lois Wymore commented that as a former election judge, she feels there is not a problem with electronic vote processing and appreciates mail-in ballots because they give the voters the chance to “digest” the items on the

ballot. If there is a problem with the electronic equipment, then the government needs to amend what is allowed in that process and what is not.

Staff Reports:

Office of Development Services – Neil Binder

- Present Resolutions regarding Fairgrounds property purchase: (see attached)
 - 2025-101: Authorization for Commissioner Broom of the Moffat County Board of County Commissioners to sign documents for purchase of Block 14-15 of East Craig Townsite Craig, CO
 - 2025-102: Resolution Authorizing Negotiations for Purchase of Real Property for the Use of Moffat County
 - 2025-103: Resolution Authorizing Usage of Capital Reserves to Purchase Real Property

Binder reviewed **Resolution 2025-102**, which authorizes negotiations for purchase of real property (currently known as Northwest Diesel), which the Fairgrounds surrounds on three sides. Binder also noted that the County has attempted to purchase this property twice in the past.

Commissioner Villard turned this portion of the meeting over to vice-chair, Commissioner Broom, as she has a family connection to NW Diesel, and she abstained from all actions in relation to this action.

Bohrer moved to approve **Resolution 2025-102 - Resolution Authorizing Negotiations for Purchase of Real Property for the Use of Moffat County**. Broom seconded the motion. Villard abstained. Motion carried 2-0.

Resolution 2025-103 authorizes the usage of Capital Reserved to purchase real property. Binder explained that mineral fund monies that was established in 2006, will be used to purchase this piece of property. Bohrer commented that the purpose of purchasing this property was to make what we already have, better.

Bohrer moved to approve **Resolution 2025-103 - Resolution Authorizing Usage of Capital Reserves to Purchase Real Property**. Broom seconded the motion. Villard abstained. Motion carried 2-0.

Resolution 2025-101 gives authorization to Commissioner Broom to sign documents for the purchase of Block 14-15 of East Craig Townsite Craig, CO.

Bohrer moved to approve **Resolution 2025-101 - Authorization for Commissioner Broom of the Moffat County Board of County Commissioners to sign documents for purchase of Block 14-15 of East Craig Townsite Craig, CO**. Broom seconded the motion. Villard abstained. Motion carried 2-0.

Human Resources Department – Rachel Bower

- 2026 Employee Health Insurance Renewal (see attached)

Bower presented information regarding the 2026 Employee Health Insurance Renewal. The Human Resources Department has been working with our insurance broker over the last few months to review the most cost-effective option for Moffat County. The County offers an employee medical plan through Personify and Six Degrees. This plan has been in place for the last couple of years and is a non-traditional plan that has no in-network or out of network stipulations. Memorial Regional Health has proposed a Tiered Benefit model which is designed to allow our employees to have more local care accessibility at an affordable cost.

Bower formally requested the BCC's approval to move forward with the 2026 proposed health benefit plan for Moffat County that will continue with Personify Health and 6 Degrees and also includes a tiered health benefit

option provided by Memorial Regional Health. Bower also requested that in the future, when contracts in relation to this are available for approval, that they can go on the consent agenda.

Broom moved to approve the Moffat County Human Resources Department moving forward with the 2026 proposed health benefit plan for Moffat County that will continue with Personify Health and 6 Degrees and also includes a tiered health benefit option provided by Memorial Regional Health. Bohrer seconded the motion. Motion carried 3-0.

Presentation:

NW CO Health – Stephanie Einfeld

- Home Services Sustainability Campaign (see attached)

Einfeld, director of NW CO Health, presented a slide show regarding the Home Health and Hospice services program that they offer. This program is one of the 8 stand-alone rural/frontier home care agencies left in CO, and the only one that provides both home health and hospice with a charity care program. They are asking for economic assistance, not only from the County, but other from other regional entities, to raise \$3 million over the next three years to keep this program going and to give them time to focus on growing an annual event that would provide the community support needed to ensure these home services in the valley for years to come.

Prior to adjournment, Villard reminded everyone that due to the County being closed on Tuesday, November 11 in observance of Veteran's Day, the next BCC meeting will be Wednesday, November 12.

Meeting adjourned at 9:19 am

The next scheduled BOCC meeting is Wednesday, November 12, 2025

Submitted by:

Erin Miller, Deputy Clerk and Recorder

Approved by: _____

Approved on: _____

Attest by: _____

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

November 3, 2025 – Special Meeting

In attendance: Melody Villard, Chair; Donald Broom, Vice-Chair; Erin Miller, Deputy Clerk & Recorder; Neil Binder

Call to Order

Commissioner Villard called the meeting to order at 9:00 am

Commissioner Bohrer was absent

Office of Development Services – Neil Binder

- Present emergency contract for installation of RTU at the Road & Bridge Department for approval (see attached)

Two of the RTU's at the Road & Bridge Department have failed and need immediate replacement. Pursuant to the current Moffat County Purchasing Policy, a sole source contract may be entered into when a competitive bid process is not feasible, such as when there is an emergency for an item/service, in addition, section 24-103-205 of the Colorado Revised Statutes, states that a contract may be awarded for an item/service without competition when a procurement official determines in writing there is only one source for the required item.

Binder presented a quote from Masterworks Mechanical for \$99,000; this quote also included \$20,000 for related roof work. There will also be an additional charge for electrical work. Binder estimated that the total job would not exceed \$110,000. The funds for this work will be pulled from the MUNIS training fund, which has a surplus for the remainder of this year. Masterworks should be able to have the RTU's installed before the end of the month.

Broom moved to approve awarding a sole source contract for the installation of two RTU's at the Road & Bridge Department shop to Masterworks Mechanical, not to exceed \$110,000. Villard seconded the motion. Motion carried 2-0.

Meeting adjourned at 9:05 am

The next scheduled BOCC meeting is Wednesday, November 12, 2025 8:30 am

Submitted by:
Erin Miller, Deputy Clerk and Recorder

Approved by: _____

Approved on: _____

Attest by: _____

RESOLUTION 2025-98
RESOLUTION CORRECTIONS
11.12.25

WHEREAS, The budget of Moffat County defines moneys that are to be transferred to various funds.

NOW THEREFORE, BE IT RESOLVED that the Moffat County Treasurer is hereby authorized to transfer the following some of money between the funds as indicated:

FROM:(FUND)(CR)	AMOUNT	TO:(FUND)(DB)	
GENERAL	\$ 195,840.00	HEALTH & WELFARE Proceeds Sale of HW Clinic	\$ 195,840.00
GENERAL	\$ 317,458.00	CAPITAL Proceeds Sale of DHS Building	\$ 317,458.00
	<u>\$ 513,298.00</u>		<u>\$ 513,298.00</u>

Adopted this 12th day of November, A.D. 2025

Chairman

STATE OF COLORADO

COUNTY OF MOFFAT

I, Stacy Morgan, County Clerk and Ex-officio Clerk to the Board of County Commissioners, County of Moffat, State of Colorado do hereby certify that the above and foregoing is a true and complete copy of the resolution as adopted on the date stated.

WITNESS my hand and seal this 12th day of November, A.D. 2025

County Clerk & Ex-officio

RESOLUTION 2025-106
PAYMENT OF PAYROLL WARRANTS
Payroll Ending 10/25/2025

WHEREAS, The Board of Commissioners of Moffat County, Colorado,
have approved the payment of various debts and obligations from the various
county funds:

AND WHEREAS, the warrants issued in payment of said debts and obligations
have been issued against the Moffat County Warrant Fund:

NOW THEREFORE, BE IT RESOLVED that the Moffat County Treasurer be and
he is hereby authorized to transfer money among the various funds as follows:

Pay Date 11/7/2025

FROM FUND:			
General	0010.7000	\$257,918.87	cr
Road & Bridge	0020.7000	\$160,757.96	cr
Landfill	0070.7000	\$17,359.01	cr
Airport	0120.7000	\$384.02	cr
Library	0130.7001	\$11,367.95	cr
Maybell WWTF	0280.7000	\$0.00	cr
Health & Welfare	0080.7000	\$0.00	cr
Senior Citizens	0170.7000	\$7,501.14	cr
Mo Co Tourism	0320.7000	\$3,254.99	cr
PSC Jail	0072.7000	\$75,467.29	cr
Human Services	0030.7100	\$70,550.68	cr
Public Health	0065.7000	\$13,724.77	cr
SM I	0168.7000	\$4,606.93	cr
SM II	0169.7000	\$5,717.54	cr
TO FUND:			
Warrant	0100.1000	\$628,611.15	dr

Adopted this 12th day of November, A.D. 2025

Chairman

STATE OF COLORADO)
)ss.
COUNTY OF MOFFAT)

I, Stacy Morgan, County Clerk and Ex-officio Clerk to the Board of
County Commissioners, County of Moffat, State of Colorado do hereby certify

RESOLUTION 2025-107
VOIDED WARRANTS RESOLUTION
FOR THE MONTH OF NOVEMBER

WHEREAS, The Board of Commissioners of Moffat County, Colorado, have approved the payment of various debts and obligations from the various county funds:

AND WHEREAS, the warrants issued in payment of said debts and obligations have been issued against the Moffat County Warrant Fund:

NOW THEREFORE, BE IT RESOLVED that the Moffat County Treasurer be and he is hereby authorized to transfer money among the various funds as follows:

11.12.25

TO: WARRANT FUND	10-0000-2003	\$	943.81	CR
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VOID FUND	WARRANT #	DATE	VENDOR NAME	\$	
GENERAL	441929	10.14.25	US Tractor & Harvest Inc Duplicate	\$	793.81
	441926	10.14.25	Transunion Risk & Alternative Duplicate	\$	150.00

FROM: WARRANT FUND	10-0000-1001	\$	943.81	
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Adopted this 12th day of November, 2025

Chairman

STATE OF COLORADO)
)ss.
COUNTY OF MOFFAT)

I, Erin Miller, (Deputy) County Clerk and Ex-officio Clerk to the Board of County Commissioners, County of Moffat, State of Colorado do hereby certify that the above and foregoing is a true and complete copy of the resolution as adopted on the date stated.

WITNESS my hand and seal this 12th day of November, A.D. 2025

DR

County Clerk & Ex-officio

RESOLUTION 2025-108
PAYMENT OF PAYROLL WARRANTS
Payroll Ending 11/5/2025

WHEREAS, The Board of Commissioners of Moffat County, Colorado, have approved the payment of various debts and obligations from the various county funds:

AND WHEREAS, the warrants issued in payment of said debts and obligations have been issued against the Moffat County Warrant Fund:

NOW THEREFORE, BE IT RESOLVED that the Moffat County Treasurer be and he is hereby authorized to transfer money among the various funds as follows:

Pay Date 11/5/2025 Public Health Bonus

FROM FUND:

General	0010.7000	\$0.00	cr
Road & Bridge	0020.7000	\$0.00	cr
Landfill	0070.7000	\$0.00	cr
Airport	0120.7000	\$0.00	cr
Library	0130.7001	\$0.00	cr
Maybell WWTF	0280.7000	\$0.00	cr
Health & Welfare	0080.7000	\$0.00	cr
Senior Citizens	0170.7000	\$0.00	cr
Mo Co Tourism	0320.7000	\$0.00	cr
PSC Jail	0072.7000	\$0.00	cr
Human Services	0030.7100	\$0.00	cr
Public Health	0065.7000	\$10,765.00	cr
SM I	0168.7000	\$0.00	cr
SM II	0169.7000	\$0.00	cr

TO FUND:

Warrant	0100.1000	\$10,765.00	dr
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Adopted this 12th day of November, A.D. 2025

Chairman

STATE OF COLORADO)
)ss.
COUNTY OF MOFFAT)

I, Stacy Morgan, County Clerk and Ex-officio Clerk to the Board of County Commissioners, County of Moffat, State of Colorado do hereby certify that the above and foregoing is a true and complete copy of the resolution

RESOLUTION 2025-109
TRANSFER OF PAYMENT OF WARRANTS
FOR THE MONTH OF NOVEMBER 2025

WHEREAS, The Board of Commissioners of Moffat County, Colorado, have approved the payment of various debts and obligations from the various county funds:

AND WHEREAS, the warrants issued in payment of said debts and obligations have been issued against the Moffat County Warrant Fund:

NOW THEREFORE, BE IT RESOLVED that the Moffat County Treasurer be and he is hereby authorized to transfer money among the various funds as follows:

FROM FUND:	Check Date:	11/12/2025		
General	110	<u>\$732,036.20</u>	CR	0010.7000
Road & Bridge	200	<u>\$7,799.38</u>	CR	0020.7000
Landfill	240	<u>\$1,909.40</u>	CR	0070.7000
Airport	260	<u>\$438.77</u>	CR	0120.7000
Emergency 911	270	<u>\$4,647.89</u>	CR	0350.7000
Capital Projects	510	<u>\$6,173.35</u>	CR	0160.7000
Conservation Trust	211	<u></u>	CR	0060.7000
Library	212	<u>\$6,389.47</u>	CR	0130.7001
Maybell Sanitation	610	<u>\$857.58</u>	CR	0280.7000
Health & Welfare	720	<u>\$293,448.87</u>	CR	0080.7000
Senior Citizens	215	<u></u>	CR	0170.7000
Internal Service Fund	710	<u>\$660.62</u>	CR	0325.7000
Lease Purchase Fund	410	<u></u>	CR	0175.7000
NCT Telecom	520	<u></u>	CR	0166.7000
Mo Co Tourism Assoc	219	<u></u>	CR	0320.7000
PSC - JAIL	210	<u>\$10,839.59</u>	CR	0072.7000
Human Services	220	<u>\$60,694.43</u>	CR	0030.7100
Public Health	250	<u>\$2,203.27</u>	CR	0065.7000
Sunset Meadows I	910	<u>\$9,750.77</u>	CR	0168.7000
Sunset Meadows I Security	910	<u></u>	CR	0167.7000
Sunset Meadows II	920	<u>\$4,593.73</u>	CR	0169.7000
Sunset Meadows II Security	920	<u></u>	CR	0171.7000
ACET	275	<u></u>	CR	0040.7000
Shadow Mountain LID	530	<u>\$9,299.46</u>	CR	0110.7000
MC Local Marketing District	231	<u>\$500.00</u>	CR	0050.7000
To Fund				
Warrant		<u>\$1,152,242.78</u>	DR	

Adopted this 12th day of November, 2025

Chairman

STATE OF COLORADO
COUNTY OF MOFFAT

)
ss.)
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MONTHLY REPORT OF MOFFAT COUNTY TREASURER
SEPTEMBER 31, 2025 THRU OCTOBER 31, 2025

FUND	REVENUES-----					DISBURSEMENTS-----			ENDING BALANCE	
	BEGINNING BALANCE	CURRENT TAX & INTEREST	MISCELLANEOUS COLLECTIONS	DELINQUENT TAX & INTEREST	SPECIFIC OWNERSHIP	TRANSFERS (IN)	CASH WITHDRAWALS	TREASURERS FEES		TRANSFERS-OUT
GENERAL FUND	33,687,807.35	22,577.44	701,783.03	28,786.84		10,378.10		-23,214.61	-800,673.18	33,627,444.97
ROAD & BRIDGE FUND	10,965,387.79		795,368.34		85,911.37	107.84		-6,934.06	-684,668.37	11,155,172.91
DEPARTMENT OF HUMAN SERVICES	1,650,229.44	1,291.13	190,518.34	1,649.19					-164,495.18	1,679,192.92
ACET	318,726.10								-13,042.44	305,683.66
MOFFAT COUNTY LOC MRKT DIST	372,094.33		15,796.88						-25,646.16	362,245.05
CONSERVATION TRUST FUND	181,712.91		538.60					-5.39	-10,294.89	171,951.23
MOFFAT COUNTY PUBLIC HEALTH	1,038,185.88	364.28	45,964.75	465.49		64.62			-40,559.79	1,044,485.23
LANDFILL	1,619,043.02		106,880.37					-1,020.82	-45,610.40	1,679,292.17
POST CLOSURE - LANDFILL	218,000.00									218,000.00
PSC - JAIL FUND	2,889,653.86		179,602.31			1,033.80			-242,175.59	2,828,114.38
COUNTY HEALTH & WELFARE	1,543,262.47		476,158.46						-580,218.13	1,439,202.80
MEMORIAL REGIONAL HEALTH	6,456.56	3,458.37		4,417.45			-6,456.56			7,875.82
WARRANT FUND - COUNTY	939,447.21					2,804,086.41	-3,263,763.83			479,769.79
SHADOW MTN LOCAL IMPROVE DIST	192,070.78		327.24						-43.00	192,355.02
AIRPORT FUND	332,934.24		60,666.11					-204.64	-7,304.74	386,090.97
PUBLIC LIBRARY	517,320.91		8,855.97					-88.56	-36,449.52	489,638.80
COLO NORTHWEST COMM COLLEGE	17,149.48	3,459.53		4,418.94	10,723.37		-17,149.48	-78.79		18,523.05
M C SCHOOLS RE#1 - GENERAL	196,552.24	34,813.18		42,455.17	131,231.81		-196,552.24	-203.78		208,296.38
CAPITAL PROJECTS FUND	2,518,698.36		7,465.46						-58,179.04	2,467,984.78
PUBLIC SAFETY CENTER - CAP PROJ	567.72		.96							568.68
NC TELECOM ESCROW ACCOUNT	251,954.62		746.79						-885.33	251,816.08
SUNSET #1 SECURITY DEPOSIT	20,094.67		1,076.00						-530.03	20,640.64
SUNSET MEADOWS #1	1,005,752.90		43,835.82						-31,183.88	1,018,404.84
SUNSET MEADOWS #2	35,811.23		45,453.82						-41,749.83	39,515.22
SENIOR CITIZENS CENTER - 15	362,426.58		8,894.24			642.61			-21,499.28	350,464.15
SUNSET #2 SECURITY DEPOSIT	18,025.08		1,276.00						-356.84	18,944.24
COURTHOUSE LEASE PURCHASE FUND	0.00									0.00
SCHOOLS RE#1 - BOND	13,933.69	7,524.28		9,610.61			-13,933.69			17,134.89
CITY OF CRAIG	46,917.06	2,731.13		-2,138.16	11,490.90		-46,917.06	-9.35		12,074.52
TOWN OF DINOSAUR	598.25	238.61		82.92	181.62		-598.25	-6.14		497.01
CAPITAL FUND - CITY OF CRAIG	4,203.57	321.39		-251.61	1,352.19		-4,203.57	-1.09		1,420.88
ARTESIA FIRE PROTECTION DISTRICT	461.57	99.74		34.65	281.83		-461.57	-6.23		409.99
CRAIG RURAL FIRE PROTECTION DIST	14,212.66	762.25		-439.94	8,110.82		-14,212.66	-13.63		8,419.50
MAYBELL IRRIGATION	4,159.93	1,581.95			182.20					5,924.08
MAYBELL SANITATION	200,018.81		6,168.86					-61.69	-551.55	205,574.43
COLO. RIVER WATER CONSERVATION	2,821.91	577.59		736.22	1,790.21		-2,821.91	-64.73		3,039.29
YELLOW JACKET CONSERVANCY DIST.	61.68	.41			54.25		-61.68	-1.02		54.64
MUSEUM OF NORTHWEST COLORADO	0.00									0.00
POTHOOK WATER DISTRICT	65.73	187.05		900.38			-65.73	-53.94		1,033.49
MOFFAT COUNTY TOURISM -LODGING 19	188,863.93		559.79						-9,163.01	180,260.71
INTERNAL SER FUND-CENTRAL-DUP	98,930.84		996.29						-660.62	99,266.51
JUNIPER WATER CONSERVANCY DIST.	39,701.19		50.72					-51		39,751.40
SAVERY LITTLE SNAKE RIVER CONS DIS	0.00									0.00
UPPER YAMPA WATER CONSERVANCY	2,421.09				2,408.86		-2,421.09			2,408.86
911 FUND	866,122.14		19,538.34			4,575.60			-4,948.18	885,287.90
ADVANCE TAXES - REAL ESTATE	643.64									643.64
ADVANCED TAXES - 2012	0.00									0.00
ADVANCE TAXES - MOBILE HOMES	0.00									0.00
COUNTY CLERK'S COLLECTION	615,820.16		509,590.55				-470,130.83			655,279.88
CHECK CHANGE ACCOUNT	0.00		204.01				-204.01			0.00
TAX LIEN SALE COLLECTIONS	0.00									0.00
TAX LIEN SURFACE OWNER COLLECTIONS	0.00		1,918.29							1,918.29
INDIVIDUAL REDEMPTION ACCOUNT	0.00		38,221.94				-38,221.94			0.00
PAYROLL EFT TAX PAYMENTS	0.00		326,261.38				-326,261.38			0.00
CRAIG DIST ADVISORY GRAZING BOARD	11,666.57									11,666.57
OIL & GAS EXEMPTION FUND REVENUE S	0.00									0.00
SPECIFIC OWNERSHIP	0.00		253,719.43				-253,719.43			0.00
COUNTY SALES & LEASES	0.00		32,834.79							32,834.79

MOTOR VEHICLE REGIST.	0.00		6,470.37						6,470.37	
2023 TREASURERS TAX DEED	4,262.38		1,950.00			-297.43			5,914.95	
2025 TREASURERS TAX DEED	0.00		11,904.29			-2,091.05			9,813.24	
2010 TREASURER'S TAX DEED	6,468.52		679.95			-1,206.95			5,941.52	
2024 TREASURER DEED'S	957.16								957.16	
GRAND TOTALS	63,022,678.21	79,988.33	3,902,278.49	90,728.15	253,719.43	2,820,888.98	-4,661,752.34	-31,967.98	-2,820,888.98	62,655,672.29

I, Robert Razzano County Treasurer in and for the County of Moffat in the State of Colorado, do hereby certify that the foregoing is a true statement of the condition of the various funds as they appear from the records in my office at the close of business on the 31st day of October, 2025.

Robert Razzano, Moffat County Treasurer

Examined by Board of the Moffat County Commissioner

Melody Villard
Chairperson

Tony Bohrer

Donald Broom



MOFFAT COUNTY ROAD DEPARTMENT

November 12, 2025

Retainage Release to Stripe-A-Lot Inc.

Release of partial retainage fee for final settlement to Stripe-A-Lot Inc. for the 2025 pavement striping project pursuant to Revised Statutes 1973, Section 38-26-107

The Road and Bridge Department has advertised for the release of final payment in the Craig Daily Press on October 29, 2025 and again on November 5, 2025. No notices of claims or outstanding payments have been received by the Road Dept.. We would like consent to make final payment to Stripe-A-Lot Inc. in the amount of \$7,984.70.

Thank you,

Bruce White/Manager

Road and Bridge Dept.

PROFESSIONAL SERVICES AGREEMENT

This Agreement is made and entered into by and between **Schneider Geospatial, LLC**, a Delaware Limited Liability Company, whose place of business is 8901 Otis Avenue, Suite 300, Indianapolis, IN 46216 ("PROFESSIONAL") and **Moffat County, CO**, whose place of business is: 1198 W Victory Way #102, Craig, CO 81625 ("CLIENT").

1 Services.

PROFESSIONAL shall provide CLIENT with the following services ("Services"):

A. **qPublic.net Portal Development (Basic)**

Development of a publicly accessible (or restricted access if chosen) web-based property information portal featuring land assessment, taxation, CAMA, and digital map data utilizing existing real estate and GIS datasets provided to PROFESSIONAL by CLIENT. This site will include the following:

- a. Property ownership, location, valuation, recording, and tax information from CLIENT's property tax administration system Neumo Tax Solutions
 - b. Detailed residential, commercial, and agricultural land and improvements information from CLIENT's CAMA real estate system Tyler Technologies.
 - c. Property sales history from CLIENT's CAMA real estate system (if available).
 - d. Property sketches (if available and provided by CLIENT in a web-friendly image file format).
 - e. Property photos (if available and provided by CLIENT in a web-friendly image file format).
 - f. Esri compatible vector and raster spatial data from CLIENT's existing GIS data sources.
 - g. Interactive GIS mapping interface including navigation tools such as zoom in, zoom out, dynamic and fixed panning, feature selection and query, interactive overview map, and legend. Also included are map tools to measure distance and area, buffer selected features, zoom to scale, identify features, and map printing to multiple paper sizes.
 - h. Dynamic relationship between parcel reports and an Internet map service. This will allow the user to search for a property and be taken directly to the queried parcel on the map, and alternatively select a parcel on the map and be taken directly to the specific report(s) associated with the parcel.
 - i. Additional features are available to all real estate web site clients, including multiple search criteria, dynamic user help guides, CLIENT contact information, and user feedback forms.
 - j. PROFESSIONAL will provide an automated routine to transfer data from CLIENT's local computer data sources to PROFESSIONAL's servers over a high-speed Internet connection. This automated routine can be scheduled to update data to the website on a regular basis.
 - k. Components INCLUDED in Basic Bundle:
 - a) Core
 - b) Map
 - c) Account Management
 - d) Data Extract Tool
 - e) Comparable Search
 - f) Comp Report Generator
 - g) Property Tax Dollars
 - h) Document Access
-

- i) Advertising
- j) Bulk Printing
- k) Mailing Labels
- l) Sales Search Tools
- m) Access to up to 2 forms
- n) 2 tickets to the Schneider Users' Conference

B. Portal Hosting and Maintenance

PROFESSIONAL shall host and maintain of the above-described portal(s) for the term of this Agreement.

PROFESSIONAL's web data server environment is based in a cloud computing service residing in data centers managed by third-party hyper-scale cloud providers. Site improvements and modifications, including functionality enhancements to the core product may be made periodically. If CLIENT is charging fees for use of the system, any and all disputed charges are the responsibility of CLIENT. Certain onsite hardware and software configurations may require additional third-party software (not included in this Statement of Work). Services also include monitoring of PROFESSIONAL's web servers on a twenty-four/seven (24/7) basis; however, because of infrastructure issues beyond the control of PROFESSIONAL's staff, web services are not guaranteed to be available twenty-four) 24 hours per day, seven (7) days per week.

Other Fixed Fee phases of this project may be developed during the course of this agreement. Once the estimates are accepted, an Authorization to Proceed will have to be signed and submitted before work will begin.

2 Payment for Services.

CLIENT shall compensate PROFESSIONAL for the Services as follows:

A. Product/Service

a. One-time Setup Cost:	\$15,000
Setup items:	
Core Setup:	Included
b. Annual Hosting:	\$10,000
Hosting items:	
Core Hosting:	Included
Map:	Included

B. Payment Schedule

Year 1	January 1, 2026 – December 31, 2026:	\$25,000
	(Setup: \$15,000, Hosting: \$10,000-prorated)	
Year 2	January 1, 2027 – December 31, 2027:	\$10,500
Year 3	January 1, 2028 – December 31, 2028:	\$11,025
Year 4	January 1, 2029 – December 31, 2029:	\$11,576

C. Project Schedule

- a. Portal Development

- i. PROFESSIONAL requires the following information and technical assistance from CLIENT to access data sources defined in the Scope of Services.
 - 1. Database connection information
 - 2. Server name or IP address
 - 3. Database name
 - 4. User login information for read access
 - 5. Data dictionary or schema, as available
 - ii. Network paths to all file data sources
 - iii. Installation of PROFESSIONAL's Remote Support application on a computer with network access to CLIENT's data sources and files.
 - iv. All information must be provided by CLIENT to the PROFESSIONAL at least twenty-one (21) days prior to the start of the Initial Hosting Term, defined below, to ensure that all data will be available on the portal at the start of the Initial Hosting Term.
- b. Portal Hosting and Maintenance
- i. The Initial Hosting Term shall be defined in the Scope of Service or Payment Schedule above.
 - ii. The Initial Hosting Term shall begin at the date above regardless of project delays resulting from CLIENT's failure to provide PROFESSIONAL with information required to access project data sources according to the project schedule. Any project delays on the part of the PROFESSIONAL will result in the initial hosting term starting the first day of the first month following the completion of the portal's development and release from PROFESSIONAL to CLIENT.

Invoicing will be done on an annual basis at the beginning of the term unless otherwise specified.

If the CLIENT cancels the agreement before end of initial multi-year term, any waived discounts and promotional fees will be included in the final invoice.

Balances due thirty (30) days after the due date for non-government clients and sixty (60) days after the due date for government clients shall be assessed an interest rate of 1½% per month (18% per year). CLIENT agrees to pay for any and all costs of collection including, but not limited to interest, lien costs, court costs, expert fees, attorney's fees and other fees or costs involved in or arising out of collecting any unpaid or past due balances, including late fees or penalties. If payment is not received within thirty (30) days of the due date, PROFESSIONAL reserves the right, after giving seven (7) days written notice to CLIENT, to suspend services to CLIENT or to terminate this Agreement.

3 Terms of Service. Each party's rights and responsibilities under this Agreement are conditioned upon and subject to the Terms of Service which can be found at <http://schneiderGIS.com/termsofservice>. By executing this Agreement, CLIENT acknowledges that it has read the above-described Terms of Service and agrees that such Terms of Service are incorporated herein and made a part of this Agreement. PROFESSIONAL reserves the right to update or modify the Terms of Service upon ten (10) days prior notice to CLIENT. Such notice may be provided by PROFESSIONAL to CLIENT by e-mail.

4 Term, Termination and Renewal. The initial term of this Agreement shall be defined in the Scope of Services or Payment Schedule above. If the services provided are for an annual rate and extend for multiple years, PROFESSIONAL will prorate the first year of the agreement to match the fiscal year for the CLIENT, followed by consecutive, twelve (12) month periods. This Agreement shall automatically renew for successive terms which consist of a twelve (12) month period, subject to earlier termination as set forth in this Agreement or upon written notification by either party thirty (30) days prior to the end of a term. If, for any reason, this Agreement is terminated prior to the end of a term, any waived or discounted fees or specified promotional items provided by PROFESSIONAL shall be invoiced by PROFESSIONAL and paid by CLIENT. PROFESSIONAL reserves the right to update the pricing applicable to this Agreement after the initial term for any renewal terms and/or any subsequent terms occurring after the initial term of the Agreement; PROFESSIONAL shall provide prior written notice to CLIENT of any pricing adjustments applicable to any such renewal and/or subsequent terms.

5 Additional Data Hosting. PROFESSIONAL's website hosting services allow for storage of up to ten (10) Gigabytes of data and files to include as content for CLIENT's website hosted in PROFESSIONAL's web data server environment. Additional storage and transfer requirements may be negotiated, at PROFESSIONAL's discretion, if CLIENT decides to add additional content to the website – such as orthophotos, scanned documents, etc.

6 Assignment. PROFESSIONAL has the right to assign or transfer any rights under or interest in this Agreement upon fifteen (15) days' written or electronic notice to CLIENT. Nothing in this Paragraph shall prevent PROFESSIONAL from employing consultants or subcontractors to assist in the performance of the Services.

7 Rights and Benefits. Nothing in this Agreement shall be construed to give any rights or benefits in this Agreement to anyone other than CLIENT and PROFESSIONAL. CLIENT and PROFESSIONAL expressly state there are no third-party beneficiaries to this Agreement.

8 Successors. This Agreement is binding on the partners, successors, executors, administrators and assigns of both parties.

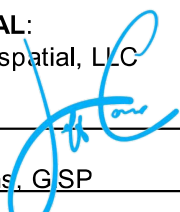
9 Applicable Law. The terms and conditions of this Agreement are subject to the laws of the State of Indiana.

IN WITNESS WHEREOF, the Parties have executed this Agreement by affixing their signatures below.

Pricing is valid through 11/30/2025.

PROFESSIONAL:

Schneider Geospatial, LLC

By:  _____

Print: Jeff Corns, GSP

Title: President & CEO

Date: November 7, 2025

CLIENT:

Moffat County, CO

By: _____

Print: _____

Title: _____

Date: _____

C-2

NON-FEDERAL ENVIRONMENTAL INFORMATION and LAND MANAGER APPROVAL

The Applicant is responsible for filling out this TOP portion of this page ending at "Applicant Environmental Checklist". The applicant is also responsible for securing all necessary permits, licenses, clearances, and environmental analyses documentation necessary to comply with local, state, and/or federal laws.

Project Name Megawatt Moto Complex Maintenance Project Sponsor Northwest Colorado Trails Corp

The project described in this application has my approval.

Moffat County Commissioner
Owners or Authorized Person's Signature and Title **Date**

Print or type Owner's or Authorized Person's Name and Title

APPLICANT ENVIRONMENTAL CHECK LIST

Describe the process (es) or efforts you have made to review potential wildlife and environmental impacts of your project as concisely and specifically as possible. Include any relevant information in each of the category questions listed below and indicate which question you are answering. Examples are given of the types of information that may be valuable. If a question is not applicable to this project, please write "N/A" and state your reasoning.

1. **Species of Concern:** Is it likely that plant and/or wildlife species of concern are present on the proposed project site?
 - Federally listed, threatened, and/or endangered species
 - N/A
 - Species that are rare or have limited range in Colorado
 - N/A
2. **Habitats and their Values:** What habitats are present and how important, productive, or pristine is the wildlife habitat in the project area?
 - Describe habitats that are present and others that are adjacent to them
 - N/A
 - Existing development or human impacts to the proposed project area?
 - N/A
 - Critical habitat for a particular species, or an area with high value for nesting, feeding, or calving
 - N/A
3. **Potential Impacts:** List, in bulleted form, the proposed project activities. Then, describe how the project activities will, or potentially may, impact vegetation and/or wildlife. Include both short-term (during project activities) and long-term (impacts to habitats) effects.
 - Disturbance of sensitive species
 - N/A
 - Impacts to species during rest, feeding, or reproductive cycles
 - N/A
 - Encroachment, loss or reduction of habitat(s)
 - N?A
 - Intrusion into areas with little existing human impacts
 - N/A

Continued next page . . .

4. Mitigation: How will these impacts be addressed?

- Alternative design or trail route selection

N/A

- Timing of project activities

N/A

- Screening or users from wildlife area, protection of critical habitat, channeling use through less sensitive areas

N/A

- Improvement (i.e., restoration) to habitat areas upon project completion

N/A

5. Benefits: List habitat improvements such as restoration of wetlands, river corridors, and trail areas; restriction of recreationalists from sensitive areas; environmental or recreation education efforts.

- Education of users through environmental education programs, opportunities for “watchable wildlife,” and monitoring of wildlife impacts

N/A

- Reroute trails away from sensitive habitats

N/A

6. Environmental Compliance: Describe regulatory compliance, applicable permits and/or agency concurrence procedures that are, or are not required, and why.

- Migratory Bird Treaty Act (i.e., nesting habitats will not be impacted by the project due to the project’s timing or, surveys for nesting birds will be conducted prior to activities and, activities that may impact active nests will be postponed)

N/A

- Concurrence from USFWS for effects determinations (or rationale for why no such concurrence is required)

N/A

- US Army Corps of Engineers 404 permits

N/A

- Compliance with raptor guidelines recommended by Colorado Parks and Wildlife

N/A

Principle source of information: (e.g., Colorado Parks & Wildlife, Colorado Natural Heritage Program, local agency, staff biologist, consultant)

Randy Engle, Trails Coordinator 970-260-2379

Printed name, title and telephone number of person consulted:

Signature of person consulted:

Policy: Moffat County Road & Bridge Supervisor Take-Home Vehicle

I. Purpose

Moffat County Road & Bridge Department provides services to multiple county roads within Moffat County and understands in certain circumstances it may be beneficial to both the employee and the county to allow an employee to utilize a county vehicle to travel to and from work on a regular basis. This helps for operational efficiency and in situations a supervisor needs to respond to an emergency.

II. Definitions

Take- Home vehicle: A county-owned vehicle that the County has authorized an employee of the Road & Bridge Department to utilize to travel between work and home on a regular and/or periodic basis.

III. Scope

This policy shall apply to all Road & Bridge Supervisors who reside within 20 miles of an assigned shop.

IV. Policy

Moffat County's Road & Bridge Take-Home Vehicle policy is voluntary and is only offered to Road & Bridge Supervisors. Any supervisor may refuse to accept a take-home vehicle. All Supervisors who agree to accept the terms of a take-home policy must accept and follow all terms and conditions of this policy. Failure to follow or adhere to this policy may lead to temporary or permanent revocation of the employee's take-home vehicle, as determined by the Road & Bridge Director, Human Resources, or other designees of the County. Eligibility of a take-home vehicle should be determined by the Road & Bridge Director, Manager, or Human Resources.

Eligibility:

An employee is eligible to use a take-home vehicle when:

1. The employee is a supervisor in the Road and Bridge Dept.
2. He or she has with the responsibility for to immediately report to incidents 24/7, or who need to respond within an expedited timeframe, or any other reason deemed to be necessary by the Road & Bridge Department or the County.
3. Eligibility may be changed due to any conditions as determined by the Road & Bridge Director, Manager or Human Resources.

Take-Home vehicles shall only be utilized for transportation between home and work, and for official county business. Employees to whom any such County-owned motor vehicle is assigned may not use that vehicle for personal uses other than commuting or "de minimis" personal uses such as a stop for a personal errand on the way between home and work or work and home so long as the vehicle is not driven more than one-quarter mile out of the "normal" commuting route. For purposes of this policy, a "normal" commuting route is one which would be used by a reasonable person considering all circumstances but not having as a purpose the evasion of this policy.

An employee with a take home vehicle shall follow the following provisions:

- A. The Road & Bridge Supervisor and the designated Road & Bridge Director, Manager, and Human Resources must approve the use of a take home vehicle in writing (signed agreement form).
- B. The employee shall have a valid Colorado Driver's license and possess it at all times.
- C. Employees shall keep their assigned Take- Home vehicle clean and in good working condition at all times. Preventive maintenance shall be performed or scheduled accordingly. Any damage or potential safety hazards shall be reported to the Road & Bridge Director, Human Resources or designee immediately.
- D. Take-Home vehicles shall only be operated by the specific employee authorized to drive the take-home vehicle.
- E. No employee shall smoke, or utilize any alcohol or any drug that may cause impairment while operating an assigned County Take-Home vehicle.
- F. Violations of this policy shall result in a 6-month suspension from the employee's use of a take-home vehicle, and a second violation may result in eligibility for a take- home vehicle being revoked.
- G. All employees with a Take- Home Vehicle shall keep mileage logs and provide these upon request of Road & Bridge Director, Manager, Human Resources or Payroll (Finance).
- H. Moffat County utilizes the following prescribed methods to calculate the imputed benefit to the employee for the personal commuting miles.
 - I. "Commuting Rule" as described in IRS Publication 15-B (Rev. January 2002) as that publication may be revised from time to time. Under this rule, Moffat County will report as income to any employee who is provided with a County-owned motor vehicle \$1.50 for each one-way commute. All such income shall also be subject to income tax withholding. This rule applies only to any County-owned motor vehicle assigned to an individual or department if an employee is permitted or required to use the vehicle to commute to or from his or her home to work. It does not apply to County motor pool vehicles that are not assigned to an individual employee or department. Employees to whom any such County-owned motor vehicle is assigned may not use that vehicle for personal uses other than commuting or "de minimis" personal uses such as a stop for a personal errand on the way between home and work or work and home so long as the vehicle is not driven more than one-quarter mile out of the "normal" commuting route.
 - II. For the purposes of this policy, a "normal" commuting route is one which would be used by a reasonable person considering all circumstances but not having as a purpose the evasion of this policy. The use of a County-owned motor vehicle by an employee who is on-call to respond to a duty call shall not be treated as a commute trip taxable to the employee.



RESOLUTION 2025 - 110

The Board of County Commissioners of Moffat County, State of Colorado, is authorized to act on behalf of Moffat County pursuant to Article XIV, Section 1 of the Colorado Constitution and Section 30-11-101, Section 30-11-103, and Section 30-11-107, Colorado Revised Statutes ("C.R.S."), as amended.

WHEREAS, pursuant to C.R.S. § 30-11-103, the powers of a county as a body politic and corporate shall be exercised by the board of county commissioners; and

WHEREAS, pursuant to C.R.S. § 30-11-107(l)(e), the Board of County Commissioners of Moffat County has power at any meeting to represent the county and have the care of the county property and the management of the business and concerns of the county in all cases where no other provisions are made by law; and

WHEREAS, the Board of County Commissioners believes it to be in the best interest of Moffat County to create a policy to allow Road & Bridge Supervisors to have an assigned Take Home Vehicle. This is approved for employees who are in a supervisory capacity only.

WHEREAS, employees who are designated a supervisor in the Road and Bridge Department and he or she has the responsibility to immediately report to incidents 24/7, or who need to respond within an expedited timeframe.

WHEREAS, the Human Resources Department was instructed to create such policy; and

WHEREAS, the policy has been reviewed by both the County Attorney, the Human Resources Director, and the Road & Bridge Director.

NOW THEREFORE BE IT RESOLVED, the Board of County Commissioners approve Resolution 2025-110 entitled Moffat County Road & Bridge Supervisor Take-Home Vehicle Policy.

The effective date of this Resolution shall be the 12th day of November, 2025.

ADOPTED this 12th day of November, 2025.

MOFFAT COUNTY BOARD OF
COUNTY COMMISSIONERS

Melody Villard, Chair

STATE OF COLORADO)) ss.
COUNTY OF MOFFAT)

I, Erin Miller, Deputy County Clerk and Ex-officio to the Board of Commissioners, do hereby certify that the above and foregoing is a true and complete copy of the resolution as adopted by the Board of County Commissioners on the date stated.

WITNESS, my hand and the seal of said County this 12th day of November, 2025.

Moffat County Take Home Vehicle Authorization Form

Employee: _____ **Department:** _____

ADDRESS VEHICLE WILL BE HOUSED AT: (If address changes you must notify Department Head or Manager Immediately and complete a new form)

Street

City/Zip Code/County

VEHICLE DESCRIPTION:

Year: _____ **Make:** _____ **Model:** _____

Vin: _____

If you are assigned a different vehicle for any reason, you are to complete a new form and submit to the Road & Bridge Director, Manager or Human Resources immediately.

Approval is requested for the above-named employee to be assigned the described vehicle for take-home purposes as follows:

☐ overnight and/or on weekends on a regular basis

Justification for Request: [Click here to enter text.](#)

I understand that it is my responsibility to notify the assigned Road & Bridge Director, Manager, or Human Resources immediately if any of this information changes, including assignment of a different vehicle to this employee.

Signature of Department Head or Manager

Date

The above assignment is:

☐ Approved
☐ Denied

I hereby acknowledge that I have been assigned the primary responsibility for the vehicle described above. I further acknowledge that I have received a copy of the Road & Bridge Supervisor Take-Home Vehicle policy regarding the use of the assigned County vehicle and that I understand and will comply with the provisions of that policy.

Signature of Employee

Date



October 14, 2025

Colorado Department of Transportation
Division of Transit and Rail
2829 W. Howard Place
Denver, CO 80204

Re: Letter of Support – City of Craig Rail Station Area Plan Application

Grant Selection Committee,

On behalf of the Moffat County Board of Commissioners, I am writing to express our support for the City of Craig's grant application requesting \$150,000 through the Multimodal Transportation and Mitigation Options Fund (MMOF) to develop a Rail Station Area Plan as part of the Colorado Department of Transportation's Mountain Rail Program.

The City of Craig and Moffat County are at a critical juncture in our economic future. With the anticipated closure of Craig Station Power Plant and the two supporting coal mines - Colowyo Mine and Trapper Mining Company - our community faces the challenge of economic transition. Passenger rail service to Craig presents a transformative opportunity to diversify our economy, enhance regional mobility, and strengthen the long-term sustainability of Northwest Colorado.

This planning effort will provide a foundation for transit-oriented development that supports both residents and visitors, integrating transportation, housing, and economic development goals. The City's proposed scope - outlined in the MMOF application - includes feasibility analysis, regional impact assessment, environmental and regulatory compliance planning, stakeholder engagement, and conceptual design for a downtown Craig rail station site.

This Rail Station Area Plan will complement CDOT's Mountain Passenger Rail Service Development Plan, ensuring that Craig is fully prepared to host a future rail station and participate meaningfully in Colorado's growing passenger rail network.

This initiative aligns with our shared goals for economic resilience, reduced greenhouse gas emissions, improved multimodal access, and enhanced quality of life for Northwest Colorado's communities.

The Moffat County Commissioners extend our support to the City of Craig's application. We believe that the successful completion of the Rail Station Area Plan will position Craig and Moffat County as an essential

Office of the County Commissioners
1198 West Victory Way, Ste. 104
Craig, CO 81625
(970) 824-5517 Office
[Website: www.colorado.gov/moffat](http://www.colorado.gov/moffat)

Tony Bohrer
District 1

Melody Villard
District 2

Donald Broom
District 3

destination within the Mountain Rail Corridor, benefiting not only our local economy but also the broader Western Slope.

Thank you for your consideration of this important funding request.

Sincerely,



Melody Villard, Chair
Moffat County Board of County Commissioners

Moffat County Planning Commission Application Summary

October 1st 2025

J.J Scott Minor Subdivision Final

Application: S-25-04

Applicant: Melissa Prestangen

Description: Minor Subdivision Final

Regulation Reference: Section 1.010 – Subdivision regulations with reference to Minor Subdivision

Location: T7N, R91W, Section 27

Access: County Road 7

Staff Comments: 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.

Attachments: Copy of application and plat

Notes: It was brought to the attention of the planning office that a deeded easement was not reflected on the minor subdivision plat.

Results: 9/3/25 -Board voted 3-0 to recommended approval of the minor subdivision sketch/prelim once the easement is reflected on the plat.

Conditions: Existing deeded easement through parcel must be reflected on the subdivided parcels. Surveyor will be making the updates to the final plat

Results: 10/1/25--Board voted 3-0 to recommended approval of the minor subdivision Final on the condition that the applicant provides record of the purchase of a small 1.36 acres portion of the parcel to the south due to a structure that was built over the property line. This area was included in the sketch and final plat.

Email from surveyor: -I prepared a legal description for the 1.366 acres that Rodewald will be selling to Prestangens. This has not been recorded yet. I have provided the legal to Darren and he will be working on that. We will not deliver the final plat for signatures until that has been completed.

NOTE: QUIT CLAIM DEED FILED 10/28/25 COPY IN FILE

Moffat County Planning Commission

November 5th 2025

Application: E-25-04

Applicant: Kama Investments LLC

Description: Exemption of 18 acres

Regulation Reference: Section 2.011 – Procedure for exemption from subdivision regulations

Location: Sections 23 & 26, T6N, R94W- Parcel id#086126100031

Access: Hwy 40 west to CR17 south to property (just before river)

Staff Comments: This was originally a 67.148 ac parcel and 18 acres will be exempted off as part of the dividing the property. There are no previous exemptions on this parcel.

Parcel a will become 18 acres and parcel B will become 49.418 acre

Attachments: Copy of application and plat

Results- 11/5/2025- Planning board reviewed the application and voted 3-0 to recommend approval of the exemption application.

-

I, Lloyd W. Powers being a duly registered Professional Land Surveyor do hereby certify that this survey was made by me or under my direct supervision and is based upon my professional knowledge, information and belief and conforms with the applicable standards of practice in the State of Colorado. This certificate does not constitute a guaranty or warranty, either expressed or implied.

Lloyd W. Powers, PLS
Colorado Reg. No. 13901

LINE	Bearing	DISTANCE
L1	S 62° 11' 28" W	186.56
L2	S 05° 17' 46" E	267.58
L3	S 71° 57' 42" E	686.08
L11	S 64° 26' 58" W	6.0669
L12	S 59° 48' 00" E	184.83
L13	S 44° 10' 06" E	543.26
L14	S 40° 57' 51" E	570.08
L15	S 31° 17' 58" E	273.51
L16	S 20° 03' 00" E	100.00
L17	N 58° 15' 00" E	10.005
L18	N 15° 41' 24" E	101.12
L19	N 21° 26' 22" E	95.50
L20	N 53° 49' 51" E	116.79
L21	N 54° 10' 10" E	202.85
L22	N 44° 48' 23" E	131.16
L23	N 33° 15' 29" E	110.87
L24	N 26° 05' 38" E	75.71
L25	N 20° 57' 11" E	60.99
L26	N 66° 43' 09" E	153.64
L27	N 75° 18' 13" E	58.42
L28	N 78° 19' 00" E	100.00

NOTICE: According to California law you must surrender any trade action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than six years from the date of the registration shown herein.

NOTE: The word "certify" or "certification" as used herein is understood to be an expression of professional opinion by the surveyor, based upon his best knowledge, information and belief as to what it does not constitute a guarantee, nor warranty, expressed or implied.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, being the owners thereof has laid out, plotted and subdivided as shown on this plat the land described as follows:

A parcel of land located in Lot 7 of Section 23 and Lot 2 and Lot 6 of Section 26, all in Township 6 North, Range 94 West, of the 6th P.M., Moffat County, Colorado, being more particularly described as follows:

Point A is located at the intersection of the section corner of AP 10 (2nd 175) is Section 24, T6N, R94W;

Following the westerly right-of-way line of Moffat County Road No. 17, 300.22 feet along the arc of a north-south curve to the left having a radius of 482.40 feet and a central angle of 42°47'03", the chord of which bears S33°34'3"E, 351.91 feet; thence S22°02'00"W, 150.00 feet to the center of the curve; thence along the arc of a north-south curve to the left having a radius of 566.74 feet and a central angle of 22°17'47", the chord of which bears S43°19'09"E, 219.16 feet; thence S67°31'48"W, 600.92 feet to the center of the curve; thence along the centerline of the Yampa River following the three (3) courses:

1. S52°14'48"W a distance of 186.56 feet;
2. S67°31'48"W a distance of 267.58 feet;
3. S71°27'42"W a distance of 368.18 feet;

thence N42°59'47"E, 891.08 feet, thence N33°32'36"E, 213.88 feet; thence S67°31'48"W, 600.92 feet to the center of beginning.

SUBJECT TO: A 16-foot wide egress-egress easement, lying 15 feet on each side of the following described centerline:
Beginning at a point on the westerly right-of-way line of County Road 17 which lies
Thence South 64°33'31" West 977.65 feet from AP 1 of H-16; 169;
Thence South 87°38'45" West a distance of 42.52 feet;
Thence South 73°29'59" West a distance of 46.54 feet;
Thence South 67°37'16" West a distance of 120.95 feet;
Thence South 65°10'45" West a distance of 163.26 feet;
Thence South 65°38'44" West a distance of 79.36 feet;
Thence South 42°52'10" West a distance of 316.12 feet;
Thence South 32°45'33" West a distance of 26.06 feet to a point on the west line of
said Parcel and the point of terminus.

Containing 18,000 acres more or less, under the name and style of "KAMA EXEMPTION PLAT", and by these presents, do hereby dedicate to the public all power line easements, as shown hereon and not already otherwise dedicated for public use.

KAMA INVESTMENTS, LLC

KAMA INVESTMENTS, LLC

BY: YVONNE GUSTIN
AS: MEMBER
304 W VICTORY WAY
CRAIG, CO 81625
(970) 5842

BY: LONNIE GUSTIN
AS: MEMBER
304 W VICTORY WAY
CRAIG, CO 81625
(970) 0520

NOTARIAL CERTIFICATE

STATE OF COLORADO

COUNTY OF MOFFAT

The above and foregoing instrument was acknowledged before me this _____ day of _____

A.D., 202... By Yvonne Gustin and Lonnie Gustin as Members of Kame

Investments, LLC.

Witness my hand and seal _____

NOTARY PUBLIC

My commission expires _____

CLERK & RECORDER'S CERTIFICATE

State of Colorado)

County of Moffat } SS

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I hereby certify that the original of this instrument was filed for record
in my office at _____ o'clock, _____ M. this _____ day of _____ A.D., 202__.

Recent Use

Reception No. _____

Baker & Associates

1790 W. VICTORY W.
DRAKE CO. 81625

By [James M. Hodge](#) and [David A. Henderson](#)

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