

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

October 16, 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: Clerk and Recorder Sara L. Rosene
County Manager Lee Staab
Assistant County Manager Ed Moyer
County Attorney Robert Franek
Assistant County Attorney Maxine LaBarre-Krostue

Those present recited the Pledge of Allegiance.

Commissioner Manguso moved to add an agenda item to today's agenda "Proposes uses of Fraser Road and Bridge Property discussion."

The motion passed unanimously.

Commissioner Cimino moved to approve the minutes of the Special Board of Commissioners Budget Hearing meeting of October 4, 2018 as presented.

The motion passed unanimously.

Commissioner Cimino moved to approve the minutes of the Regular Board of Commissioners meeting of October 9, 2018 as presented.

The motion passed unanimously.

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

Commissioner Manguso moved to approve the Grand County Senior Housing Option cash release as presented by Housing Authority Director Sheena Darland.

The motion passed unanimously.

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

Citizen Peter Ralph stated that this is a follow up to the meeting with Board in April. After the meeting in April, Mr. Ralph contacted Chip Bennett of Colorado Counties, Inc. Mr. Ralph discussed open meetings, open records, and Colorado Open Records Act with Mr. Bennet.

Mr. Ralph asked for a meeting with the Commissioners to put forward Mr. Ralph's response to Mr. Weydert's analysis of Freeport McMoRan rebate. Mr. Ralph expressed his concern over the County's second reversal of the Freeport decisions. Mr. Ralph has additional evidence he would like to present.

Mr. Ralph asked the Board to schedule an agenda item to present his items of concern.

The Board will not schedule an item at this time.

Finance Department

Finance Director Curtis Lange presented the Check Register and Expenditure List to be paid on October 17, 2018, for vendor payments. The list for this period was verified for the Board's approval.

Commissioner Cimino moved to approve the checks presented on October 16, 2018 for payment on October 17, 2018 for the Grand County Housing Authority.

The motion passed unanimously.

Finance Director Curtis Lange presented the Check Register and Expenditure List to be paid on October 17, 2018, for vendor payments. The list for this period was verified for the Board's approval.

Finance Director Curtis Lange presented the Warrant Register and Expenditure List to be paid on October 17, 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 October 16, 2018, for payment on October 17, 2018 for the Grand County Board of Social Services.

The motion passed unanimously.

Commissioner Cimino moved to approve the wires payment and vouchers presented on October 16, 2018, for payment on October 17, 2018 for Grand County.

The motion passed unanimously.

Road and Bridge Update

Road and Bridge Superintendent Chris Baer stated that with the recent moisture, the roads have taken a beating. Some of the roads are falling apart so blading work is being done.

The right-of-way permits have been closed off for this year.

County Road 3 will be closed beginning next week for the culvert work.

Mr. Baer stated that he is making sand available in a barrel near Meadow Creek Reservoir.

Departmental, Contracts, Comments, Issues

Commissioner Cimino moved to adjust today's agenda for the Board meeting to switch the Grand View Highlands, Lots 19-21, Block 3 Amended Final Plat instead of 10:50 a.m. will now be 10:30 a.m. Trinder Tracts, Lot 6, 7, and 10 Amended Final Plat will be moved from 10:30 a.m. to 10:50 a.m.

The motion passed unanimously.

Commissioner Cimino moved to release capital in the amount of \$29,758.92 for computers for the Sheriff's Office.

The motion passed unanimously.

Assistant County Manager Moyer stated that some counties in southern Colorado are asking counties to join them in a lawsuit against Colorado Department of Public Health and Environment regarding strict requirements on landfills. Mr. Moyer recommends that Grand County not join in.

Commissioner Cimino moved to approve Release of Capital in the amount of \$5,726.22 for an ATV with snowplow as a pull forward item.

The motion passed unanimously.

Commissioner Manguso moved to designate Ed Moyer as Grand County's principle representative for management of the West Slope Fund and authorize him to execute the Agreement.

The motion passed unanimously.

Commissioner Cimino moved to approve the submittal for the Supplemental Airport Funding in the amount of \$4.2 million for Emily Warner Field and \$5.1 million for McElroy.

Discussion: The work at the Emily Warner Field is for partial parallel taxi-way and other taxi-ways to promote the hangar development on the north side of the airport in particular north of Runway 9. The work at McElroy Field for design and construction of the runway rehab project that is in the CIP for design next and construction in 2020.

The motion passed unanimously.

Manager and Attorney Items

County Manager Staab presented his weekly report.

Commissioner Manguso moved to move the first meeting in January from January 1, 2019 to January 2, 2019 as requested by the County Manager.

The motion passed unanimously.

Consent Agenda

Resolution No. 2018-10-6, "A RESOLUTION APPROVING AND AUTHORIZING THE CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF GRAND, STATE OF COLORADO TO EXECUTE AN AGREEMENT BETWEEN PICTOMETRY INTERNATIONAL CORP AND THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF GRAND, STATE OF COLORADO FOR THE PURCHASE A SOFTWARE LICENSE AND ACCESS TO AND USE OF IMAGES AND VISUALIZATIONS"

Resolution No. 2018-10-7, "A RESOLUTION APPROVING AND AUTHORIZING THE CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF GRAND, STATE OF COLORADO TO EXECUTE A FIRST AMENDMENT TO THE COLORADO RIVER COOPERATIVE AGREEMENT"

Resolution No. 2018-10-8, "A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF GRAND, STATE OF COLORADO APPROVING AND ADOPTING AMENDMENTS TO THE GRAND COUNTY EMERGENCY MEDICAL SERVICES FEE SCHEDULE"

Resolution No. 2018-10-9, "A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF GRAND, STATE OF COLORADO APPROVING THE APPOINTMENT OF DEBORAH FITCH AS A THREE LAKES DISTRICT REPRESENTATIVE TO THE GRAND COUNTY TOURISM BOARD"

Resolution No. 2018-10-10, "A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF GRAND, STATE OF COLORADO APPROVING AN AMENDMENT TO RESOLUTION NO. 2018-1-4 TO START THE NOVEMBER 5, 2018 MEETING OF THE BOARD AT 8:00 A.M."

Commissioner Manguso moved to approve the Consent Agenda.

The motion passed unanimously.

Board Business

Commissioners Cimino and Manguso attended the UCC meeting.

Commissioners Linke and Cimino helped with getting the ballots in the mail. Commissioner Linke noted that the Clerk's office does that work in a very organized and efficient manner.

Commissioner Linke attended the Stockgrowers meeting. There was a conversation regarding the Sage Grouse maps.

Commissioner Linke attended "Count Me In," a civic engagement group. This is a non-partisan informational group. Information can be found at CountMeInColorado.com.

Calendars

- October 16 Meeting with new Winter Park Town Manager at 4:00 pm at Headwater Center (Commissioner Manguso and Cimino)
- October 17 Winter Park Chamber of Commerce is hosting a business expo (All three commissioners)
- October 17 Legislative Breakfast at Wildfire (All three commissioners)
- October 17 County pizza party for Assessor's Office and Attorney's Office
- October 18 Candidate and issues forum at Middle Park High School at 7:00 pm (All three commissioners)

County Clerk and Recorder Sara Rosene presented the Board with rough revenue numbers for August 2018. The counties just received information on end of month processing.

Ms. Rosene stated that her office delivered 1,174 pounds of ballots (10,417 ballots) to the post office on the first day the ballots could be mailed.

Budget Presentation

Finance Director Curtis Lange presented the 2019 Budget as preliminarily approved. Rebuttal hearing will be scheduled if necessary.

Commissioner Cimino would like to discuss budget items for the future and if certain programs should continue. He would also like to discuss county salaries.

Commissioner Cimino moved to approve the Preliminary Budget for 2019 and authorize the publication of the preliminary budget.

The motion passed unanimously.

Grand View Highlands Lots 19-21, Block 3, Amended Final Plat

County Attorney Franek stated that the law requires that the notice of hearing be mailed to the last known address of each land owner who owns one acre or more of land adjacent to the utility. The Community Development Department completed the required mailings correctly. The utility companies have also been notified.

Mr. Franek noted that the agenda not identifying the public hearing is a scribner's error and the hearing can move forward.

Commissioner Cimino moved to modify the agenda to reflect the item Grand View Highlights is a public hearing.

The motion passed unanimously.

County Attorney Franek set the record with the following exhibits:

- A. Grand County Development Application dated 9/10/2018
- B. Memo from Community Development dated September 20, 2018
- C. Vicinity map depicting the 500' notification buffer as established by the Grand County GIS
- D. Mailing to all property owners within 500' as established by the Grand County GIS
- E. Public Review Sheets (with and without signatures)
- F. Grand County Community Development staff report dated October 10, 2018
- G. Vicinity Map
- H. Staff PowerPoint dated October 10, 2018
- I. Title Commitment, dated March 13, 2018
- J. Email from Jean Johnston, Mountain Parks Electric, Inc., dated September 27, 2018
- K. Grand County Community Development staff report, dated October 16, 2018
- L. Staff PowerPoint presentation to BOCC, dated October 16, 2018
- M. Amended Final Plat, dated September 24, 2018

PROJECT NAME: Amended Final Plat, Grand View Highlands, Lot 19, 20, and 21, Block 3
APPLICANT: Peter and Valerie French, Owners
LOCATION: Grand View Highlands, Lot 19, 20, and 21, Block 3, 805 County Road 85
ZONING: Residential District (R)
APPLICABLE REGULATIONS: Grand County Zoning Regulations, Grand County Master Plan, Subdivision Regulations
ATTACHMENTS: A. Vicinity Map
B. Letter of Application and Narrative
C. Title commitment
D. Grand View Highlands Subdivision Plat
E. Lots 19, 20, and 21 Grand View Highlands Amended Final Plat
F. Mountain Parks Electric, Inc. response email
G. Building plans for Single Family Residence
STAFF: Alexander Taft, LEED Green Associate
REQUEST: Approval of an Amended Final Plat to combine three lots into one.

I. DISCUSSION

a. Background:

Peter and Valerie French, the "Applicants" are currently the owners of Lots 19, 20, and 21, Block 3, Grand View Highlands. The Applicants are proposing an Amended Final Plat to combine the lots to construct a single family residence. The site currently contains a shed and existing driveway, there was a house previously located

on site that caught fire according to comment Staff received from a neighbor. The Applicants purchased the lot under Warranty Deed in February 2018 recorded at Reception No. 2018001383. A building permit was submitted August 22nd, 2018 where Staff notified the Applicant an Amended Final Plat was required, refer to Exhibit G for the relevant plans.

b. History:

Grand View Highlands Subdivision was platted in October 1970 at Reception No. 115989. It consists of approximately 76 lots within 125 acres more or less. This subdivision was platted with the intention of creating single family home sites. Grand View Highlands Subdivision lies approximately 3 miles west of Tabernash and approximately 6.5 miles southeast from the Town of Granby. The lots range in size from 1 acre to 2.16 acres.

II. STAFF COMMENTS AND ANALYSIS

The applicants are proposing an Amended Final Plat in the Grand View Highlands Subdivision to combine 3 lots into 1 lot. If approved, the amended lot will be larger and more suitable for construction. As lot lines are vacated, the easements associated with these lot lines will also be vacated. Referral has been sent to all utility companies that serve the Grand View Highlands Subdivision. Thus far we have received responses from Mountain Parks Electric, Inc. They have requested easements adjacent to the edge of the property as shown on the proposed plat. Upon confirmation, all interior lot line easements will be vacated and removed from the Plat.

The Grand View Highlands dedicated “an easement for utilities ten (10) feet wide on each side of every rear and side lot and tract line where such line is not also a road line...” Therefore this lot combination also includes the vacation of the ten (10) feet either side, totaling 20 foot rear and side lot line utility easements. As such, all interior lot line easements that will result from the combination will be vacated. This Plat will dedicate an easement of ten (10) feet. These easements are common to all interior lot boundaries. Refer to the Amended Plat (Exhibit E) for location of the easements proposed to be vacated.

III. PLANNING COMMISSION DISCUSSION

The Planning Commission reviewed this application during the regular meeting on October 16, 2018. Planning Commission requested Staff provide some clarification to the language in our analysis related to the existing and proposed vacation of easements. Due to the required notice of this application a neighboring property owner was present and raised his concerns relating to the existing or future well. It was clarified that the well permitting is a State issue. It was also discussed that it would be difficult to build more than one house on these three lots because of topography and rock outcroppings.

IV. RECOMMENDATION

Planning Commission unanimously recommended the approval of the Amended Lot 21A, Block 3, Grand View Highlands, Filing No. 1 Being a replat of Lots 19, 20, & 21 Grand View Highlands, Filing No. 1, Reception No. 115969 with the following conditions to be met prior to the recording of the Final Plat:

1. The wells shall be re-permitted with the State to clarify the legal description where the well is located following the recording of the Final Plat.
2. A statement of taxes that shows all taxes have been paid shall be submitted.
3. An electronic copy of the Final Plat shall be submitted.
4. All recording fees are to be paid by the Applicant.
5. All applicable building and sanitation permits shall be obtained through the County prior to construction.
6. Draft Quit Claim Deeds to describe the amended legal description of the lots subject to review by the County Attorney’s Office.

Commissioner Cimino moved to approve the Amended Final Plat for Grandview Highlands, Lots 19, 20, and 21, Block 3 and vacation of the utility easement as presented by staff.

The motion passed unanimously.

Commissioner Manguso moved to close the public hearing.

The motion passed unanimously.

Trinder Tracts Lots 6, 7 & 9, Amended Final Plat

PROJECT NAME: Trinder Subdivision Tracts 6, 7, & 9 – Amended Final Plat
APPLICANT: Eric and Lynn Westerman Owners of Tracts 6 & 7, Kimberly S. Parsons Owner of Tract 9
LOCATION: Trinder Subdivision S ½, NE ½ of the SE ¼, Section 1, Township 3 North, Range 76 West lying along County Road 47 also known as Lakeridge Dr.
APPLICABLE

REGULATIONS: Grand County Zoning Regulations, Subdivision Regulations, Master Plan

ZONING: R –Residential District

ATTACHMENTS: A. Vicinity Map
B. Trinder Tracts Subdivision Plat
C. Application and Narrative Letter
D. Title Commitment
E. Proposed Amended Final Plat
F. Well Permits
G. Tract 9 site plan

STAFF PLANNER: Alexander Taft, LEED Green Associate

REQUEST: The Applicants are proposing an Amended Final Plat to combine portions on Tract 6 with Tract 7 and Tract 9 which are under separate ownership.

I. BACKGROUND

a. History

Trinder was created in 1946 recorded at Reception No. 63921. The subdivision contained 59 Lots in 36 acres. The subject parcels are located outside the Grand Lake Urban Growth Area as defined by the Grand County Master Plan.

Kimberly Parsons has been owner of Lot 9 since 2015, the Warranty Deed is recorded under Reception No. 2015005444.

Eric and Lynn Westerman have been owners of Tract 7 since 2004, under Warranty Deed recorded under Reception 2004005382 and Tract 6 since September 2017 Warranty Deed recorded under Reception 2017007085.

Lots 7 and 9 are served by well and On-Site Wastewater Treatment System (OWTS). Lot 7 owned by Eric and Lynn Westerman is currently under Permit No. 240998. Lot 9 is currently under Permit No. 136136. Both owners shall repermit the wells with Division of Water Resources under the new legal descriptions after the Final Plat is recorded.

Vacation of Katherine Drive took place in 1950 through tracts 5-8. In 1984, William Knox, the owner of Tract 9 requested a vacation of the remaining portion and clarify the title for Tract 9.

b. Proposal

The applicants are proposing an Amended Final Plat to redistribute lot 6 amongst the two owners. Lot 6 contains a garage used by the Westerman's, their single family residence is on Lot 7. Lot 9 contains a single family residence.

II. STAFF ANALYSIS

This proposed Amended Final Plat creates two lots of 1.45 acres and 1.85 acres. Access for Amended Lot 9A is existing from County Road 452 also known as Lake Ridge Drive. Access for Amended Lot 7A is through an access easement to County Road 4812 also known as Agnes Drive.

III. PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed this application during the regular meeting on September 12, 2018. The Commission raised a question about the access from the vacated Katherine Drive. Staff clarified that it was vacated in the 1950's. In order to correct the chain of title for all adjacent property owners, the remaining portion was vacated in 1984.

There was concern if existing homes had sewer easements since this Subdivision Plat was completed prior to adoption of Grand County's Subdivision Regulations. An added condition that Staff refer the plat to Three Lakes Water and Sewer was added. The Planning Commission Chair also requested that Staff to make sure lot lines and tract boundaries are shown clearly and correctly.

IV. RECOMMENDATION

Planning Commission unanimously recommended approval of this Plat with the addition of two conditions for Trinder Tracts 7A and 9A Amended Final Plat with the following conditions to be met prior to submitting an application for final plat approval:

1. The new legal descriptions shall read as follows:

Trinder Subdivision Tracts 7A, a replat of Tracts 6, 7, & 9 Trinder Subdivision
Trinder Subdivision Tracts 9A, a replat of Tracts 6, 7, & 9 Trinder Subdivision

2. Statement by owner platting the property and dedicating the streets, rights-of-way, easements and any sites for public uses. [(4.3) (j)].
3. Certification by a Surveyor insuring the accuracy of the survey and plat and certifying that he has complied with the requirements of Colorado Revised Statutes, 1973, Title 38, Article 51, and the requirements of these Regulations in the preparation of the Final Subdivision Plat [(4.3) (m)].
4. Certificates for approval by the Planning Commission and the Board of County Commissioners [(4.3) (l)].
5. The wells shall be re-permitted with the State once the Final Plat is recorded [(4.3) (r)].
6. Addresses shall be placed on the Final Plat Mylar [(4.3) (w)].
7. 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 [(4.3) (y)].
8. Statement of taxes due showing current taxes paid. This shall be provided prior to recording of the Final Plat.
9. Draft Quit Claim Deeds reviewed by the County Attorney shall be recorded with the Final plat.
10. The applicant shall meet all Final Plat requirements.
11. Staff is to clarify adequate sewer easements are available for each of these tracts.
12. Tract boundary lines, easements, residential lot and accurate dimensions are shown on the plat.

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 Cimino moved to approve the Amended Final Plat, Trinder, Lots 6, 7, and 9, Amended Final Plat as presented.

The motion passed unanimously.

Commissioner Manguso moved to convene an Executive Session pursuant to 24-6-402, CRS, a local public body may utilize executive sessions for considering any of the following matters: (4)(b) Conferences with an attorney for the local public body for the purposes of receiving legal advice on a specific legal question. The topic of the meeting is Open Land, Rivers and Trails Resolution.

Commissioner Manguso moved to convene an Executive Session pursuant to 24-6-402, CRS, a local public body may utilize executive sessions for considering any of the following matters: (4)(b) Conferences with an attorney for the local public body for the purposes of receiving legal advice on a specific legal question. The topic of the meeting is Short Term Rental Regulations and Zoning Regulations.

Present for the meeting will be the Board, County Manager, County Attorney, Assistant County Manager and Assistant County Attorney.

The motion passed unanimously.

I, Merrit Linke, hereby attest that the portion of the executive session during which no minutes were taken was confined to a topic authorized for discussion in an executive session.

I, Robert Franek, hereby attest that the portion of the executive session during which the Recorder was directed to take no minutes constituted a privileged attorney-client communication.

After the Executive Sessions, County Attorney Franek certified that the executive session for open lands and short term rentals and zoning regulations was for the purpose of legal advice for the attorney as described in CRS 24-6-402 4(b).

Enforcement and Short Term Rental Update

Richard Hubler of Community Development presented:

Common Enforcement Issues

Use Violations

- Camping
- Commercial activity
- Not permitted in zone district
- Signs
- Design Review Area
- Short Term Rental provisions

Blight

- Rubbish, Trash, Junk, Garbage, Weeds and Brush
- Buildings and Structures

Short Term Rentals(GCZR § 14.8)

- Non-registration is like any other use violation (subsection A.)
- Failure to Comply with terms and conditions of 14.8
 - Garbage, parking, noise
 - Subject to Administrative Enforcement under subsection J.

Building

- Construction without a permit
- Affiliated violations to other regulations

Violation and Enforcement Authority

The County Enforces Blight, Zoning Code and Building Code Violations

According to Resolution No. 2000-5-1 and Ordinance No. 6 - The Planning Director and the Chief Building Official, or their designated agents, including but not limited to, zoning inspectors, building officials and building inspectors, and environmental compliance agents of the County of Grand may perform inspections for the enforcement of this Ordinance and may periodically inspect unincorporated Grand County for causes of blight or blighting factors within unincorporated Grand County.

According to Grand County Zoning Regulations, Section 18- Board of County Commissioners of Grand County or its authorized representatives who are hereby empowered:

- to withhold building permits to prevent violation of these regulations, or any amendment thereto;
- to request issuance of summons and complaint by the Grand County Sheriff to violators of these regulations;
- to cause any building, other structure or tract of land to be inspected or examined; and
- to order, in writing, the remedying of any condition found to exist therein or threat in violation of any provision of these regulations or any amendment thereto

Violation and Enforcement Authority

Resolution No. 2000-5-1 and Ordinance No. 6

To enforce the removal of blight, the County will:

1. Send notice to both the owner and occupant of the property demanding the blight be removed within 20 days.
2. If no hearing is requested within 20 days, the Planning Director may apply for an administrative warrant from the County Court.
3. The costs of the removal shall become a lien on the property.
4. The failure to remove the blight constitutes a class 2 petty offense and upon conviction shall be punished by a fine of not more than \$1000 for each separate violation.
5. Where the cause of the blight are buildings or structures, in addition to applying for an administrative warrant, the Planning Director may refer the action to the County Attorney.

Violation and Enforcement Authority

Grand County Zoning Regulations, Sections 18 and 19

Section 18.1 Highlights

- 1) Upon obtaining personal knowledge of a violation
 - May request the Sheriff to issue a summons and complaint to any violator.
 - If the violation is of Section 19.1, first give written notice to correct within TEN (10) days.
 - then request the Grand County Sheriff to issue a summons and complaint to the violator.
- 2) One copy of the summons and complaint served in the manner of a criminal summons.
 - One (1) copy shall be retained by the Sheriff, and the Board of County Commissioners or its authorized representatives, and
 - One (1) copy shall be transmitted by the Sheriff to the Clerk of the County Court.
 - Additional copies of any such summons and complaint may be delivered to the County Attorney and District Attorney offices.
- 3) It is the responsibility of the County Attorney to enforce the provisions of these regulations. BOCC may appoint the District Attorney in lieu of the County Attorney.
- 4) In addition, in case any structure or any land use violates these regulations, the County Attorney may also institute an injunction, mandamus, abatement, or other appropriate action.

2018 Enforcement Actions

- Total Warning Letters 276
- STR registration letters 225
- Total Violation Letters 161
- STR registration 148
- STR violation 3
- Camping 13
- Blight 12
- Use 12
- Outstanding/active 23
- Referred to Sheriff 35

Deputy Liberali stated that posting the property is the final process of short term rental violations.

As of October 10, there were 661 approved permits with 105 expiring at the end of the year. There are nine paid permits that are pending. Twenty-five permits have expired and the reminders have gone out. There are four in the Notice of Violation stage.

Total revenue as of October 10 was \$100,750.

Sheriff Schroetlin asked the Board to have a fair and consistent policy for enforcement.

Fraser Road and Bridge Property

Assistant County Manager Ed Moyer stated that the western 10 acres of the Fraser Road and Bridge property was initially identified as property for the Winter Park Transit facility.

Grand County was approached by Microgrid Energy to locate a proposed solar array on the south 12 acres of the property. (That would be south of the Road and Bridge Shop.) The County had two proposed uses moving forward at the same time.

Mr. Moyer found out that the 10 acres west of the shop was located within the mine land gravel permit and is part of the Benson Pit operation. Mr. Moyer stated that it is important to maintain the 10 acres and the gravel resource in that property as part of the permit.

Mr. Moyer held a meeting with Denver Water and some community partners pursuant to the Colorado River Cooperative Agreement. In the Agreement, Denver Water is look at community needs. If Denver Water is to sell properties, it would like to sell all at one time. It does not want to sell on a piece meal process.

Mr. Moyer looked at the piece of property to the east of the shop for the Town of Winter Park. That is Denver Water Board property and that process is long.

The Board discussed the location of the Microgrid Energy array on the south 12 acres of the County property.

The Town of Winter Park has looked to the County to lease property at a cost of \$1. That was to be one of the County's major contributions to the transit system.

Commissioner Cimino asked that staff continue looking at the land for other uses to the east of the Road and Bridge Shop.

The Board agreed that the Transit System has priority for use of the land.

There being no further business to come before the Board, the meeting was adjourned at 12:59 p.m. The minutes were prepared by Clerk and Recorder Sara L. Rosene. Approved this ____ day of October 2018.

Merrit Linke, Chair

Attest:

Sara L. Rosene, Clerk and Recorder