

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

August 28, 2018

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

Also Present: County Manager Lee Staab
County Attorney Robert Franek
County Assistant Attorney Maxine LaBarre-Krostue

Those present recited the Pledge of Allegiance.

Commissioner Cimino moved to approve the Board of County Commissioner's Meeting Minutes of August 14, 2018.

The motion passed unanimously.

County Manager Staab recognized employees based on their annual anniversaries.

The following employees were recognized for five years of services or multiples of five years:

Gregory Dennis
Sheena Darland
Ronald Aylor

Finance Department

Commissioner Cimino moved to accept, sign and send the Budget Preparation Letter.

The motion passed unanimously.

Finance Director Curtis Lange presented the Warrant Register and Expenditure List to be paid on August 29, 2018, for vendor payments. The list for this period was verified for the Board's approval.

Commissioner Cimino moved to approve the vouchers presented on August 28, 2018, for payment on August 29, 2018 for the Grand County Board of Social Services.

The motion passed unanimously.

Commissioner Cimino moved to approve the wires payments and vouchers payments presented on August 28, 2018, for payment on August 29, 2018 for Grand County.

The motion passed unanimously.

Departmental Contracts, Comments, Issues

Commissioner Cimino moved to approve the renewal and change of ownership for RM Concepts from Rudy Miick to Katherine Fuller.

The motion passed unanimously.

Commissioner Cimino moved to approve the out-of-state travel request for Economic Development Director DiAnn Butler to travel to Savannah, Georgia, for the Heart and Soul Training.

Discussion: Orton has contributed \$10,000 for the Heart and Soul Training.

The motion passed unanimously.

Commissioner Cimino moved to approve and sign the letter to Darla Sidles, Superintendent of Rocky Mountain National Park regarding Three Lakes Water Quality, Grand Lake Clarity, Grand Ditch breaches and restoration efforts, sediment transport in the Colorado River, beaver-dam analogs, and long-term wildlife management plans that support beaver habitat restoration as presented.

The motion passed unanimously.

Commissioner Cimino moved to approve the sign the letter of support for GOCO grant funds for the Yust Ranch habitat restoration project.

The motion passed unanimously.

Commissioner Cimino moved to approve and enter into the Contract Agreement with Northern Water for the final cost of the 217 Annual Operational and Water-Quality Summary Report for the Three Lakes System with a cost to Grand County will be \$22,292.66.

The motion passed unanimously.

Commissioner Manguso moved to approve Resolution No. 2018-8-23, "A RESOLUTION ISSUING A SPECIAL USE PERMIT TO WILLIAM JASON TVETER OF EXPERT EXCAVATION FOR A CONSTRUCTION BUSINESS, HEAVY EQUIPMENT STORAGE AREA, AND EARTH-MOVING BUSINESS LOCATED IN THE FORESTRY AND OPEN DISTRICT AT LOT 28, BLOCK D OLD PARK FILING #4, COUNTY OF GRAND, STATE OF COLORADO" and authorize the Chair to sign all applicable documents.

The motion passed unanimously.

Commissioner Manguso moved to approve Resolution No. 2018-5-48, "A RESOLUTION GRANTING A ONE (1) YEAR EXTENSION TO THE RECORDING REQUIREMENT OF THE FINAL PLAT FOR THE WEBER SUBDIVISION EXEMPTION"

The motion passed unanimously.

Commissioner Manguso moved to approve Resolution No. 2018-6-59, "A RESOLUTION GRANTING A ONE (1) YEAR EXTENSION TO THE RECORDING REQUIREMENT FOR THE FINAL PLAT OF PANORAMA TOWNHOMES AT WINTER PARK RANCH"

The motion passed unanimously.

Manager and Attorney Items

Commissioner Cimino moved to enter into the Agreement between Grand County and American Road Maintenance for the Granby/Grand County Airport Emily Warner Field Pavement Maintenance project to fog seal and restripe the runways and taxiways in the amount of \$182,864.30 and Grand County's share is five percent.

The motion passed unanimously.

Commissioner Manguso moved to authorize the Chair to sign the Notice to Proceed for improvements to Granby/Grand County Airport Emily Warner Field with American Road Maintenance.

The motion passed unanimously.

The Board discussed its position on the "Outstanding Waters Designation" for Grand Lake. Commissioner Linke would like to stay neutral on this matter. Commissioner Manguso would like to know the position of the Town of Grand Lake on this issue.

Manager and Attorney Items

Commissioner Manguso moved to sign the letter to Murdock's for its support of the Middle Park Fair and Rodeo Junior Livestock Sale.

The motion passed unanimously.

County Manager Staab presented his weekly update.

Commissioner Cimino moved to move the Board of Commissioner's meeting from November 27, 2018 to November 26, 2018.

The motion passed unanimously.

Board Business/Correspondence/Calendar

Commissioner Cimino called into the CCAT meeting on August 22. Grand County did not take a position on the ballot questions regarding roads.

Commissioner Cimino stated that ballot questions were discussed on the CCI conference call on August 22.

Commissioner Cimino attended a lunch meeting with Mind Springs.

Commissioner Cimino attended the Rollins Pass picnic on August 26. There was a discussion over opening Rollins Pass.

Commissioner Manguso stated that the orthodox chapel is annexing to the Town of Hot Sulphur Springs.

Commissioner Manguso attended TPR where the ballot initiatives were discussed.

Commissioner Linke attended the Club 20 meeting.

Calendar

August 29	All three commissioners are attending the West Slope Webinar at 10:00 a.m.
August 30	Commissioners Cimino and Manguso will attend the QQ meeting in Silverthorne at Library
September 7 & 8	Club 20 candidate debates
September 10	Short term rental meeting at the Granby Library hosted by Commissioner Cimino at 7:00 p.m.

Grand County Tourism Board Annual Update

The Tourism Board has awarded \$279,000 in grants this year.

There have been 635 events posted on the Community Events calendar.

Gaylene Orr stated that she hosted 30 media visits.

For every dollar spent on media visits, there was 4,415 people had an opportunity to read positive coverage about Grand County.

Kristy Meyer and Paul Lewis are present for the meeting. Ms. Meyer stated that staff is doing a great job for the Tourism Board.

Paul Lewis stated that the 16 percent increase in Lodging Tax is not due to the Short Term Rental program because the program started after the statistics were gathered.

Sun Valley Ranch Estates, Phase III Second Amended Final Plat Recording Extension

Memo

Commissioner Manguso moved to approve the Sun Valley Ranch Estates, Phase III Second Amended Final Plan recording extension as presented.

The motion passed unanimously.

Summit Trail Lodge Condominiums Lot 3 Preliminary Plat

PROJECT NAME: Summit Trail Lodge Condominiums Lot 3 - Sketch Plan
APPLICANT: 1215 Bryant Development, LLC represented by Tim Gagnon P.E., Bowman Consulting
LOCATION: Lot 3, Summit Trail Lodge Condominiums / 1215 GCR 8344 (AKA Bryant Blvd)
APPLICABLE REGULATIONS: Zoning Regulations, Subdivision Regulations
ZONING: R – Residential district
ATTACHMENTS:
a) Sketch Plan (Plat)
b) Application and Narrative letter

- c) Vicinity Map
- d) Architectural Renderings
- e) Soilogic - "Geotechnical Subsurface Exploration" report (December 2016)
- f) HP Geotech "Geotechnical Engineering Study" (November 2003)
- g) Carroll and Lange "Final Drainage report" (January 2004)

STAFF PLANNER: Alexander Taft, Planner

REQUEST: The applicant is proposing a subdivision in order to construct multi-family dwellings with a density of 2.9du/acre, composed of four townhome (condominium) buildings.

The applicant is proposing a four unit townhome subdivision, with two separate buildings of two homes each. The four townhome dwelling units have mirrored foot prints. Each has a foot print of approximately 2,760 square feet, with patio and deck extending on the rear.

The plan substantially meets the development criteria as required in the urban growth area plan, which includes Winter Park Ranch and the original Summit Trail Lodge Condominiums plat. In the creation of the site plan for this project, much care was given to locate the buildings away from the Open Space Tract A because it also provides drainage detention for the adjacent Lot 1. The townhomes are buffered by Summit at Winter Park Ranch Open Space Tract A

Each unit has a separate entrance. The units will be served by water and sewer via Winter Park Ranch Water and Sanitation. Electric service will be supplied by Mountain Parks Electric.

The units proposed will share one driveway per structure (two units each); each unit is required to have the minimum three parking spaces per unit (per GCZR Sec. 14.4). The Applicant proposes three parking spaces (each 10' x 20') as required by code. Parking for unit #1, #3 and #4 encroach to the 15' parking setback. Encroachment a maximum of 5'.

The current owners purchased the parcel in December 2016, as shown in the assessor's records. The Applicant's intent is to create homes for each of the four families that comprise the development group.

The developers have created a plan and layout of the homes that provides usable open space – decks and rear yards - on a year-round basis.

The initial plat for all of Winter Park Ranch was completed in six separate filings platted between 1965 and 1980.

The Summit at Winter Park Ranch, a re-plat of a portion of the second filing and a portion of the third filing was platted in 1982 and recorded at Reception No. 197823.

Summit Trail Lodge Condominiums is a re-plat of Tracts A, B, and K from The Summit at Winter Park Ranch subdivision recorded at Reception No. 2005000418.

Lot 3 was developed as a larger multi-family subdivision by Developing Equities Group, LLC, a.k.a Summit Trail Investments, Inc. beginning late in 2002.

Phases I & II of adjacent Lot 1 included 39 units; 16 have been completed. The developer subsequently defaulted (Resolution 2012-11-22) and the remaining parcels were sold or transferred.

Lot 3 constitutes a large portion of Original Tract B, not including Open Space Tract A, which was created by the Summit Trail Lodge Condominiums.

The illustrations below show the sequence of subdivisions that occurred, included the proposed Summit Trail Lodge Condominiums Lot 3.

Three previous reports demonstrate that construction on the site is possible, with attention to unstable soils, steep slopes and proper drainage.

The most current report is from Soilogic: "Geotechnical Subsurface Exploration" (Attachment E). The report details findings of "apparent man-made fill overlying topsoil and organics, lean clay, sand, and siltstone bedrock." Staff agrees with the Applicant that these conditions will support lightly loaded residential foundations with the appropriate depth.

□ The Soilogic report also details that construction of "exterior flat work and pavements on undocumented fills is not recommended". There is evidence of erosion in the surrounding area because of the steepness of slopes and soil seepage capacity. Staff on further review believes that the reports supplied support the proposal.

The applicant has supplied several studies that detail information collected for the adjacent Summit Trail Lodge Condominiums – Lot 1, which present similar conditions, and support the Soilogic analysis. First, the HP Geotech “Geotechnical Engineering Study” (Attachment F) details soil composition and capacity. Boring #4 shows a considerable amount of soil swell. This is a finding of concern. However, the overall report shows stable conditions near the site.

The report further explains the need for structural fill, underdrain systems, proper soil compaction and closer inspection with cuts to grade exceeding 8’. These reports together demonstrate that these conditions are typical of the region and require that the Applicant take care in addressing concerns of the soils and slope on site. The “Final Drainage” report for Lot 1 by Carroll and Lange (Attachment G) verifies that these soil types and slopes are prevalent in the area with slopes as great as forty-five (45) percent. This report details the design challenge for the developer because of “Basin A” which detains the water for an area of 4.9 acres (213,444 ft²) with a total volume of 13,863 cubic feet. The 10 year peak run off is 2.8 Cubic Feet per Second (CFS) and 100 year peak run off is 4.4 CFS.

□ Staff with the Applicant’s consulting engineer has verified that “Basin A” is properly constructed to receive a 100 year storm over the typical one hour period, and improvements to the basin as constructed are sufficient.

The Applicant proposes to construct four townhome units for the owners of the parcel. The plan meets criteria as set forth in the master plan for the Summit at Winter Park Ranch neighborhood, which is located within the Grand County Urban Growth area (Chapter 3 - 2.1 Growth & 4.2 infrastructure). The density of the development is approximately 2.9du/acre which is similar to densities for Lot 1 of approximately 3.0du/acre.

The site presents significant site design and engineering challenges. A major goal for the Applicant is to create significant useable outdoor space at the rear of all residential units, while at the same time avoiding the possibility of erosion or negative impacts to a drainage basin at the rear of the parcel which serves this project and adjacent development. Staff believes that the Applicant’s proposal demonstrates creative site design and engineering solutions.

During the Planning Commission hearing of March 14, 2018, the board shared concerns about a variance to the setbacks. The board requested that options were given to avoid a variance. The requirements for a variance were stated, with emphasis on demonstration of specific hardships. Staff reminded the board that practical difficulty was also a consideration in granting a variance.

Staff recommends the approval of the Summit Trail Condominiums Sketch Plan with the following conditions to be met prior to submitting an application for preliminary plat approval:

1. The Applicant shall provide further geo-technical/soils reports and erosion control Best Management practices (BMPs,) to be included with the preliminary plat submittal.
2. Utility companies will be included as plat review agencies during preliminary plat.
3. The applicant shall supply reports containing information on areas with potential radiation hazards, to be included prior to submittal of Preliminary Plat [Section 7.1(d)].
4. The applicant shall further detail areas of open space on the plan to verify total area.
5. The applicant shall meet all other preliminary plat requirements not specified in this report.

Commissioner Cimino moved to approve the Summit Trail Lodge Condominiums Lot 3 Preliminary Plat as presented with staff recommendations.

The motion passed unanimously.

Board Business

Commissioner Cimino moved to authorize the Board to sign the letter to Chip Taylor thanking him for his years of service to CCI and congratulations for his new position at CTSI.

The motion passed unanimously.

Sheriff’s Office

County Sheriff Schroetlin recommended that the County stay with Stage 1 Fire Restrictions.

Senior Property Tax Exemption Appeal

Commissioner Linke announced that the Board is sitting as the Board of Equalization.

Attorney Robert Franek stated that in order to grant a senior exemption, the person has to be 65 years old, they have to be the owner of record of the property for at least 10 years prior to January 1, and the property must be the person's primary residence for the 10 consecutive years.

County Assessor Tom Weydert stated that Ms. Bagg submitted the proper form in the specified time frame. The exemption was denied. Mr. Weydert stated that Ms. Bagg owned the property since 1989. The property was deeded to Ms. Bagg in a divorce settlement in 2009.

In 2007, all correspondence for the property has been going to an address in Longmont.

In, 2014, Ms. Bagg requested a change of address to her current Grand County address. In 2014, Ms. Bagg changed her voter registration to Grand County. For voter registration, a person must state his or her primary place of residence.

Ms. Bagg stated that in 2008 her husband divorced her. She did not to change her mailing address from the Longmont address.

Ms. Bagg stated that the insurance company changed the property in Grand County to a primary residence in 2009.

Ms. Bagg stated that she does not vote, so her voter registration was not changed until she got her driver license.

Per the law and the means the Assessor has to use to determine eligibility, Ms. Bagg does not qualify for exemption for 2018.

Commissioner Manguso moved to approve Resolution No. 2018 – BOE -5, "A RESOLUTION DENYING A PETITION FROM THE DETERMINATION OF THE GRAND COUNTY ASSESSOR FOR THE SENIOR PROPERTY TAX EXEMPTION" for Petitioner Ann Bagg for Schedule No. R102340

The motion passed unanimously.

The Board is sitting as the Board of Commissioners.

Colorado Department of Public Health & Environment Consultative Visit Update

The Emergency Medical & Trauma Services System Consultation report was presented to the Board.

Present for the meeting was Randy Kuykendall, Eric Schmidt, Jeff Beckman MD, Karl Gills, Scott Scholes, Carl Craige, Jr. and Paul Mattson.

This report is from an evaluation of EMS and trauma systems. This is the 17th system review performed in the last 14 years. There were 15 components reviewed in the evaluation.

Some of the most experienced EMS leaders in the country were the individuals who performed the review.

Grand County has a functioning EMS and trauma system.

The 911 system functions in a great way. The providers in Grand County are highly trained and highly skilled and highly dedicated to protecting the lives of the citizens.

The team is recommending that the EMS team remain as part of the county government.

Eric Schmidt stated that the resolution for Grand County is outdated because it passed in 1997. The resolution needs to have a robust and accountable complaint system.

Dr. Jeff Beckman stated that Grand County has three dedicated medical directors; Dr. Scott Chew, Dr. Mark Paulson, and Dr. John Nichols. With regard to medical direction, there could be more collaboration and communication between medical directors. There should be some consideration to regionalization and standardization of the medical treatment protocols across the different agencies. One additional opportunity would be to consider forum communication. One method that works in other communities is a medical directors group to include medical directors, EMS, fire agencies and dispatch representatives.

Another medical director consideration is better utilization of the local facilities and awareness of the local resources.

The County may want to consider a stipend for medical directors.

With regard to clinical care, there may be a need for priority dispatch and early dispatch for air medical critical care.

Grand County does a great job in use/nonuse of lights and sirens to help limit additional dangers to patients and staff.

The ALS services in Grand County are very robust.

Carl Craige, Jr. of Platt Valley EMS stated he reviewed the finance system. Mr. Craige stated that there are a lot of impressive findings with the system finance. Grand County has an excellent payer mix. The collection rate is impressive. Grand County has solid billing practices internally. There is a high level of fiscal responsibility.

From an outsider's perspective, it seems that EMS is extravagant. Grand County has an appropriate level of "brass" for the County of this size.

Grand County's equipment and vehicles are from reputable manufacturers and the equipment purchases and need assessment are sound purchases. Mr. Craige reminds the community that there is an inherent danger to our caregivers. Proper equipment is essential to the caregivers as well as patients.

Suggestions under finance:

1. Increase billing staff by one.
2. Payments in lieu of taxes should have some money directed to EMS system
3. Mill levy increase is reasonable to consider in the future

Human Resource was looked at for EMS staff. Everyone involved in EMS is dedicated to what they do. Staffing is a challenge. Grand County is not unique in that challenge. Rural mountain communities have challenges. Grand County has done several things to try to deal with staffing challenges. The high school EMT program is very positive and may help with employee retention.

New shift schedules have been implemented. That is creative and is very positive. Mountain medical response team is a positive resource.

Grand County is using the crew that it has in a very good way to meet the demand.

It is suggested that there be "stay interviews."

Scott Scholes stated that EMS education is vital. Grand County EMS' internal education program is impressive.

Grand County medical agencies should train together.

Paul Mattson looked at the communications systems. The dispatch center employees are dedicated people who are very serious about their job. The 800 megahertz system seems to be working well.

Rocky Mountain National Park has its own dispatch system and it is not 24-hours per day.

Grand County has Reverse 911 and mass notifications. That is good for the community.

Suggestions:

- Backup system is aged.
- All emergency services should work closely with sheriff to standardize all emergency communications and procedures.
- "Squirrel" channel should only be used for non-emergency calls. All other calls should go through 911 dispatch.
- RMNP radio frequency access needs to be better communicated
- Front Range transports should have check ins with dispatch
- There is an over reliance by the public on cell phones. More public education is needed regarding the limits of cell coverage. There needs to be signage regarding cell limitations.
- Code Red system is good, but more public education should be implemented.
- Search and Rescue – is operated on a small budget. Dr. Nichols was mentioned in his exceptional training program.

- Mountain Medical Response Team is impressive and mirrored in several other counties.
- Collaboration with all teams is key.

EMS research - Research needs to be enhanced and communicated to all emergency providers.

Information Systems

- Patient reporting systems are in good shape
- EMS currently presents trauma reports to hospital
- Recommends adding recording capabilities for trauma communications between EMS and doctors
- Mobile Data Terminals are lifeline to dispatch and allows for enhanced mapping capabilities. It is recommended these are implemented
- ESO billing system currently in process. There is a recommend communication hub to better access patient records when needed.
- Colorado Health Information Organization (CORHIO.org) is a recommended connection.
- Statewide collaboration, data sharing, and continuing education is encouraged.
- Establishing bench marks where appropriate.

Mass Casualty

- Grand County's concern, awareness, and preparedness is superb.
- It is recommended that agencies just connect the dots by collaboration. Keep this training and awareness current.
- Grand County Emergency Manager is currently housed at the EMS station. It does not appear that OEM resources are being held by EMS. Better communication with OEM in the community is encouraged.

Community development and community education is important. The EMT program is awesome in Grand County.

The agencies have good internal evaluation systems.

Integration of health services needs to be approved.

There needs to be a decision tree to determine when a patient can safely be moved. A call for air ambulance needs to be coordinated.

The flow of communication between Grand County EMS and Middle Park Medical Center needs to be focused on.

There are great people working in the systems in Grand County. It is a functioning system.

Commissioner Linke thanked the team for the in-depth review and noted that it was done at no cost to Grand County.

Audrey Jennings stated protocols are shared with agencies.

Mr. Staab presented Grand County Coins. He noted that he was in the military for a long period of time and when someone did a very positive thing for the organization, that person received a recognition coin.

Coins were presented to:

Randy Kuykendall
Eric Schmidt
Jeff Beckman
Carl Craige, Jr.
Karl Gills
Paul Mattson
Scott Sholes
John Nichols
Ray Jennings

There being no further business to come before the Board, the meeting was adjourned at 3:50 p.m. The minutes were prepared by Clerk and Recorder Sara L. Rosene. Approved this _____ day of September 2018.

Merrit Linke, Chair

Attest:

Sara L. Rosene, Clerk and Recorder