

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

Tuesday, October 28, 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 14 (pgs 3-7)

Resolutions:

- b) 2025-96: Payroll (pg 8)
- c) 2025-97: Transfer of Intergovernment Funds for the Month of October 2025 (pg 9)
- d) 2025-99: Conveyance of Easement over County Hospital Real Property (pg 10 & 11)
- e) 2025-100: A/P (pg 12)
- f) 2025-104: P-Cards (pg 13)

Contracts & Reports:

- g) Clerk's Office Grant Application – Electronic Recording Technology Board (pgs 14-23)
- h) Department of Human Services/Prather Productions – CO Works Program contract (pgs 24-29)
- i) Ratify:
 - Letter of Support for Joe Pereira (pg 30)

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

Staff Report:

- 1) Office of Development Services – Neil Binder
 - Present Resolutions regarding Fairgrounds property purchase:
 - 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 (pgs 31 & 32)
 - 2025-102: Resolution Authorizing Negotiations for Purchase of Real Property for the Use of Moffat County (pg 33)
 - 2025-103: Resolution Authorizing Usage of Capital Reserves to Purchase Real Property (pg 34)



4:46 PM 10/24/2025

- 2) Human Resources Department – Rachel Bower
- 2026 Employee Health Insurance Renewal (pgs 35-42)

Presentation:

- 3) NW CO Health – Stephanie Einfeld
- Home Services Sustainability Campaign (pgs 43-51)

Adjournment

The next scheduled BOCC meeting will be Wednesday, November 12, 2025 - 8:30 am

Moffat County's YouTube link to view meeting:

<https://youtube.com/live/xF0pRzvX8fQ?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



4:46 PM 10/24/2025

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

October 14, 2025

In attendance: Melody Villard, Chair; Melody Villard, Donald Broom, Vice-Chair; Tony Bohrer, Board Member; Erin Miller, Deputy Clerk & Recorder; Candace Miller; Chris Nichols; Jeff Comstock; Heather Brumblow; Cathy Nielson; Tracy Winder; Carol Haskins; Chris Brannan; Ed Brannan; Jennifer Riley; Tom Kleinschnitz; Rachel Bower; Chip McIntyre; Max Salazar; Becca Warren; Randy Looper

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, with the amendment to remove item S-25-04 – JJ Scott Minor Subdivision, due to a required document not being made available at this time. Bohrer seconded the motion. Motion carried 3-0.

Consent Agenda –

Review & Sign the following documents: (see attached)

Minutes:

- a) September 23
- b) Board of Public Health – September 23

Resolutions:

- c) 2025-91: LMD 2026 Operating Plan/Budget
- d) 2025-92: Payroll
- e) 2025-93: Voided Check Resolution for October
- f) 2025-94: A/P

Contracts & Reports:

- g) Treasurer's Report
- h) Coroner's Office/Contexture – Medical Record Database contract
- i) Quarterly Discharge Monitoring Report
- j) Department of Public Health HAN Policy
- k) Department of Human Services/CASA Core Services contract
- l) Employee Rx Benefits addendum
- m) Memorial Regional Health/Sheriff's Office - Inmate Healthcare contract
- n) Intergovernmental Agreement – Moffat County School District & Sheriff's Office re: School Resource Officer Program
- o) Lease Agreement: Moffat County Tourism Association/Craig Chamber of Commerce
- p) Ratify:
 - Purple Wave Auction Agreement

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

Public Comment/General Discussion:

Tracy Winder read an article about returning to in-person/election day voting versus any electronic voting.

- 1) **Board of County Commissioners**
 - Fair Board appointments

Four letters of interest were received for three open seats on the Fair Board. Broom made a motion to appoint Wendy McKee, Darren McLaughlin and Kyler Scott to the Fair Board. Villard commented that she wondered if in the future, it might not be a bad idea to have the Fairgrounds Manager be an "Ex-Officio" to the Fair Board? Bohrer seconded the motion. Motion carried 3-0.

Staff Reports:

Veterans Service Officer – James Brumblow

- Veterans Services Vehicle Purchase and Lease (see attached)

A new 2025 transport van for Veterans was acquired through Victory Motors to replace the current 2015 van. In the time that it took get all of the paperwork done, the Denver lot sold the original van that they had been looking at. Victory Motors worked with the County and was able to get a better vehicle at the same price. Brumblow thanked the BCC for their assistance in covering the difference in the cost of the van over what the State will reimburse.

8:45 am - Public Hearing(s):

- 2) **Finance Department - Cathy Nielson & Heather Brumblow**
 - Present proposed 2026 County Budget for adoption (see attached)

Villard read the Public Hearing protocol.

Nielson presented and explained the narrative for the proposed 2026 County Budget. By state statute, the proposed budget has to be presented by October 15th. She emphasized that at this time, all budget items are still under discussion. The final budget will be presented and up for approval at the December 9th Board of County Commissioners meeting.

Highlights include:

- The proposed budget totals \$147,553,479, with an increase of \$6,225,875 or 4.41% more than the 2025 budget.
This budget is funded with revenue estimates and anticipated fund balances.
- The largest component unit of the budget is Memorial Regional Health. The 2026 Memorial Regional Hospital budget totals \$88,936,202.
- The remaining County budget without the hospital component is \$58,597,277
- Reviewing what can be afforded for salary/cost of living increases for employees – looking at possible 3% raise
- Operating costs are hard to project in the current economy – limited to utility and fuel costs
- Decreased revenue projections:
 - o Severance Tax reduction
 - o Interest rate increases

- Funds identified as being of most concern are:
 - o General Fund (supports 40 departments)
 - o Road & Bridge Department
 - o Landfill
 - o Capital Projects
 - o Department of Human Services
 - o Health & Welfare
 - o Jail
 - o Public Health
 - o Lease Purchase Fund

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

Back in regular session, Bohrer made a motion to approve the proposed 2026 budget as presented today, with a total (including Memorial Regional Health) of \$147,553,479 – knowing that there will be changes before December. Broom seconded the motion. Motion carried 3-0.

Planning & Zoning – Candace Miller

- ~~S-25-04 - JJ Scott Minor Subdivision – Final~~
- S-25-06 - Powell Minor Subdivision – Final (see attached)
- E-25-03 - Martin Exemption (see attached)

Villard read the Public Hearing protocol.

Miller presented:

- S-25-06: Final for the Minor Subdivision application for Jerry Powell. This is a 268.52-acre parcel. The minor subdivision consists of two parcels Lot 1- 7.192 acres and Lot 2- 11.647. The remain 250.72 acres remain exempt from subdivision regulations. There is an existing access via HWY 13. Well permits are not expected but applicant is aware that an augmentation would be required to apply for any new wells. The Planning & Zoning Commission voted 3-0 at two separate meetings to approve.

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, Broom moved to approve S-25-06 - Powell Minor Subdivision – Final. Bohrer seconded the motion. Motion carried 3-0

- E-25-03: This was originally a 35.03-acre parcel and 9.225 acres will be exempted off as part of the dividing the property. There are no previous exemptions on this parcel. Parcel A will become 9.225 acres and Parcel B will become 25.805 acres. The Planning & Zoning Board voted 3-0 to recommend approval of exemption application once the well location is reflected on the plat.

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-25-03 - Martin Exemption. Broom seconded the motion. Motion carried 3-0

Staff Reports:

Human Resources Department – Rachel Bower

- Present employment offer - Director of Office of Development Services (see attached)

On October 6, 2025, two interviews were held for the Office of Development Services Director position. Based on the candidates' qualifications and feedback received from the hiring committee, it was recommended to hire Kent (Neil) Binder for the position.

Bohrer moved to authorize the Human Resources Department Director to proceed with a formal employment offer to Kent (Neil) Binder for the Office of Development Services Director position. Broom seconded the motion. Motion carried 3-0.

Moffat Economic Development Authority – Jeff Comstock

- Resolution 2025-95: Approving the First Amendment to the Establishment Agreement Creating the Moffat Economic Development Authority (see attached)
- First Amendment to Moffat Economic Development Authority Establishment agreement (see attached)
- Approve Moffat Economic Development Authority Budget (see attached)

Comstock asked the BCC to approve Resolution 2025-95: Approving the First Amendment to the Establishment Agreement Creating the Moffat Economic Development Authority and the First Amendment to Moffat Economic Development Authority Establishment agreement, and to the extent necessary, to waive the existing budget preparation procedures for the Moffat Economic Development Authority (MEDA).

Bohrer moved to approve Resolution 2025-95: Approving the First Amendment to the Establishment Agreement Creating the Moffat Economic Development Authority and to waive the extent necessary, to waive the existing budget preparation procedures. Broom seconded the motion. Motion carried 3-0.

Comstock next discussed the MEDA budget, initially for 2026, then through 2030. Bohrer also explained the way that this fund works to backfill property taxes, create jobs, etc, and how the Authority will only spend the interest that this fund will generate.

Broom moved to adopt the MEDA budget. Bohrer seconded the motion. Motion carried 3-0.

Presentation:

Memorial Regional Health – Jennifer Riley

- Hospital Update (see attached)

Riley presented a slide show about the upcoming 75th anniversary of the hospital, and their programs, services, staff and financials.

Meeting adjourned at 10:10 am

The next scheduled BOCC meeting is Tuesday, October 28, 2025

Submitted by:

Erin Miller, Deputy Clerk and Recorder

Approved by: _____

Approved on: _____

Attest by: _____

RESOLUTION 2025-96
PAYMENT OF PAYROLL WARRANTS
Payroll Ending 10/11/2025

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 10/24/2025

FROM FUND:

General	0010.7000	\$282,979.40	cr
Road & Bridge	0020.7000	\$186,028.33	cr
Landfill	0070.7000	\$16,684.38	cr
Airport	0120.7000	\$427.72	cr
Library	0130.7001	\$11,951.80	cr
Maybell WWTF	0280.7000	\$0.00	cr
Health & Welfare	0080.7000	\$0.00	cr
Senior Citizens	0170.7000	\$8,064.23	cr
Mo Co Tourism	0320.7000	\$3,691.00	cr
PSC Jail	0072.7000	\$79,571.54	cr
Human Services	0030.7100	\$76,813.73	cr
Public Health	0065.7000	\$14,695.74	cr
SM I	0168.7000	\$5,279.31	cr
SM II	0169.7000	\$6,576.23	cr

TO FUND:

Warrant	0100.1000	\$692,763.41	dr
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Adopted this 28th day of October 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 2025-99

CONVEYANCE OF EASEMENT OVER COUNTY HOSPITAL REAL PROPERTY

WHEREAS, the Board of Commissioners of the County of Moffat, State of Colorado, is empowered to sell, convey, or exchange any real or personal property owned by the county and make such order respecting the same as may be deemed conducive to the interests of the inhabitants, and is also empowered to make all contracts and do all other acts in relation to the property and concerns necessary to the exercise of its corporate or administrative powers, pursuant to Section 30-11-101, C.R.S.; and

WHEREAS the Memorial Hospital, doing business as Memorial Regional Health, ("MRH") is a county hospital as defined by Colorado law Section 25-3-301, *et. seq.*, C.R.S. The public hospital board has exclusive control of the use and expenditure of all money collected to the credit of the hospital and of the purchase of sites, pursuant to Section 25-3-304 (1) C.R.S.; and

WHEREAS, real property acquired by MRH, in furtherance of its duties and powers, is required by law to be titled in Moffat County. [Section 25-3-304(1), C.R.S.]; and

WHEREAS, the Board of Commissioners of the County of Moffat has learned that MRH desires to grant an easement over real property owned by MRH at fair market value, to be determined by an independent appraisal prior to closing of the conveyance. The Board of County Commissioners of Moffat County finds it is in the best interests of Moffat County for MRH to be authorized to convey the following described easement for current fair market value in furtherance of the continued financial wellbeing of MRH; and

WHEREAS, the Legal description of easement to be conveyed is attached as Exhibit A (herein the "Easement"); and

WHEREAS, Moffat County currently owns the real property being Lot 2 as shown on the Final Plat Wal-Mart Subdivision Filing No. 1 recorded as document reception number 20064916, Moffat County Colorado Records (the "Plat"); and

WHEREAS, the Board of County Commissioners of Moffat County, Colorado, acting pursuant to Section 30-11-101 and 102, C.R.S. and Section 38-30-141, C.R.S. has full authority to make such orders regarding property titled in the county as the Board deems appropriate; and

WHEREAS, the Board of Trustees of MRH have requested the Board of County Commissioners of Moffat County to authorize the conveyance of the Easement on such terms as are acceptable to MRH acting through its administrator, Jennifer Riley, so long as the terms of sale do not involve pledging the public credit of Moffat County in violation of state law; and

WHEREAS, the Trustees of MRH have requested Moffat County to designate a "Commissioner" to sell and convey the Property all as provided by Section 38-30-141, C.R.S.; and

WHEREAS, MRH acting through its Board of Trustees, has requested the approval of its Administrator, Jennifer Riley, as the "Commissioner" to sell and convey the Easement and to execute on behalf of Moffat County all contracts, conveyances, closing instructions, settlement sheets and other reasonable and customary closing documents in furtherance thereof; and

WHEREAS, inasmuch as no county government revenues were utilized to acquire the Property, all proceeds of the sale of such Property should be deposited to the account of MRH.

NOW THEREFORE, be it resolved as follows:

- A. The sale and conveyance of the Easement over the Plat now titled in Moffat County, Colorado is hereby authorized and approved and this order of sale shall be entered of record among the proceedings of this Board, all as required by Section 38-30-141, C.R.S.
- B. Jennifer Riley is designated as the "Commissioner" of Moffat County, as that term is defined in Section 38-30-141, C.R.S., to sell and convey the Property and to execute contracts, conveyances, closing instructions, settlement sheets, termination notices, and other reasonable and customary closing documents in furtherance of such sales.
- C. All proceeds of such conveyance shall be delivered to and deposited to the account of the Memorial Hospital, doing business as Memorial Regional Health, Craig, Colorado.

Adopted this 28th day of October, 2025.

MOFFAT COUNTY BOARD OF COUNTY
COMMISSIONERS

Melody Villard, Chair

STATE OF COLORADO)
) ss.
COUNTY OF MOFFAT)

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

Witness my hand and seal of said county this 28th day of October, 2025.

Erin Miller, Clerk and Ex-Officio to the County
Commissioners, Moffat County, State of Colorado

RESOLUTION 2025-100
TRANSFER OF PAYMENT OF WARRANTS
FOR THE MONTH OF OCTOBER 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:	10/28/2025		
General	110	<u>\$135,116.96</u>	CR	0010.7000
Road & Bridge	200	<u>\$116,666.91</u>	CR	0020.7000
Landfill	240	<u>\$596.73</u>	CR	0070.7000
Airport	260		CR	0120.7000
Emergency 911	270	<u>\$149.82</u>	CR	0350.7000
Capital Projects	510	<u>\$27,877.31</u>	CR	0160.7000
Conservation Trust	211		CR	0060.7000
Library	212	<u>\$8,227.80</u>	CR	0130.7001
Maybell Sanitation	610		CR	0280.7000
Health & Welfare	720	<u>\$251,357.18</u>	CR	0080.7000
Senior Citizens	215	<u>\$61.30</u>	CR	0170.7000
Internal Service Fund	710		CR	0325.7000
Lease Purchase Fund	410		CR	0175.7000
NCT Telecom	520		CR	0166.7000
Mo Co Tourism Assoc	219		CR	0320.7000
PSC - JAIL	210	<u>\$45,575.25</u>	CR	0072.7000
Human Seviles	220	<u>\$276.38</u>	CR	0030.7100
Public Health	250	<u>\$772.57</u>	CR	0065.7000
Sunset Meadows I	910	<u>\$5,045.09</u>	CR	0168.7000
Sunset Meadows I Security	910		CR	0167.7000
Sunset Meadows II	920	<u>\$11,412.56</u>	CR	0169.7000
Sunset Meadows II Security	920		CR	0171.7000
ACET	275	<u>\$8,560.75</u>	CR	0040.7000
Shadow Mountain LID	530		CR	0110.7000
MC Local Marketing District	231		CR	0050.7000
To Fund				
Warrant		<u>\$611,696.61</u>	DR	

Adopted this 28th day of October, 2025

Chairman

STATE OF COLORADO

)
ss.)

RESOLUTION 2025-104
TRANSFER OF PAYMENT OF WARRANTS
FOR THE MONTH OF OCTOBER 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:	10/28/2025		
General	110	<u>\$21,581.91</u>	CR	0010.7000
Road & Bridge	200	<u>\$2,167.54</u>	CR	0020.7000
Landfill	240	<u>\$21.05</u>	CR	0070.7000
Airport	260	<u>\$107.98</u>	CR	0120.7000
Emergency 911	270		CR	0350.7000
Capital Projects	510		CR	0160.7000
Conservation Trust	211	<u>\$56.97</u>	CR	0060.7000
Library	212	<u>\$791.66</u>	CR	0130.7001
Maybell Sanitation	610		CR	0280.7000
Health & Welfare	720		CR	0080.7000
Senior Citizens	215	<u>\$3,124.60</u>	CR	0170.7000
Internal Service Fund	710		CR	0325.7000
Lease Purchase Fund	410		CR	0175.7000
NCT Telecom	520	<u>\$885.33</u>	CR	0166.7000
Mo Co Tourism Assoc	219	<u>\$2,183.77</u>	CR	0320.7000
PSC - JAIL	210	<u>\$7,181.43</u>	CR	0072.7000
Human Services	220	<u>\$1,765.51</u>	CR	0030.7100
Public Health	250	<u>\$6,801.22</u>	CR	0065.7000
Sunset Meadows I	910	<u>\$2,023.85</u>	CR	0168.7000
Sunset Meadows I Security	910		CR	0167.7000
Sunset Meadows II	920	<u>\$2,340.60</u>	CR	0169.7000
Sunset Meadows II Security	920		CR	0171.7000
Museum	229		CR	0310.7000
ACET	275	<u>\$3,731.69</u>	CR	0040.7000
Shadow Mountain LID	530		CR	0110.7000
MC Local Marketing District	231		CR	0050.7000
To Fund Warrant		<u>\$54,765.11</u>	DR	

Adopted this 28th day of October, 2025

Chairman

Reviewed and Approved by the BOCC: _____

Date _____

Chair _____



Date Grant Documents Received by Grant Review Committee: 10/21/2025

ROUTING:

Original - Requesting Department File
Copy - Grant Review Committee (GRC)
Copy - Other _____

10/21/2025
mcao

GRANT REVIEW ROUTING FORM

REQUESTING DEPARTMENT: Clerk & Recorder		
Contact Person: Stacy Morgan	Phone: 970-824-9123	Email: smorgan@moffatcounty.net
GRANT SOURCE: Electronic Recording Technology Board (ERTB)		
GRANT PROONENT: Stacy Morgan	COUNTY MATCH: \$5000.00	GRANT AMOUNT: \$68,622.00

STATEMENT OF PURPOSE of GRANT:

To help with the funding for our recording system software and maintenance, and WEB hosting public access and storage services.

The Grant Proponent shall submit a draft of the grant application and a written narrative describing the grant program, together with a statement of the expected benefits of the grant to Moffat County and the expected costs to the County in accepting the grant.

* The Grant Proponent shall submit the above information to the Grant Review Committee at least two (2) weeks before the date of a pre-application review of the Grant.

** Note: It's the Grant Proponent's responsibility to learn the Moffat County Grant Policy and to comply with its requirements.

GRANT POLICY PROVISIONS:

In applying for and accepting Grants, the following considerations must be evaluated:

- | | |
|---|--|
| ☒ The Grant meets the scope and mission of Moffat County; | ☒ Organizational and personal conflicts of interest; |
| ☒ Cost/benefit of administration, reporting, etc.; | ☐ Future costs and staffing needs that occur after the grant period ends; |
| ☒ Current and future impacts on staffing and operations; | ☐ Correlation with other existing and reasonably potential grants; |
| ☒ Appropriate financial accounting can reasonably be accomplished; | ☐ TABOR implications, both short-term and long-term; |
| ☒ Appropriate staff support exists for implementation & administration; and | |
| ☐ Compliance w/ Office of Management of Budget Code of Fed. Regs. (2 CFR 200). | |

The Grant Proponent shall include any written informational materials concerning the grant program, at a minimum shall include the following:

Application Deadline: None
Grant start and end date (duration): 2025 and 2026
In-kind proposed: \$5,000.00
Proposed Grant Administrator: Stacy Morgan

Personnel impact: None
Asset impact: Minimal
Letter of support requirements: 2 Support Letters attached
Supplemented services or items: _____

REVIEW COMMITTEE REVIEW & RECOMMENDATIONS:

The Grant Review Committee has analyzed the benefits and costs of the proposed grant and believes this grant:
☒ is a value of benefits likely to be received by Moffat County from the Grant with a classification of: ☐ New ☒ Existing ☐ One-Time
☒ Costs to Moffat County (soft and/or hard match elements) of complying with the terms of the grant are: \$5000.00

- ☐ Are there less cost alternatives available for obtaining the benefits that would be available through the grant? ☐ Yes ☒ No ☐ Unknown
☒ Is there ability and management capacity of Moffat County to staff to administer the grant? ☒ Yes ☐ No ☐ Unknown
☐ Is this proposed grant to be "passed through" to another agency, the ability of sub-grantee to administer the grant? ☐ Yes ☒ No ☐ Unknown

OTHER RECOMMENDATIONS:

COMMITTEE'S APPROVAL RECOMMENDATION:

☒ Recommended for Approval ☐ NOT Recommended for Approval

Date: 10/22/25



Clerk & Recorder

Stacy Morgan, Clerk & Recorder

October 21, 2025

To the Grant Reviewing Committee,

The Moffat County Clerk & Recorder's Office is applying for a grant through the Electronic Recording Technology Board (ERTB), and am requesting for you to review it. We have received this grant for several years now. It helps pay for the yearly maintenance and storage fees. This year we are asking for 2025 and 2026 subscription fees together.

Thank you for your time and please let me know if you have any questions.

Stacy Morgan

10/31/25 (December - pay) (Software + hosting)

1198 West Victory Way, Suite 103 • Craig, CO 81625

970-824-9104 (Phone) • 970-826-3413 (Fax)

smorgan@moffatcounty.net



Clerk & Recorder

Stacy Morgan, Clerk & Recorder

October 21, 2025

To: Electronic Recording Technology Board

Re: Moffat County Grant Application

Dear Board Members,

The Moffat County Clerk & Recorder's Office is respectfully asking for your consideration of grant funding for our recording system software and maintenance, and WEB hosting public access and storage services. We are requesting help to offset the annual fees for the years 2025 and 2026. Our grant application is in the amount of \$68,622.00.

Moffat County does not collect sufficient funds to cover the recording system, so this contribution will help us in protecting our public records and we are very appreciative of your support.

Thank you in advance for your consideration, and if you have any questions, please feel free to contact me at smorgan@moffatcounty.net or by phone at 1-970-824-9123.

Respectfully,

Stacy Morgan
Moffat County Clerk & Recorder

Electronic Recording Technology Fund
Grant Application Form
10/25

General Information

County Name **Moffat County**

County Clerk & Recorder Name **Stacy Morgan**

Phone **(970) 824-9123**

Email **smorgan@moffatcounty.net**

Alternant contact **Debbie Winder**

Phone **(970) 824-9119**

Email **dwinder@moffatcounty.net**

Mailing Address

City **Craig**

State **CO**

Zip **81625**

County Tier **V**

County budget cycle (calendar, fiscal) including dates
January 1 to December 31 (Calendar)

How many recordings do you do in a year? **3,403**

How much do you collect of the \$1 Recording Technology Fee in an average year (over the last three years)?
\$4,203.00

How much money is in your technology fund?
\$5,653.00

Recording Equipment Information

Is your county currently recording documents ☒ Electronically ☒ Manually

What is the age of your current software? **Last update in 10/2025**

What is the age of the equipment (hardware) for which you are applying? **Server is new and other equipment is 1 to 2 years old.**

What is the expected life of the software and hardware? **As long as maintained should be 5 to 7 years.**

What is the condition of your current software? **Good and Current with Technologies.**

What is the condition of the equipment (hardware) for which you are applying? **Good**

Who is your current vendor? **LEDS, LLC**

What product and version do you currently use? **Cash Tendering, eRecording, Recording, Web Hosting, and Document Management**

What is your current annual payment to your vendor and how is it calculated?

2025 Annual payments were \$18,805.00 Calculation basis on base recording fees and amount of data storage. 2025 Web Hosting and storage annual payment are \$16,712.00

How and what kind of hosting is done with any parts of your recording system?

Local equipment with county IT managing and maintaining. Both local and remote hosting is used for the recording documents, remote is used for 24/7 document searching. Internet Services are hosted off-site, including backup.

What is the term of your contract (dates) with your current vendor?

Current contract is through 2028, with LEDS, LLC.

What percentage of your documents have been digitized? **99%**
 What percentage of your documents have been indexed? **93%**
 What will the percentage be if this grant application is approved? **99%**

What percentage of your land documents are accessible online? **99%**
 What will the percentage be if this grant application is approved? **99%**

Grant Information

Why are you applying for grant funds?

Since the County does not collect sufficient funds to fund the 2025 and 2026 recording system maintenance, Document Management System and the annual WEB Hosting services.

Amount of grant request (no funding requests involving expenditures past June 30, 2029).

\$ 68,622.00

What do you want to use the grant money for?

To pay the annual Licenses and maintenance fees.

Break out the expenses and include bids, invoices, or proposals with your request. What specific equipment and software do you want to purchase?

See Attachment A and Attachments below.

If you are requesting grant funding for digitization and indexing, please provide a general description of the documents to be digitized and/or indexed, the approximate date ranges, the total number of pages or documents, and an estimate of the percent of documents that are not related to interests in real property. If there are documents not listed in the Board's Policy Governing Grants for Digitization and Indexing, as examples of real property documents but the Clerk believes are related to interests in real property, please provide an explanation of why the documents are related to real property. Attach supporting bids if applicable. Bids should include the number of pages and/or documents to be digitized and/or indexed. For further information, see the Board's Policy Governing Grants for Digitization and Indexing.

N/A

If you are requesting grant funding to improve the security of your county's general information technology systems, please describe generally the security measures to be undertaken with grant funds and explain why/how the improvement is necessary to improve the security of your electronic filing system.

N/A

If the grant is for temporary staff, what specific project will the staff be working on? (Please attach a Statement of Work).

N/A

How do you plan to segregate grant funds from county funds?

The County plans on creating a separate fund similar to the eRecording Surcharge Fee's currently being used.

Will any monies from your technology fund be used for the purpose(s) contained in the grant request? If yes, how much? **Yes, \$5000.00**

If no, explain the plans for the use of your technology fund.

Will this be (or was this) a competitive bid process (RFP) or an upgrade to an existing system?
Current Recording System Maintenance.

Will the grant award increase your annual maintenance costs? **No**

If so, do you have a long-term plan to budget for the increase?

Describe how the funds will be used to achieve the stated business purpose and core goals.

A) To assure the security, accuracy and preservation of public records

All digitized records will be housed in multiple locations

B) To maintain the privacy of personal identifying information, online access.

Will comply with all existing rules.

C) To assure that the sequence in which documents are received by a clerk are accurately reflected to the greatest extent practicable

YES

D) To provide for online public access to public records

YES, Through the iCounty Online search services

E) To assure that electronic filing systems used in different counties are similar so as to facilitate the submission and searching of electronic records.

YES

With my signature below, I do hereby certify that I have read, understand, and support the above application for grant funds through the Electronic Recording Technology Board.


Signature of County Clerk & Recorder

10-21-25
Date

Moffat County Colorado
Attachment A
of the Electronic Recording Technology Board
Grant Application
10/2025

1. The county would like to request funds for helping to offset the annual 2025 and 2026 recording maintenance and web hosting public access services.

2. Project Cost Summary

a) Total cost projected	\$ 73,622.00
b) Clerk Surcharge fee contribution	<u>-\$ 5,000.00</u>
c) Grant funds requested is	\$ 68,622.00

3. Detail Pricing

a) 2025 Recording System maintenance and Licenses	\$ 18,805.00
b) WEB Hosting Access and Storage for 2025	\$ 17,652.00
c) 2026 Recording System maintenance and Licenses	\$ 19,369.00
d) WEB Hosting Access and Storage for 2026	<u>\$ 17,796.00</u>
Sub Total	\$ 73,622.00

4. Grant Core Goals

- a. County does not collect sufficient funds to cover recording systems and expand features.
- b. Moffat County meets the sequencing of documents between paper and electronic to ensure that documents are received and processed in accordance with best practices and statutes.
- c. The County system provides Web Hosting of off-site public document access and maintains backup of local recording files.
- d. The County will continue to provide security and accuracy of public records.
- e. The clerk's office provides electronic eRecordings submission with multiple submitters. Additional submitters can be added at no cost to the County if new ones request to submit.
- f. The County plans on providing annual funding for the core recording system maintenance.
- g. The current recording systems and procedures are in place to provide redactions of documents as needed to meet the public access requirements.

LEDS, LLC

3957 N Lazy K Dr., # 11 Castle Rock, CO 80104

October 20, 2025

Moffat County Clerk and Recorder
Stacy Morgan
1198 W. Victory Way, Ste 103
Craig, CO 81625

Dear Stacy,

The estimated Recording System maintenance and support, and Web Hosting and Storage fee for the Public Access site is expected to be \$18,805.00 and \$17,652.00 = **\$36,457.00** for 2025.

The estimated Recording System maintenance and support, and Web Hosting and Storage fee for the Public Access site is expected to be \$19,369.00 and \$17,796.00 = **\$37,165.00** for 2026.

Please feel free to contact me if you have any questions, comment or concerns.

Sincerely,

John L Paulsen

John L. Paulsen
LEDS, LLC

Voice: 303-814-9043
FAX: 303-814-9045
E-Mail: leds@leds.org

MOFFAT COUNTY Treasurer



September 9, 2025

Ref: Moffat County Clerk & Records – Record Digitizing Project

To: Stacy Morgan

I, Robert Razzano Moffat County Treasurer fully support the continuation of the Moffat County Clerk's office Real Estate Recoding Project. The employees of the Treasurer's office utilize these records on a daily basis.

The availability of these records has been a great asset not only to the Treasurer's office, but also to the Public Trustee portion of our office.

The availability of these records are also very valuable to the public. The public use of these records happens on a daily basis. Our office would have to dedicate a large amount of our time to assist the Public with research projects if these records are not available.

The Moffat County Treasurer and Public Trustee's office fully endorse and support the continuation of the grants that makes this process possible.

If you need any additional information from our office, or if you would like to talk to me about our need and desire to continue this project. Please feel free to contact me anytime.

Thank you.

Robert Razzano
Moffat County
Treasurer and Public Trustee

970-824-9111

rrazzano@moffatcounty.net



Moffat County Assessor

September 12, 2025

To: Electronic Recording Technology Board
RE: Moffat County Grant Application

Dear Board Member,

This letter is being sent in full support of the Moffat County Clerk and Recorder's continuing efforts to fully digitize the records held in the Clerk and Recorder's office. Having these records digitized helps all the county offices to perform better and more efficiently.

Our Assessor's office often utilizes the online records in our day-to-day office jobs and it is very helpful in our research projects. As the Clerk's office continues to get more record digitizing done it becomes more of an asset by making the additional records available through easy access.

The county Assessor office respectfully requests your consideration for the Moffat County Clerk and Recorder's approval on the grant requested from the State of Colorado Electronic Technology Fund.

Please feel free to contact me if you need more information or have questions.

Thank you,

Larona McPherson
Moffat County Assessor

**PURCHASE OF SERVICE CONTRACT
COLORADO WORKS PROGRAM
Prather Productions
July 1, 2025 – June 30, 2026**

1. THIS CONTRACT, made this 28th day of October, 2025, by and between the Moffat County Department of Human Services, hereinafter called "County" and **Prather Productions**, P.O. Box 415, Craig, CO 81626, hereinafter called "Contractor."
2. This contract will be **effective from July 1, 2025 until June 30, 2026**.

County agrees to purchase and Contractor agrees to provide **Life Skills Services** pursuant to this Contract as specified below and shall not exceed Seventeen Thousand Eight Hundred and Twenty Dollars and no Cents (\$17,820.00) through June 2026 (**Exhibit F**), specific to the eligible population as listed below. Similar contractual services provided to other populations or referred by other agencies and programs to the Contractor may not be billed under this Contact.

3. Purposes:

- Provide one-on-one support to assist individuals in identifying missing life skills that impact their ability to achieve long-term self-sufficiency.
- Assist individuals in developing a plan and identify resources and tools to address and overcome challenges as identified.
- Promote healthy relationship and financial outcomes, enabling individuals to enrich the lives of their family and reduce or eliminate utilization of public assistance programs.

4. Scope of Work:

- **What**
 - Provide to approximately 10 families individual sessions to identify and resolve challenges and behaviors that sabotage individual's ability to become self-supporting and stabilize healthy family units.
- **Why**
 - Increase independence and opportunities while strengthening family structures.
- **Who**
 - TANF eligible populations including those at or below \$75,000 annual income.
- **Target Population**
 - Individuals with long-term program participation and those who declare or demonstrate an inability to attain and/or maintain self-sufficiency.
- **Eligibility Criteria**
 - Current participants of Colorado Works Basic Cash Assistance having met all eligibility criteria.
 - Non-Colorado Works recipients who attest (**Exhibit E**) they are citizens or legal residents with dependent children and at or below \$75,000 annual income, including people who transition out of the Colorado Works Basic Cash Assistance program. Survey will be retained by the County.

- **How/When/Where**

- Individualized Class Plans (**Exhibit B**) will be established between the provider and participant following the initial assessment, utilizing the participant's initial Colorado Works Stepping Stones to Success (**Exhibit A**) as available and appropriate.
- Life skill activities identified by the assessments and outlined on the action plans in these areas: Family Stability, Well-Being, Financial Health and Legal, Education/Training, Employment and Career Pathway. Specific activities may include, but are not limited to referrals to parenting classes, support for building healthy and sustainable relationships, budgeting assistance and training, establishing routines/schedules, nutrition (meal planning, shopping list, meal preparation).
- Life Skills Services at a cost of \$90.00 per hour of service
- No shows: No-shows are defined as not notifying the Contractor that they will not attend an appointment prior to 7:00 a.m. the day of the appointment. After 1 "no show," participant, case manager and contractor shall meet to decide whether to continue and make new commitments. After 2 "no shows," the same group will convene again to reconsider next steps, likely resulting in the participant's termination from the Contractor's program.
- Report writing at \$90.00 per hour.
- Class planning at \$90.00 per hour.
- The county will reimburse \$90.00 each for no-show appointments, up to 3 occurrences.
- Based upon the participants' need and availability, sessions may be provided at the individual's home, the County Department of Human Services, or another appropriate location.
- Individuals will have the opportunity to explore and identify challenges they are experiencing that prevent sustained self-support and reoccurring crises.
- Therapeutic tools, resources, and hands-on support through direct service and referral will be offered to assist individuals in establishing and reaching goals for self-support. The Contractor will send requests for these supports to the County for approval.

- **TANF Purpose – Define which of the four purposes of TANF is being met (one or more)**

- Provide assistance to needy families so that children can be cared for in their own homes.
- Reduce the dependence of needy parents by promoting job preparation, work and marriage.
- Prevent and reduce the incidence of out-of-wedlock pregnancies.
- Encourage the formation and maintenance of two-parent families.

5. Outcomes and Measurements

- Each family has an Individualized Action Plan in their file.
- All families will make progress monthly on the goals identified on their Stepping Stones Assessment (**Exhibit A**). Each family served will increase on at least one Stepping Stone to

Success area quarterly, moving up the Stepping Stones to Success scale. The Contractor will document progress towards that motion monthly.

- This will be measured at initial referral, monthly, and annually or at the end of the contract term using Stepping Stones to Success tool.
 - Participants referred will complete the initial assessment through the County. Colorado Works participants will be re-assessed by the County and non-Colorado Works by the Contractor based upon the referenced schedule. A copy of the completed assessments will be shared between the County and Contractor.
- More than 25% of families served will receive fewer public benefits one year from date of referral. The County will determine this by reviewing the SNAP, Medicaid, Colorado Works, and other benefits received in the month they were referred to the Contractor and one year later.

6. County agrees:

- a. To determine eligibility.
- b. To provide Contractor with authorization regarding eligibility as the basis for services to be purchased.
- c. To provide Contractor with a signed release of information (**Exhibit G**).
- d. To provide Contractor with referral information including name, address and phone number of family, and educational information as appropriate to the referral.
- e. To provide Contractor with a copy of the Stepping Stones to Success for each referral and re-assessments and charting of progress.
- f. Make available additional referrals, support and services to participants when a need is identified and appropriate as outlined in the County Policy, and funding is available.
- g. Review monthly reports received to evaluate:
 - i. Did each family receive services?
 - ii. Do the services and skills taught match with one on their Stepping Stones to Success goals?
- h. To provide office space for meetings at no charge with a minimum of 2 weeks advance notice.
- i. To monitor the provision of contracted service.
- j. To pay Contractor after timely receipt of billing statements according to Paragraph 8 for services rendered satisfactorily and in accordance with this Contract. Due to county payroll restrictions, payment can only be made for services rendered and billed within the current month or two months prior.

7. Billing and Payment

- Invoice due date by the 7th of each month; reimburse allowable expenditures and no prepayments.
8. Contractor is an independent contractor and shall not be deemed to be an employee of the County for any purpose. Contractor shall provide all materials necessary to perform all services to be provided as described herein. The Contractor is expected to perform the duties at its own expense, receiving no additional reimbursements for expenses without prior approval from the County (i.e.,

computer supplies, meeting expenses of its employees, phone/fax/internet fees, etc.). In addition, the Contractor is responsible for all employment expenses of its employees, including tax withholding, worker's compensation, unemployment, retirement, health insurance and other related costs.

9. Each party hereto agrees that the revenues and expenditures hereunder shall constitute current expenditures and revenues payable and receivable in the fiscal years for which funds are appropriated for the payment thereof. The obligations of County under this agreement shall be from year to year only and shall not constitute a multiple-fiscal year direct or indirect debt or other financial obligation or any obligation payable in any fiscal year beyond the fiscal year for which funds are appropriated for the payment thereof or payable from any funds other than funds appropriated for the payment of current expenditures. No provision of this agreement shall be construed to pledge credit or to create a lien on any class or source of County monies.

Notwithstanding any termination, County shall remain liable for any amounts for prior services provided and not paid so long as services were authorized by County as described in Paragraphs 7 and 8.

10. Contractor agrees:

- a. Not to assign any provision of this Contract to a subcontractor.
- b. Not to charge participants any fees related to services provided under this Contract.
- c. To hold the necessary license(s) which permits the performance of the service to be purchased, and/or to meet applicable State Department of Human Services qualification requirements.
- d. To comply with the requirements of the Civil Rights Act of 1964 and Section 504, Rehabilitation Act of 1973 concerning discrimination on the basis of race, color, sex, age, religion, political beliefs, national origin, or handicap.
- e. To provide the service described herein at cost not greater than that charged to other persons in the same community.
- f. To submit a billing statement by the 7th working day of the month following provision of service. Failure to do so may result in nonpayment.
- g. To safeguard information and confidentiality of those served in accordance with the rules of the Colorado Department of Human Services, the County Departments of Human Services, and the laws of the United States and State of Colorado.
- h. To provide County with reports on the provision of service as follows:
 - a. Within two (2) weeks of enrollment/participation, a Class Plan for the family with specific objectives and target dates must be provided to the County. The Contractor's Class Plan must support the Colorado Works Stepping Stones to Success.
 - b. Notify the County within 2 business days of any missed appointments or individual's refusal to participate.
 - c. On or before the 7th of each month, provide the County with the Monthly Activity Summary (**Exhibit C**) and Invoice (**Exhibit D**) and individual reports to include days/hours participating in an activity, progress, and barriers in achieving provisions of the plan. Submit all initial, monthly, and annual (or

- term-end) Stepping Stones to Success for all families served in the previous month.
- i. When the participant does not move up the scale in one or more of the focus areas, the Contractor will provide documentation of what progress was made towards advancing up the scale.
 - ii. Together, the County and Contractor will evaluate to determine ongoing services and terminate as appropriate.
- i. To provide any duly authorized representative of the Department or the Colorado Department of Human Services access to pertinent records and/or staff for five years after final payment.
 - j. To bear full risk of any loss or damage to persons or property, including the loss or damage of the Contractor's property, which may occur during the performance of duties needed to complete this contract. The Contractor also agrees to indemnify and hold the County harmless from any and all claims, expenses and liabilities in connection with the performance of its duties under the terms of the Contract.
 - k. To have the knowledge, experience, and expertise to provide the services listed.
 - l. To provide for and include supplies, travel, training, or other expenses in the rates listed above, and not to bill the County in excess of the hourly rates.
 - m. Insurance. At all times during the term of this Contract, Contractor shall maintain the following insurance in the minimum coverage limits specified:

Workers' Compensation & Employers' Liability and Unemployment Insurance: in accordance with Section 8-40-101 and 8-70-101, *et. seq.*, as amended;

Professional Liability Insurance: \$1,000,000 per claim and \$1,000,000 aggregate.

If any aggregate limits set forth above are reduced below the stated amount because of claims made or paid during the required policy period, the Contractor shall immediately obtain additional insurance to restore the full aggregate limit and furnish a certificate or other document showing compliance with this provision.

All insurance shall be issued by Company(ies) authorized to do business in the State of Colorado and shall be written in a form satisfactory to Moffat County and filed with and approved by the Colorado Department of Insurance. Contractor shall demonstrate contractual liability coverage supporting the indemnity provisions of this Agreement, either through policy language or by waiver of exclusion. Proof of Workers' Compensation, Employers' Liability and Unemployment Insurance and Professional Liability Insurance is required. Certificate(s) of insurance shall be delivered to Moffat County at the time originals of this Agreement, executed by the Contractor, are delivered to Moffat County's Representative, identified below, for execution by the Board of County Commissioners. The Certificate(s) shall provide that the insurance may not be materially changed, altered or canceled by the insurer without first giving ten (10) days written notice by certified or registered U.S. Mail, return receipt requested, to Moffat County.

11. **Termination:** Either party may terminate this Contract by thirty (30) days prior notification in writing.

**MOFFAT COUNTY DEPARTMENT
OF HUMAN SERVICES**

CONTRACTOR

Kristin Grajeda, Director

Diane Prather, Prather Productions

DATE: _____

DATE: _____

MOFFAT COUNTY BOARD OF HUMAN SERVICES
and the
MOFFAT COUNTY BOARD OF COUNTY COMMISSIONERS

Board of County Commissioner, Chairperson

DATE: _____



October 20, 2025

Colorado Department of Regulatory Agencies
Attn: Patty Salazar, Executive Director
1560 Broadway, Suite 110
Denver, CO 80202

Office of Colorado Governor Polis
Attn: Mark Silberg,
Special Advisor, Climate and Energy
1560 Broadway, Ste 1550
Denver, CO 80202

Director Salazar and Mr. Silberg,

On behalf of the Moffat County Board of County Commissioners, it is my pleasure to express our support for Joe Pereira for the position of Director of the Office of the Utility Consumer Advocate. As you know, Moffat County recently participated in an Unopposed Comprehensive Settlement Agreement with Tri-State Generation and Transmission Association during their generating station closure hearings before the PUC. Without the insight and understanding of the process that Mr. Pereira provided Moffat County, we would certainly not have been able to achieve the win-win outcome that benefits both our community and Tri State. This nationwide precedent has become known as the "Moffat Model", as it truly established first-of-its-kind settlement terms for coal affected communities.

It was Mr. Pereira that first explained the PUC hearings process to us, and helped us understand the complex procedures the PUC would undertake during the Tri-State hearings. Joe drove to Craig and participated in monthly, face to face meetings with our community for nearly a year as our community and Tri-State developed an Informational Community Action Plan, again, a first-of-its-kind document that was ordered by the PUC prior to beginning the formal hearings. Due to the integrity and honesty Joe showed throughout the year-long planning effort, and his ability to understand and educate us about the PUC process, Moffat County has built a long-term working relationship with the Office of Consumer Advocate, in addition to developing a level of trust in Joe and the UCA that takes time and significant effort to earn.

If you have any questions or would like to further discuss the Moffat County Commissioner's support for Joe as the Director of the Office of UCA, please don't hesitate to reach out to me at the contact information listed below.

Sincerely,

Melody Villard, Chair
Moffat County Commissioner

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

Tony Bohrer
District 1

Melody Villard
District 2

Donald Broom
District 3

RESOLUTION 2025 -101

AUTHORIZATION FOR COMMISSIONER BROOM OF BOARD OF COUNTY COMMISSIONERS OF MOFFAT COUNTY TO SIGN DOCUMENTS FOR PURCHASE OF BLOCK 14-15 OF EAST CRAIG TOWNSITE, CRAIG, CO

WHEREAS, C.R.S. §30-11-101(1)(b) authorizes each county within the state to be empowered to purchase and hold real and personal property for the use of the county, and

WHEREAS, C.R.S. §30-11-101(1)(d) authorizes counties to make all contracts and do all other acts in relation to the property and concerns necessary to the exercise of its corporate or administrative powers; and,

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

WHEREAS, the Moffat County Board of County Commissioners is empowered by C.R.S. §30-11-107(1)(aa), as amended, to establish policies and procedures in regard to entering into contracts binding on the county, and to delegate its power to enter into such contracts pursuant to such policies and procedures, where amounts specified in such policies and procedures and where such contracts otherwise comply with limits and requirements set forth in such policies and procedures; and

WHEREAS, the Moffat County Board of County Commissioners is empowered by C.R.S. §30-11-107(1)(e), as amended, 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 Moffat County Board of County Commissioners regularly meets and makes decisions concerning various matters concerning Moffat County and enters into agreements and contracts, passes resolutions, and, when it is in the best interest of the County, authorizes Commissioner Broom of the Board of County Commissioners to act on their behalf; and

WHEREAS, the Moffat County Board of County Commissioners funded a feasibility study regarding the proposed Multi-Use Events and Resiliency Center. Through the feasibility study public hearings were held and surveys were distributed. Feedback from the public was primarily positive; and

WHEREAS, the purchase of the property located at 880 Ogden Street, which is surrounded on three sides by the existing Moffat County Fairgrounds, is necessary to complete the Fairgrounds campus and to provide adequate land for construction of the proposed Multi-Use Events and Resiliency Center along with sufficient space for additional parking and a future stall barn; and

WHEREAS, the property will be acquired for \$950,000.00 (plus closing costs) using capital funds allocated to the Fairgrounds from mineral leases and the sale of other properties; and

WHEREAS, along with this resolution, the Moffat County Board of County Commissioners is also considering a Resolution Authorizing Negotiations for Purchase of Real Property for the Use of Moffat County, which authorizes negotiations with the owners of the property adjacent to the Moffat County Fairgrounds in Craig, Colorado, with the purpose of purchasing said property if a suitable

agreement could be reached. Following negotiations, a suitable agreement to buy and sell the property will be signed by both parties; and

WHEREAS, along with this resolution, the Moffat County Board of County Commissioners is also considering a Resolution Authorizing Usage of Capital Reserves to Purchase Real Property to make capital expenditures in connection with the acquisition of this land and the construction of improvements thereon to be used for building a Multi-Use Event Center and Resilience Center campus, and

WHEREAS, the Moffat County Board of County Commissioners desires to authorize Commissioner Donald Broom, to sign any documents required for the purchase of the property legally described as Blocks 14-15 of East Craig Townsite Subdivision, known as 880 Ogden Street, Craig, CO 81625.

NOW THEREFORE, BE IT RESOLVED, that the Moffat County Board of County Commissioners hereby authorizes the undersigned Commissioner of the Board of County Commissioners to have the authority to sign any and all documentation to effectuate the purchase of the real property described more fully herein and located at 880 Ogden Street, Craig, CO 81625.

PASSED and APPROVED this 28th day of October, 2025.

MOFFAT COUNTY BOARD OF COUNTY COMMISSIONERS

Melody Villard, Chair

Tony Bohrer, Commissioner

Donald Broom, Commissioner

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 seal of said County this 28th day of October, 2025.

Erin Miller, Deputy Clerk and Ex-officio to County
Commissioners, Moffat County, State of Colorado

RESOLUTION 2025 - 102

RESOLUTION AUTHORIZING NEGOTIATIONS FOR PURCHASE OF REAL PROPERTY FOR THE USE OF MOFFAT COUNTY

WHEREAS, 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 Colorado Revised Statutes §30-11-101, §30-11-103, and §30-11-107; and

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. §30-11-101(b), each organized county within the state, acting by its board of county commissioners, is empowered to purchase and hold real and personal property for the use of the county; and

WHEREAS, pursuant to C.R.S. §30-11-101(d), each organized county within the state, acting by its board of county commissioners, is empowered to make all contracts and do all other acts in relation to the property and concerns necessary to the exercise of its corporate or administrative powers; and

WHEREAS, the Board of County Commissioners of Moffat County has determined it is in the best interests of the inhabitants of Moffat County for the Board of County Commissioners to negotiate with the owners of the real property located adjacent to the Moffat County Fairgrounds in Craig, Colorado, with the purpose of purchasing said property for the suitability for a Multi-Use Event and Conference Center, and to see if a suitable agreement can be reached.

NOW THEREFORE BE IT RESOLVED, that the Moffat County Board of County Commissioners hereby resolve to negotiate with the owners of the real property adjacent to the Moffat County Fairgrounds in Craig, Colorado, with the purpose of purchasing said property and see if a suitable agreement between the Board of County Commissioners and the owners can be reached.

PASSED and APPROVED this 28th day of October, 2025.

MOFFAT COUNTY BOARD OF COUNTY
COMMISSIONERS

Donald Broom, Commissioner

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 28th day of October, 2025.

Erin Miller, Deputy Clerk and Ex-officio to the County
Commissioners, Moffat County, State of Colorado

RESOLUTION 2025 - 103

RESOLUTION AUTHORIZING USAGE OF CAPITAL RESERVES TO PURCHASE REAL PROPERTY

WHEREAS, 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 Colorado Revised Statutes §30-11-101, §30-11-103, and §30-11-107; and

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. §30-11-101(b), each organized county within the state, acting by its board of county commissioners, is empowered to purchase and hold real and personal property for the use of the county; and

WHEREAS, pursuant to *Resolution 2006-137 Designation of Revenue in Capital Projects Fund*, the Moffat County Board of County Commissioners designated 25% of the Capital Projects Fund to be used for a multiuse building at the Fairgrounds.

WHEREAS, the Board of County Commissioners of Moffat County has determined it is in the best interests of the inhabitants of Moffat County for the Board of County Commissioners to purchase the real property located adjacent to the Moffat County Fairgrounds in Craig, Colorado for \$950,000 (plus closing costs), that said property is an integral part of the overall vision of the multiuse building project at the Fairgrounds and that it is appropriate to use available revenue in the Fairgrounds Capital Projects Fund to purchase said property.

NOW THEREFORE BE IT RESOLVED, that the Moffat County Board of County Commissioners hereby resolve to use revenue in the Capital Projects Fund to purchase the property adjacent to fairgrounds.

PASSED and APPROVED this 28th day of October, 2025.

MOFFAT COUNTY BOARD OF COUNTY
COMMISSIONERS

Donald Broom, Commissioner

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 28th day of October, 2025.

Erin Miller, Deputy Clerk and Ex-officio to the County
Commissioners, Moffat County, State of Colorado

Human Resources

10/28/2025

Subject: 2026 Moffat County Health Benefits –Proposed Tiered Health Benefits Model with MRH

Dear Commissioners,

I am here today to formally request the Board's approval to move forward with the 2026 proposed health benefits plan for Moffat County that includes a tiered health benefit option that was proposed by Memorial Regional Health earlier this year.

Over the last few months, we have worked with our Health Insurance Broker to review the most cost-effective option for Moffat County that will help maintain lower employee contributions as well as making sure our health and benefits can stay sustainable for Moffat County and our employees as we move forward into 2026.

Overview of Moffat County's Current Health Benefits:

1. Moffat County offers a medical plan through Personify and 6 Degrees. This plan has been in place for last couple years and is a non-traditional plan that has no in-network or out of network.
2. In 2025 a contract with MRH was setup with Personify and 6 Degrees to establish a cost-effective rate for billed charges with MRH. The contract agreement is 65% of billed charges and is below a standard contract of 80% of billed charges. This is set to expire December 31st, 2025.
3. Moffat County offers a Free Onsite Employee Health and Wellness Center. The clinic is provided at no cost to full-time employees and dependents, regardless if they are on the county benefit plan or not, and all part-time employees but not their dependents. Our clinic is operated by UC Health and we do not anticipate any changes to occur in 2026.

2026 Health Quote Comparisons:

This year we requested our Health Insurance Broker to review quote comparisons with our current plan provider, Personify and 6 Degrees, UMR, and Cigna. All quotes included our current coverages in place for 2025, along with the proposed Tiered Benefit structure plan with MRH.

Per review of all quotes provided, Personify and 6 Degrees remains the most cost effective for the County along with accepting MRH's Tiered Health Benefit Model. This is due to MRH agreeing to keep their contract structure at 65% of billed charges and not increasing to a standard 80% of billed charges.

Analytics provided by 6 Degrees show that \$1.5 million of our claims are processed through MRH currently.

2026 Proposed Medical Plan and MRH Tiered Health Benefits Model and Services Provided (See Exhibit A).

The proposed Tiered Benefit model from MRH is designed to allow our employees to have more local care accessibility at an affordable cost.

Tier 1:

All Services performed at MRH will apply to Tier 1 level of benefits, with a lower deductible, out of pocket maximum and copays and higher coinsurance, which will result in lower out of pocket costs for our employees.

Tier 2:

Employees still have an option to use any provider outside of MRH. All services provided outside of MRH will apply to the Tier 2 Level of benefits. Under Tier 2 level there is no in or out of network and will follow the current process through referenced based pricing.

Cross accumulation: Tier 1 and Tier 2 cross accumulate, meaning any dollars spent in Tier 1 also apply to Tier 2 and vice versa.

Proposed Medical Plan and Tiered Structure for Moffat County:

	Tier 1 MRH	Tier 2 RBP
Deductible	\$750 / \$2,250	\$1,500 / \$3,000
Coinsurance	10%	75%
OOPM	\$6,850 / \$13,700	\$7,500 / \$14,500
PCP	\$0	\$20
Specialist	\$20	\$40
Preventive Care	100%	100%
Inpatient / Outpatient Hospital	90% after deductible	75% after deductible
ER	90% after deductible	75% after deductible
Urgent Care	\$20	\$40
Rx	\$15 / \$40 / \$70 / \$200	\$15 / \$40 / \$70 / \$200

MRH Services (Exhibit B)

MRH provides a vast number of services that range from Behavioral Health, Cardiology, Nutrition Services, Dermatology, General Surgery and many more. They are willing to help provide our employees with possible nutrition services discounts or providing an entire employee Health Clinic for a day. If the proposal is approved, we will discuss these great features later on in the plan year.

Effective October 2025, MRH brought billing back in house and if we decide to partner with them, they will provide Moffat County with an assigned representative who will work closely with us for any billing issues or claims concerns.

Proposed Contract with MRH: One year contract terms.

2026 Moffat County Total Cost Analysis for Medical and RX (Exhibit C).

1. Total Current Annual Budget: \$4,496,335
2. Estimated Projected Cost for plan \$4,675,816
3. 2026 Dollar Change to Budget \$179,481.

4. 2026 Percent Change to Budget 4%.

2026 Employee Contributions Summary (Exhibit D – 2025 and 2026 Employee Rates)

To help offset plan cost, we will increase employee contributions, Effective January 1st, 2026 as follows:

Medical/VSP Vision Insurance

Single \$20.00

Single + Dependent \$40.00

Family \$50.00

Dental Insurance

Single \$ 10.00

Single, plus one or Family \$15.00

Conclusion:

I would like to request the Board's approval to move forward with making a motion to approve our 2026 health benefits plan that will continue with Personify Health and 6 Degrees, along with approving the Tiered Health Benefit Model provided by Memorial Regional Health.

Additionally, I would like to receive the board's approval to put forward any health insurance contracts associated with Personify Health, 6 Degrees and MRH on our upcoming or future consent agenda.

Thank you for your time and consideration today.

Sincerely,

Rachel Bower

Rachel A. Bower

Moffat County Human Resources Director

EXHIBIT A

Medical PPO Plan	Tier 1 (Memorial Regional Health)		Tier 2	
Calendar year Deductible	\$750 Individual \$2,250 Family		\$1,500 Individual \$3,000 Family	
Coinsurance (You Pay After Deductible)	10%		25%	
Calendar year Out-of-Pocket Max (Includes deductible & copays)	\$6,850 Individual \$13,700 Family		\$7,500 Individual \$14,500 Family	
Primary Care Physician Office Visit	\$0 copay		\$20 copay	
Specialist Office Visit	\$20 copay		\$40 copay	
Chiropractic/acupuncture (30 visits per year combined)	\$20 copay		\$40 copay	
Preventive Care	100% covered		100% covered	
Inpatient Hospital	10% after deductible		25% after deductible	
Outpatient Surgery	10% after deductible		25% after deductible	
Emergency Room	10% after deductible		25% after deductible	
Urgent Care	\$20 copay		\$40 copay	
Prescription Drug Deductible	\$50 Individual \$150 Family		\$50 Individual \$150 Family	
Prescription Drugs	30 day supply)	90 day supply)	30 day supply)	90 day supply)
Generic	\$15 copay	\$30 copay	\$15 copay	\$30 copay
Brand Name (No Generic Offered)	\$40 copay	\$80 copay	\$40 copay	\$80 copay
Brand Name	\$70 copay	\$140 copay	\$70 copay	\$140 copay
Specialty	\$200 copay	N/A	\$200 copay	N/A
Mail Order Drugs	90 day supply)		90 day supply)	
Generic	\$30 copay		\$30 copay	
Brand Name (No Generic Offered)	\$80 copay		\$80 copay	
Brand Name	\$140 copay		\$140 copay	

EXHIBIT B

Services Offered at Memorial Regional Health:

- Behavioral Health
- Care Coordination
- Cardiology
- Cardiopulmonary Rehab
- Cataract Consultations & Surgery
- Dermatology
- Emergency & Trauma
- EMS
- Ears, Nose, Throat (ENT)
- Family Medicine/Primary Care
- General Surgery
- Imaging
- Infusion Therapy
- Lifeline Alert
- Nutrition Services
- Occupational Health
- Occupational Therapy
- Oncology (includes Chemotherapy)
- Orthopedic, Total Joint & Spine (includes Sports Medicine)
- Pain Management
- Pediatrics (Newborn – 21 Years)
- Pharmacy
- Physical Therapy
- Rapid Care (Walk-In Clinic) – Craig
- Speech-Language Therapy
- Transition Care / Medicare Skilled Nursing
- Urology
- Women's Health
- Wound Care

Moffat County

2026 Total Cost Analysis Medical & Rx- Status Quo



FIRM

Medical Plan	Current Personify Health / Voya	2026 Status Quo Renewal Personify Health / Voya
Current Enrollment	164	164
Administration Fee	\$166,690	\$168,618
Specific Stop Loss Fee	\$600,491	\$840,688
Aggregate Stop Loss Fee	\$31,449	\$32,531
Total Annualized Fixed Cost	\$798,630	\$1,041,837
Total Claims Cost (Projected)	\$3,097,452	\$3,323,979
Laser Liability PEPM	\$310,000	\$310,000
Total Projected PEPM	\$4,206,082	\$4,675,816
Dollar Change to Current		\$469,734
Percent Change to Current		11.2%
Total Projected Annual Budget	\$4,496,335	\$4,496,335
Dollar Change to Budget	(\$290,253)	\$179,481
Percent Change to Budget	-6.5%	4.0%

2025 Employee Contributions Summary

Medical / VSP Vision Insurance

Single	$\$14.00 \times 24 = \336.00
Single + Dependent	$\$34.00 \times 24 = \816.00
Family	$\$44.50 \times 24 = \$1,068.00$

Dental Insurance

Single	$\$6.00 \times 24 = \144.00
Single + 1 or Family	$\$11.50 \times 24 = \276.00



2026 Employee Contributions Summary

Medical / VSP Vision Insurance

Single	$\$20.00 \times 24 = \480.00
Single + Dependent	$\$40.00 \times 24 = \960.00
Family	$\$50.00 \times 24 = \$1,200.00$

Dental Insurance

Single	$\$10.00 \times 24 = \240.00
Single + 1 or Family	$\$15.00 \times 24 = \360.00

This document is designed to provide basic information regarding benefit plans and programs available to eligible employees. This document merely summarizes the employee benefit plans and programs and does not detail all of the terms, conditions, restrictions, and exclusions contained in the plan documents, carrier contracts and/or Summary Plan Descriptions (SPD) (the "plan documentation") for the various benefit plans and programs. Every reasonable effort has been made to ensure the accuracy of the information contained in this document; however, in the event of a discrepancy between the information in this document and the plan documentation, the provisions described in the plan documentation will govern. This document does not create any contractual rights for any current or former employee, or for any other individual. The provisions of the applicable plan documentation will govern the determination of any individual's rights under any employee benefit plan or program. Your employer reserves the right to amend or terminate any of its employee benefit plans and programs at any time and without notice or cause.



Home Services Impact

Impact:

- Roughly 10,000 in home encounters with 300 new patients every year
- 100,000 miles driven to provide in home services
- Serve all ages – birth to death, with the 80% age 65 or older
- We serve anyone, regardless of ability to pay
- 45% of our home health and hospice patients reside in Craig, and over 4500 home care visits were provided to residents of Craig in the last year, the majority of which are on Medicare, Medicaid, or our Charity Care program.



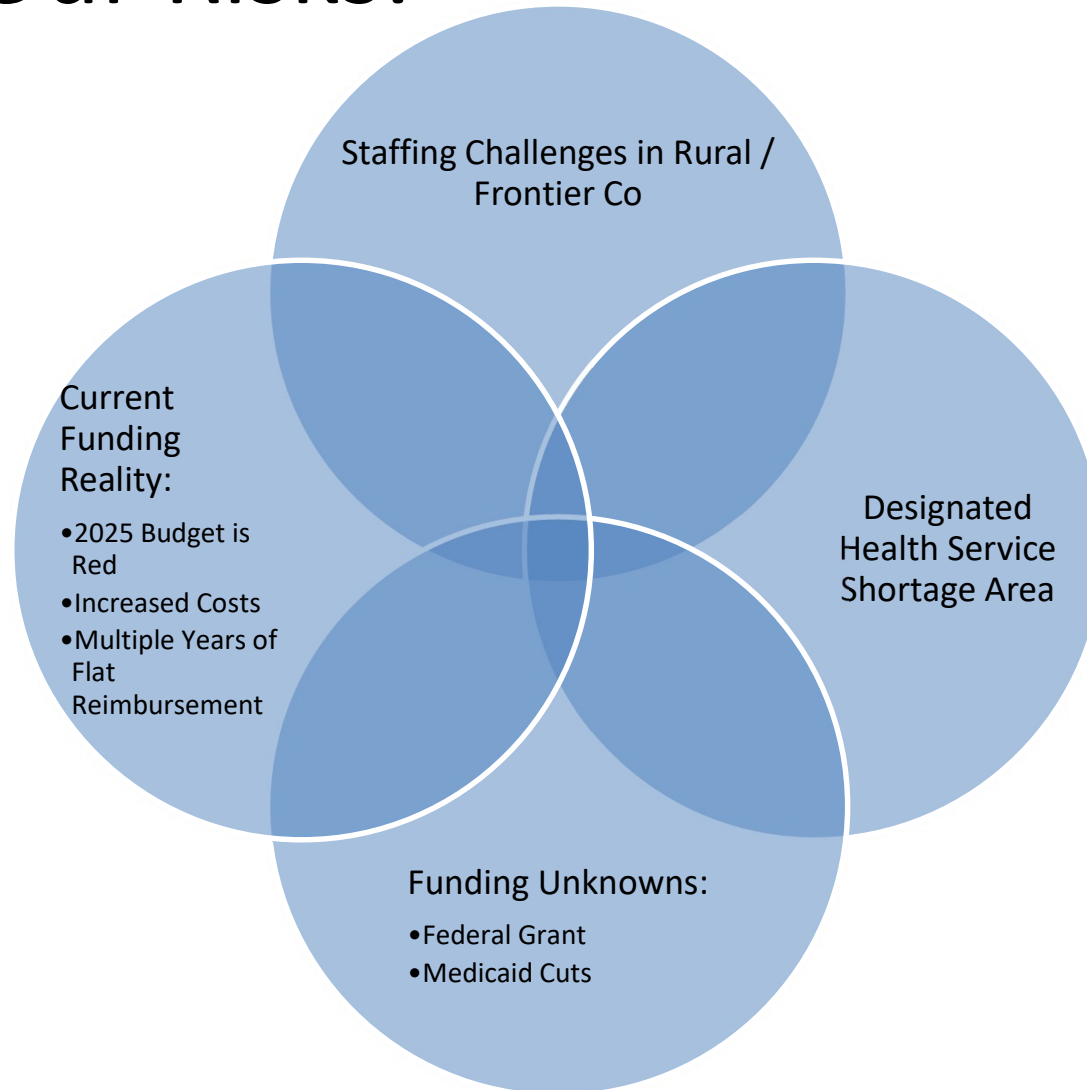
Home Services Impact



Evidence shows that Home Services:

- Increases access to care
- Provides personal connection and community for home bound patients
- Reduces rehospitalizations and ER visits
- Supports household financial stability
- Allows our seniors to stay in their homes
- Contributes to mental health supports
- Increases health outcomes
- Is an essential community factor for the ability to age in place
- Provides jobs in the valley and engages volunteers

Our Risks:



Not unique to frontier and rural safety net organizations, Northwest Colorado Health operates in a landscape of failing health care revenue models. We need new sources of revenue in order to maintain the crucial care we provide to one third of community members.

Home Services: A broken system

- The majority of the people we serve are on Medicare. Medicare pays for home services in 60 day intervals. For every interval or “episode” provided to a patient, the cost to us is roughly \$6000 and the reimbursement is between \$2500 and \$3000, resulting in \$900,000 of unreimbursed care annually. By federal regulation, we are not allowed to charge the patient for the rest of the cost of the service.
- We also serve people who have Medicaid, who have insurance, who have VA, or who do not have a pay source.
- We provide a sliding fee scale for those who do not have a pay source.
- Other services of ours used to subsidize some of the loss of Home Services, but those revenues don’t exist anymore.
- The last several years we have sustained on one-time funding sources rather than long term sustainable sources: COVID Funds, Lobster Fest, A larger legacy gift

Other Communities in Colorado:

- In Colorado, there are 324 home services entities providing serves to people with Medicaid or Medicare. Only 22 of those exist outside of Grand Junction or the Front Range. Of those 22, 14 are run by a hospital or county public health (Bent and Alamosa). We are one of the 8 stand-alone rural / frontier home care agencies left in Colorado, and the *only one that provides both home health and hospice with a charity care program.*

Home Services Campaign

- Help us raise \$3 million over 3 years to keep Home Health and Hospice Services in the Yampa Valley.
- During these three years we will focus on growing an annual event that reaches the size of being able to provide the community support needed to ensure home services in the valley for years to come
- Three years allows for an estimated 13,500 more in home visits in Moffat County, helping residents improve or maintain quality of life while remaining in the community
- Three years also provides a glidepath for us to continue efforts in national, state, and local government to build other creative solutions, including potential ballot measures to address the financial gaps in these services

Partner Asks have been made to:

Memorial Regional
Health
Moffat County
City of Craig

UC Health- YVMC
City of Steamboat
Routt County
SOSI

Your partnership is crucial to be able to sustain services and also to garner support from donors and other funders as we aim to reach our goal of the campaign.

Without Home Services

- Imagine a community member living by themselves is discharged from the hospital and falls at home with no one there. They call dispatch, they are rehospitalized, they are homebound and in need of additional services but continuous care communities (Sandrock, Casey's Pond, the Haven) are full. They either move out of their community, or stay in an unsafe environment as a fall risk and now involves adult protection, use of the ambulance, and a drain on dispatch