

MEETING MINUTES
GRAND COUNTY BOARD OF COUNTY COMMISSIONERS
GRAND COUNTY DEPARTMENT OF SOCIAL SERVICES
GRAND COUNTY HOUSING AUTHORITY

June 4, 2018

Present: Commissioner Richard D. Cimino, Commissioner District 1 - Absent
Commissioner Merrit S. Linke, Commissioner District 2 – Chair
Commissioner Kristen Manguso, Commissioner District 3

Also Present: Clerk and Recorder Sara Rosene
County Manager Lee Staab
County Attorney Robert Franek

Those present recited the Pledge of Allegiance.

Approval of Board Minutes

Commissioner Manguso moved to approve the Meeting Minutes of the Board of Commissioners of May 22, 2018.

The motion passed.

Commissioner Linke announced that the Board is sitting as the Grand County Housing Authority.

Commissioner Manguso moved to approve the State of Colorado Housing Choice Voucher and State Housing Voucher Agreement between the Colorado Department of Local Affairs Division of Housing and Grand County Housing Authority as presented by Housing Authority Manager Sheena Darland.

The motion passed.

Commissioner Linke announced that the Board is sitting as the Grand County Board of Commissioners.

General Public Comments

Hot Sulphur Springs Mayor Bob McVay asked the Board the rationale it was using regarding the move of the jail outside of Hot Sulphur Springs.

Commissioner Linke stated that the County is doing an assessment but no decision has been made.

County Manager Staab reiterated that no decision has been made. The County's Master Plan identifies the need for a public safety facility.

County Attorney Franek stated that the County Sheriff must be located in the county seat but the location of the jail is not identified in statute.

Finance Department

Finance Director Curtis Lange presented the Check Register and Expenditure List to be paid on June 6, 2018, for vendor payments. The list for this period was verified for the Board's approval.

Commissioner Manguso moved to approve the checks presented on June 4, 2018 for payment on June 6, 2018 for the Grand County Housing Authority.

The motion passed.

Finance Director Curtis Lange presented the Warrant Register and Expenditure List to be paid on June 6, 2018, for vendor payments. The list for this period was verified for the Board's approval.

Commissioner Manguso moved to approve the vouchers presented on June 4, 2018, for payment on June 6, 2018 for the Grand County Board of Social Services.

The motion passed.

Commissioner Manguso moved to approve the wires payments and vouchers payments presented on June 4, 2018, for payment on June 6, 2018 for Grand County.

The motion passed.

Commissioner Manguso moved to approve the memo to the County Treasurer to wire funds for a patrol boat to POP Yachts in the amount of \$19,289.

Discussion: The money is out of major capital. This is not a budgeted item but will come out of other funds.

The motion passed.

Sheriff Schroetlin stated he is monitoring wildfire concerns. Grand County is not in need of fire restrictions.

Departmental Contracts, Comments, Issues

Commissioner Manguso moved to approve the Highway Maintenance Terms and Rates Purchase Order between the Colorado Department of Transportation and Grand County for spraying of noxious weeds as presented by Natural Resource Foreman Amy Sidener.

Discussion: The amount being paid to Grand County is \$34,600.

The motion passed.

Commissioner Manguso moved to approve the State of Colorado Grant Agreement between the State Department of Military and Veterans Affairs for veteran's assistance grant in the amount \$26,500 as presented by Veteran's Service Officer Duane Dailey.

The motion passed.

Commissioner Manguso moved to approve and sign the Universal Service Agreement between Grand County and Worxtime, LLC as presented by Human Resource Director Colleen Reynolds.

Discussion: This is needed because Grand County has a contract with a company who has been purchased by Worxtime.

The motion passed.

Commissioner Manguso moved to approve the Permittee Structure Owner Agreement between the State of Colorado Mine Land Reclamation and Grand County for the Inspiration Pit and the Permittee Structure Owner Agreement between Colorado Parks and Wildlife and Grand County.

The motion passed.

Commissioner Manguso moved to approve the Construction Contract between Grand County and Rocky Mountain Chipseal, LLC for double chip-seal overlay construction on portions of County Roads, 50, 73, 66, 64E, 4, 41, and 1 totaling 9.7 miles in the amount of \$652,274.77 as presented by Road and Bridge Superintendent Chris Baer.

The motion passed.

Commissioner Manguso moved to approve the Services Contract between Grand County and Ground Engineering Consultants Inc. for professional materials testing services performed on the portions of County Roads 840, 50, 73, 66, 64E, 4, 41, and 1 being reconstruction during a chip seal road surfacing project in the amount of \$3,375 as presented by Road and Bridge Superintendent Chris Baer.

The motion passed.

Mr. Baer stated that the application of magnesium chloride is starting on County Road 3 today.

Commissioner Manguso moved to approve the Clinical Affiliation Agreement for Prehospital Services / Ride-Along between Grand County Emergency Medical Services and Centura Health-St. Anthony Hospital as presented by EMS Chief Ray Jennings.

The motion passed.

Commissioner Manguso moved to approve Resolution No. 2017-6-42, "A RESOLUTION APPROVING THE AMENDED FINAL PLAT OF LOTS 9 AND 10, SUNSET RIDGE, FILING NO. 2, A SUBDIVISION RECORDED AT RECEPTION NO. 120143, LOCATED IN PART OF SECTION 8, TOWNSHIP 3 NORTH, RANGE 76 WEST OF THE 6TH P.M. COUNTY OF GRAND, STATE OF COLORADO" and authorize the Chair to sign all applicable documents.

The motion passed.

Commissioner Manguso moved to approve Resolution No. 2017-6-43, "A RESOLUTION VACATING ANY INTEREST GRAND COUNTY MAY HAVE IN UTILITY EASEMENTS BETWEEN LOTS 9 AND 10, SUNSET RIDGE, FILING NO. 2, A SUBDIVISION RECORDED AT RECEPTION NO. 120143, LOCATED IN PART OF SECTION 8, TOWNSHIP 3 NORTH, RANGE 76 WEST OF THE 6TH P.M. COUNTY OF GRAND, STATE OF COLORADO"

The motion passed.

Commissioner Manguso moved to approve Resolution No. 2018-4-40, "A RESOLUTION APPROVING THE AMENDED FINAL PLAT OF LOTS 73 AND 74, BLOCK 7, AMENDED TRAIL CREEK ESTATES, 2ND FILING, LOCATED IN SECTION 19, TOWNSHIP 3 NORTH, RANGE 76 WEST OF THE 6TH PM, COUNTY OF GRAND, STATE OF COLORADO" and authorize the Chair to sign all applicable documents.

The motion passed.

Commissioner Manguso moved to approve resolution No. 2018-4-41, "A RESOLUTION VACATING ANY INTEREST GRAND COUNTY MAY HAVE IN UTILITY EASEMENTS BETWEEN LOT 73 AND LOT 74, BLOCK 7, AMENDED TRAIL CREEK ESTATES, 2ND FILING, SECTION 19, TOWNSHIP 3 NORTH, RANGE 76 WEST, 6TH P.M. GRAND COUNTY, COLORADO"

The motion passed.

Commissioner Manguso moved to approve the renewal of the Retail Liquor Store License for David Kleist, Owner/Manager of Coyote Enterprises of Grand County, LLC dba Snooty Coyote Liquors as presented by Clerk and Recorder Sara Rosene.

The motion passed.

Manager and Attorney Items

Commissioner Manguso moved to approve the Facilities Use Fee Waiver Application for Middle Park Medical Center for the use the CSU Extension Hall as presented by County Manager Lee Staab.

The motion passed.

Commissioner Manguso moved to approve the MOU Agreement between Grand County and the Headwaters Trial Alliance for the East Shore in the amount of \$51,300 as presented by County Manager Lee Staab.

Discussion: This is a grant from the Open Lands, Rivers, and Trails Advisory Committee fund.

The motion passed.

Commissioner Manguso moved to approve the MOU Agreement between Grand County and the Headwaters Trial Alliance for trails in the Wolford area in the amount of \$21,950 as presented by County Manager Lee Staab.

Discussion: This is a grant from the Open Lands, Rivers, and Trails Advisory Committee fund.

The motion passed.

Commissioner Manguso moved to approve the MOU Agreement between Grand County and the Headwaters Trial Alliance for the winter trail grooming in the amount of \$16,400 as presented by County Manager Lee Staab.

Discussion: This is a grant from the Open Lands, Rivers, and Trails Advisory Committee fund.

The motion passed.

Commissioner Manguso moved to approve the MOU Agreement between Grand County and the Headwaters Trial Alliance for trail smart sizing in the amount of \$43,400 as presented by County Manager Lee Staab.

Discussion: This is a grant from the Open Lands, Rivers, and Trails Advisory Committee fund.

The motion passed.

Commissioner Manguso moved to approve the MOU Agreement between Grand County and Grand Lake Trailgroomers in the amount of \$10,000 as presented by County Manager Lee Staab.

Discussion: This is a grant from the Open Lands, Rivers, and Trails Advisory Committee fund.

The motion passed.

County Manager Staab presented his weekly update.

Consent Agenda

Resolution No. 2018-5-35, "A RESOLUTION APPROVING AND AUTHORIZING THE CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF GRAND, STATE OF COLORADO TO EXECUTE A CONSTRUCTION CONTRACT BY AND BETWEEN ACORD ASPHALT, INC. AND THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF GRAND, STATE OF COLORADO FOR ASPHALT OVERLAY CONSTRUCTION ON A PORTION OF COUNTY ROAD 5"

Resolution No. 2018-5-36, "A RESOLUTION APPROVING AND AUTHORIZING THE CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF GRAND, STATE OF COLORADO TO EXECUTE A SERVICES CONTRACT BETWEEN GROUND ENGINEERING CONSULTANTS, INC. AND THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF GRAND, STATE OF COLORADO FOR ASPHALT TESTING SERVICES ON COUNTY ROAD 5"

Resolution No. 2018-5-37, "A RESOLUTION APPROVING AND AUTHORIZING THE CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF GRAND, STATE OF COLORADO TO EXECUTE A SERVICES CONTRACT BETWEEN TWS AVIATION FUEL SYSTEMS, LLC AND THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF GRAND, STATE OF COLORADO FOR ANNUAL MAINTENANCE OF THE FUEL SYSTEMS LOCATED AT THE GRANBY-GRAND COUNTY AIRPORT AND THE KREMMLING-MCELROY AIRFIELD"

Resolution No. 2018-5-38, "A RESOLUTION APPROVING AND AUTHORIZING THE CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF GRAND, STATE OF COLORADO, SITTING AS THE GRAND COUNTY BOARD OF HUMAN SERVICES, TO EXECUTE A MEMORANDUM OF UNDERSTANDING BETWEEN THE STATE OF COLORADO DEPARTMENT OF HUMAN SERVICES AND THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF GRAND, STATE OF COLORADO FOR THE COLORADO WORKS PROGRAM AND THE COLORADO CHILD CARE ASSISTANCE PROGRAM"

Resolution No. 2018-5-39, "A RESOLUTION APPROVING AND AUTHORIZING THE CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF GRAND, STATE OF COLORADO, SITTING AS THE GRAND COUNTY BOARD OF HUMAN SERVICES, TO EXECUTE AN INTERGOVERNMENTAL AGREEMENT BY AND BETWEEN THE COUNTY OF JACKSON, THE COUNTY OF MOFFAT, THE COUNTY OF RIO BLANCO, THE COUNTY OF ROUTT AND THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF GRAND, STATE OF COLORADO CONCERNING JOINT COOPERATION FOR CHILD WELFARE SUBSTANCE ABUSE AND MENTAL HEALTH CORE SERVICES"

Resolution No. 2018-5-40, "A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF GRAND, STATE OF COLORADO APPROVING THE WAIVER OF A BUILDING PERMIT FEE AND PLAN REVIEW FEE FOR HISTORIC FRASER, INC."

Resolution No. 2018-5-41, "A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF GRAND, STATE OF COLORADO APPROVING AND ADOPTING AMENDMENTS TO SECTION 6.29 OF THE GRAND COUNTY PERSONNEL MANUAL, EFFECTIVE MAY 22, 2018"

Resolution No. 2018-5-42, "A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF GRAND, STATE OF COLORADO APPROVING, ADOPTING, AND AUTHORIZING THE EXECUTION OF A CODE OF ETHICS AND CONDUCT FOR ELECTED AND APPOINTED OFFICIALS"

Resolution No. 2018-5-43, "A RESOLUTION APPROVING AND AUTHORIZING THE CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF GRAND, STATE OF COLORADO TO EXECUTE A SERVICES CONTRACT BETWEEN RANDY LEWIS ENTERPRISES, LLC AND THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF GRAND, STATE OF COLORADO FOR ANNOUNCER AND AUCTIONEER SERVICES DURING THE 2018 MIDDLE PARK FAIR AND RODEO"

Resolution No. 2018-5-31 AND Ordinance No. 21, "A RESOLUTION AND ORDINANCE BY THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF GRAND, STATE OF COLORADO ADOPTING BY REFERENCE THE INTERNATIONAL RESIDENTIAL CODE, 2015 EDITION, AS AMENDED; INTERNATIONAL BUILDING CODE, 2015 EDITION, AS AMENDED; INTERNATIONAL MECHANICAL CODE, 2015 EDITION, AS AMENDED; INTERNATIONAL PLUMBING CODE, 2015 EDITION, AS AMENDED; INTERNATIONAL FUEL GAS CODE, 2015 EDITION, AS AMENDED; INTERNATIONAL ENERGY CONSERVATION CODE, 2015 EDITION, AS AMENDED; INTERNATIONAL EXISTING BUILDING CODE, 2015 EDITION; NATIONAL ELECTRICAL CODE, 2017 EDITION; AND INTERNATIONAL FIRE CODE, 2015 EDITION AS AMENDED; AND REPEALING THE INTERNATIONAL RESIDENTIAL CODE, 2000 EDITION, AS AMENDED; INTERNATIONAL BUILDING CODE, 2000 EDITION, AS AMENDED; INTERNATIONAL MECHANICAL CODE, 2000 EDITION, AS AMENDED; INTERNATIONAL PLUMBING CODE, 2000 EDITION, AS AMENDED; INTERNATIONAL FUEL GAS CODE, 2000 EDITION, AS AMENDED"

Commissioner Manguso moved to approve the Consent Agenda.

The motion passed unanimously.

The Board gave Mr. Franek direction to prepare and approve the audit letter identifying any current claims against the County.

Board Business / Correspondence / Calendar

May 23 Commissioner Linke attended the Department Head meeting
May 24 Commissioners Linke and Cimino attended the opening of Trail Ridge Road at the Alpine Visitors Center at noon
May 25 Commissioner Linke attended the Irrigators meeting
May 28 Commissioner Manguso attended the Memorial Day Parade
May 30 & 31 Commissioner Linke attended the Colorado Rural Workforce Consortium
May 31 Commissioner Manguso met with some elected officials at Dean's Public House regarding County Healthcare

Calendar

June 4 Commissioner Manguso will attend a short term rental meeting with Bill and Penny Hamilton
June 4 Commissioner Manguso will attend a BLM land exchange meeting in Kremmling
June 4-6 Commissioner Linke will attend the CCI Summer Conference
June 7 Commissioners Linke and Manguso will attend a reception for the Wild and Scenic at the Allington in Kremmling at 5:30 p.m.
June 11 Commissioners Manguso and Linke will attend the Mayors and Managers meeting in Grand Lake at 10:00 a.m.
June 11 Commissioner Manguso will attend the IOG meeting at noon at the Judicial Building in Hot Sulphur Springs

EMS Quarterly Update

EMS Chief Ray Jennings presented:

Grand County EMS defines summer as Memorial Day weekend through Labor Day weekend which is 16 weeks. EMS currently has 52 events scheduled as of June 4, 2018. EMS has already participated in 23 events from January 1 to May 24, 2018. The 2018 call volume is increasing. Monthly collections average is up 5 percent.

The current staffing pattern goal:

Monday – Four ambulances with one paramedic and one EMT = four ALS Paramedic Ambulances.
 Tuesday and Wednesday – Three ambulances with one paramedic and one EMT = three ALS / Paramedic ambulances.
 Thursday – Four ambulances with one paramedic and one EMT = four ALS / Paramedic ambulances
 Friday and Saturday – Five ambulances with one paramedic and one EMT = five ALS Paramedic Ambulances

Today

- EMS is working to hire two paramedics to fill one open position and one becoming open.
- Part-time pool does not have the numbers as in previous years, in part due to changes in Healthcare Reform, and inability to utilize part-time throughout the year
- Primarily utilize full-time staff to provide ambulance coverage during special events through a busy summer
- EMS current available field staff is 26

Services billed and billing rates as of January 1, 2018:

BLS Base Rate	\$1,777
ALS 1 Base Rate	\$1,590
ALS 2 Base Rate	\$1,720
Specialty care transport	\$2,420
Backcountry Response	\$300
Rendezvous	\$300
Treat no transport ALS/BLS	\$300
Blood draw	\$60
Additional EMT	\$110
Additional Paramedic	\$165
Standby	\$45 per half hour
Mileage (loaded mileage)	\$22
Mileage A (loaded mileage)	
2 patients in the same ambulance	\$11

Chief Jennings stated that he does not charge to do standby for kid rodeos.

Aspen Ridge Subdivision Exemption – Amended Final Plat of Lot 1 and Lot 3

PROJECT NAME: Aspen Ridge Subdivision Exemption - Amended Final Plat Lot 1 and Lot 3
 APPLICANT: Cindy Bendall
 LOCATION: Aspen Ridge Subdivision Exemption, Lot 1 and Lot 3 Part of Section 17, Township 1 South, Range 75 West of the 6th P.M., Grand County, Colorado located north of County Road 8

APPLICABLE

REGULATIONS: Zoning Regulations, Subdivision Exemption Regulations, Master Plan
 ZONING: F/0- Forest and Open District
 ATTACHMENTS: a) Application and Narrative Letter
 b) Title Commitment
 c) Preliminary Plan -Amended Final Plat
 d) Vicinity Map
 e) Aspen Ridge Subdivision Exemption Final Plat

STAFF PLANNER: Alexander Taft, Planner
 REQUEST: The Applicant is proposing an Amended Final Plat to deed a parcel of land to family.

I. PROPOSAL

The applicant is proposing an amended final plat with the intent of vacating a lot line to redistribute the total land area. This amended final plat shall not create more than three lots pursuant to Subdivision Regulations Section (1.4). The property will be served by a household only use well (Permit No# 78352-F) and On-site Wastewater Treatment System (OWTS).

Once recorded the well permit shall be updated to match the legal description of the property.

The two parcels, Lots 1 and 3, are both owned by Cindy Bendall (the Applicant). The Applicant is requesting this amended final plat in order to deed a parcel to family.

II. BACKGROUND

a. History-

In 2012, Andre and Natalie DeBakker, the owners of a 39.57 acre tract of land requested a subdivision exemption. At the time, the DeBakkers were requesting this subdivision exemption to avoid foreclosure. The DeBakkers also had plans to further subdivide the 34 acre parcel that lies within an Urban Growth Area. The Aspen Ridge Subdivision Exemption Final Plat was recorded July 10, 2012 at Reception No. 2012-005041. Cindy Bendall purchased the Lot 1 from the DeBakkers in September of 2013 and Lot 3 in October 2014 in order for the DeBakkers to avoid foreclosure.

PLANNING COMMISSION REVIEW

During the regular meeting of the Planning Commission held April 11th, 2018, staff received recommendation from the Board. Planning Commission recommended reception number is noted on the Plat for the driveway easement across Amended Lot 1A. Also, the Board recommended Quit Claim Deeds be recorded to describe the amended lots.

STAFF ANALYSIS

The Applicant has supplied the relevant documents required with this application and will need to make changes to the Final Plat Mylar, as indicated above, prior to submission for recording to be in compliance with the current regulations.

STAFF RECOMMENDATION

Staff recommends the approval of the Aspen Ridge Subdivision Exemption Amended Final Plat Lot 1A and Lot 3A with the following conditions to be met prior to submitting a Final Plat for recording:

1. Once the Final Plat is recorded, the well permit shall be updated to match the legal description of the property.
2. Surveyor shall verify land area totals on Final Plat.
3. Standard setbacks for the Forestry and Open District shall be shown on the Final Plat.
4. Title on the final plat shall be corrected to read:
Aspen Ridge Subdivision Exemption, Amended Final Plat
Amended Lots 1A & 3A
NE 1/4, SW 1/4, Sections 17 Township 1 South, Range 75 West, 61h P.M.
County of Grand, State of Colorado
Conveyed by Reception No. 2014002307
5. Location, dimensions, and purpose of any easement including reference by book and page or reception to any pre-existing recorded easements.
6. Surveyor shall verify the area of each lot is correct.
7. Surveyor shall correct the Dedication and certificate on the Final Plat to read:

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Cynthia Ruth Bendall, is the owner of that real property situated in Grand County, Colorado, more fully described as follows: Aspen Ridge Subdivision Exemption, Lot 1 and Lot 3, That she has caused said real property to be laid out and surveyed as Amended Final Plat of Aspen Ridge Subdivision Exemption, Lot 1A and Lot 3A, and does hereby dedicate and set apart all the streets, alleys, and other public ways and places shown on the accompanying plat for the use of the public forever, and does hereby dedicate those portions of said real property which are indicated as easements on the accompanying plat as easements...

SURVEYOR'S CERTIFICATE

I, Warren Ward, a duly registered land surveyor in the State of Colorado, do hereby certify that this plat of Amended Final Plat of Aspen Ridge Subdivision Exemption, Lot 1A and Lot 3A, truly and correctly represents the results of a survey made by me or under my direction, and that said plat complies with the requirements of Title 38, Article 51, Colorado Revised Statutes, 1973, and that the monuments required by said statute and by the Grand County Subdivision Exemption Regulations have been placed on the ground.

8. Such additional information as may be required by the Grand County Board of County Commissioners.
9. Addresses for the lots shall be placed on the Final Plat and shall read:
Lot 1A = 240 GCR 8031 (existing)

Lot 2 = 246 GCR 8031 (existing)
Lot 3A = 390 GCR 8031 (New)

10. An electronic copy of the Final Plat in AutoCAD.dwg or AutoCAD.dxf format shall be provided prior to any recording of any Final Plat. The drawing shall be based or transformed to a known coordinate system, not an assumed local coordinate system. If GPS Lat/Long is not used for this reference, the Geographic Coordinate Data Base should be used to obtain relative coordinates available from the BLM at www.blm.gov/gcdb. The drawing shall include either a data dictionary to explain the layers, or a self-explanatory layering system.
11. Quit Claim Deeds shall be recorded with the plat to amend the legal description.
12. Statement of taxes due showing current taxes paid. This shall be provided prior to recording of the Final Plat
13. The applicant shall meet all Final Plat requirements prior to recording.

All legal documents required in conjunction with the final approval of this request are subject to the review and acceptance of the County Attorney.

Commissioner Manguso moved to approve the Aspen Ridge Subdivision Exemption – Amended Final Plat of Lot 1 and Lot 3 with staff recommendation as presented.

The motion passed.

Sharon Stites Blight Hearing

Notice sent to property owner:

PHYSICAL ADDRESS: 311 Grand County Road 6482

LEGAL DESCRIPTION OF PROPERTY: Lot 13, Block 2, Lake Forest 1st Addition

We contacted you December 28, 2017 with an official NOTICE OF VIOLATION regarding this property. You had been found in violation of Grand County Resolution 2000-5-1 and Ordinance #6, known as the Blight Ordinance. Specifically, we documented four dilapidated structures that required either removal or renovation consistent with the 2009 International Building Code, as adopted by Grand County.

That letter gave you the opportunity to request a hearing before the Grand County Board of County Commissioners, provided such request was received within twenty days of the date of Notice, December 28, 2017.

Such a request, signed by Sharon Stites, and postmarked January 17, 2018, was received by our office on April 10, 2018, due to apparent delays by the US Postal Service.

Therefore, your hearing has been scheduled for JUNE 4, 2018 at 11:15am at the BOCC Boardroom, 2nd floor of the Grand County Administration Building, 308 Byers Ave, Hot Sulphur Springs.

At this hearing, the Board of County Commissioners will review all evidence presented regarding the violation as described previously, and shall determine a course of action.

End of Notice

Grand County Planner Richard Hubler presented

- Notice of Violation dated October 6, 2015 by Director Gray cited dilapidated buildings and structures, §III.B
- Notice of Violation dated October 6, 2015 by Director Gray cited outdoor storage and accumulation of rubbish, junk, garbage, brush and refuse, §III.A
- Re-notice of Violations dated June 5, 2017 by Director Gray citing both junk and buildings, §III.A & B.
- Blight Warning letter dated September 27, 2017 by Alex Taft, cited deteriorated buildings, §III.B.
- Notice of Violation dated December 28, 2017 by Alex Taft cited 4 dilapidated buildings, offered resolution in the form of permitted building repair OR abatement per IBC 2009, also offered BOCC hearing
- Written request postmarked January 17, 2018 by Sharon Stites, received April 10, 2018.
- Site Visit on April 20, 2018 by Richard Hubler documented blight and building still exist.

Mr. Hubler performed a site visit on April 20, 2018.

The Notice of Violation found a determination of blight subject to Section III, Paragraph B related to the buildings. The owner was authorized to perform permitted repairs to bring up to code or to abate the buildings.

The junk violations were not cited last fall.

The property owner reported that she has not found someone to take down the buildings.

- Exhibit A Letter and Notice to Hollis and Stities dated September 27, 2017
- Exhibit B Notice of Violation to Stities and Hollis with pictures 12/28/2017
- Exhibit C June 5, 2017 pictures
- Exhibit D Notice of Violation October 6, 2015
- Exhibit E Notice of Violation October 6, 2015
- Exhibit F Post Office return receipt with signature
- Exhibit G Transaction history for USPS certified mailing
- Exhibit H Notice of Violation of June 5, 2017
- Exhibit I Notice of Violation of June 5, 2017
- Exhibit J Property Record Card
- Exhibit K Notice of Violation 10/6/2017
- Exhibit L Notice of Violation 10/16, 2017
- Exhibit M Notice of Violation of December 28, 2017
- Exhibit N Notice of Hearing to Stities
- Exhibit O Site Map
- Exhibit P Photos of the site

The owner wants to get the property cleaned up. The County is willing to work with the property owner regarding the Blight Violation.

Commissioner Manguso stated that if the work is not done by September 4, the County can get the work done and require the owner to pay for the work.

Commissioner Manguso moved to continue the Blight Hearing for Sharon Stities and Gertrude Hollis to September 4, 2018.

The motion passed.

There being no further business to come before the Board, the meeting was adjourned at 11:30 a.m. The minutes were prepared by Clerk and Recorder Sara L. Rosene. Approved this _____ day of May 2018.

Merrit Linke, Chair

Attest:

Sara L. Rosene, Clerk and Recorder