

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

October 8, 2019

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

Also Present: County Clerk and Recorder Sara L. Rosene
County Manager Kate McIntire
Assistant County Manager Ed Moyer
County Attorney Chris Leahy

Those present recited the Pledge of Allegiance.

Commissioner Linke moved to approve the Meeting Minutes of October 1, 2019, of the Board of Commissioners.

The motion passed unanimously.

General Public Comments

Kimbal Long stated that he is a resident of Silver Sage resident and he is concerned over access issues at Silver Sage. The Granby Planning Commission approved the Rodeo Minor Subdivision that is south of the Silver Sage Subdivision.

Mr. Long stated that in Tract D, there is a public right of way. Mr. Long would like to see a collaborative effort with the developer, the residents of Silver Sage, the County and the town of Granby. The residents of Silver Sage would like to see access to the new development in accordance with the Highway 40 Access Plan. It makes sense to have a full stop light at the City Market (Thompson Road) intersection.

The residents of Silver Sage would like to see very little access to the new development through Silver Sage. No construction traffic will be allowed through Silver Sage.

Commissioner Manguso spoke with the BLM Field Director about trying to get access on Thompson Road to go through the rodeo grounds. The rodeo grounds are on a BLM recreation patent.

Christian Hornbaker read the following:

Good morning my name is Christian Hornbaker and I live in the Silver Sage subdivision adjacent to the Rodeo Apartment development being proposed to the Town of Granby.

The primary reason I am here today, along with some of my neighbors, is to bring your attention to the proposed Rodeo Apartments in Granby and some of the issues that the Planning Commission was too afraid to address. Let me first start by stating that I am ultimately in favor of having more attainable workforce housing and this project, if done right, can be a huge success in combating the housing crisis that I am very much passionate about if you recall my discussion on short term rentals. From the beginning of public comments to the Town of Granby back in February, the Silver Sage homeowners have stated that we're not opposed to the project, we just want it done right so that the impact on our subdivision is mitigated accordingly. Unfortunately, last night's planning commission vote has failed to do just that.

Phase 1 of the development will have up to 106 1, 2 and 3 bedroom apartments, which will in essence have up to 218 cars accessing the 15-ish acre section. If this goes to Phase 3, we may be looking at over 600 vehicles in a 34 acre area. From day one, we have requested that an emergency access only gate, similar to what we see across the county in other private subdivisions for secondary access, be erected at the Silver Sage access point on the developer land, not the county road. Unfortunately, the developer is going to great lengths to make sure this doesn't happen and has never said why, although residents in Silver Sage pretty much know why. I invite you to sit in my car with me for 5 minutes as I try to turn left out of Silver Sage during a time of day that's not even too busy, and we have 4 lanes available there. Imagine having 30 cars wanting to leave their homes at the same time and not being able to leave for 20 minutes. Where do you think they're going to go? Through Silver Sage. The developer knows this, he's a smart man.

The roads in Silver Sage were never created, nor are they maintained enough to accommodate even the smallest increase in traffic. This summer we have had 4 homes being built that have had a horrible impact on our roads as well as the quality of life. I don't allow my children to play in our front yard until after the afternoon race of workers leaves the area in fear that they get too close to the road. There are no sidewalks in Silver Sage and we have kids, grand kids, pets and families walking and riding their bikes at prime times through the day. The speed limit is 25 mph but the average speed of those that don't live in the area is easily 45. I have no issue being the grumpy old man with knee-high socks on his lawn yelling at drivers, and that's just been a few houses that have directly impacted my home.

So what happened last night? The Granby planning commission passed the proverbial buck and said that since Silver Sage and the roads are technically Grand County, it's not their problem to address. So here we are!

One of my biggest issues that's occurred during this project is that Chris Baer was never contacted about the proposed plans until 2 weeks ago where I adamantly suggested to Mark Unicom and Granby's Town Manager that they meet with him. They were just hoping to build this project out and never speak with the county. I think there's a very good reason for that.

At this time, I would like to request that the Board of County Commissioners do two things. One is to require that the Grand County Dept of Roads, along with the developer do a Phase 1, 2 and 3 study to make sure that if the Silver Sage access road remains open, even after the construction is completed, that any additional upgrades to the roads are addressed and completed. This should be done before any construction begins or I'm afraid that it will be too late. It should also be a condition requested before Granby allows the project to proceed. I would also like to request that some type of a workshop occur with representatives of Silver Sage, Grand County, The Town of Granby, BLM and the developer to tackle the issues of future access into the rodeo development. Keeping the road open through Silver Sage will do nothing but destroy our full time, family friendly place we call home.

Mary Leon lives on Silver Sage Road stated that she is a front door witness to the traffic on the road. There are homes being building built in the Silver Sage and the traffic is heavy.

Ms. Leon would like a traffic study performed on the road.

Mr. Moyer stated that traffic studies are required for subdivisions in unincorporated Grand County. The town will have jurisdiction over the roads in the new development located in the town limits. Any traffic study will have to be required by the town.

Mr. Long stated that the town of Granby has determined that roughly five percent of the traffic will use the Silver Sage Subdivision Roads. Mr. Long stated that it appears that there will be no monitoring nor recourse if the projections are incorrect.

Mr. Moyer stated that he will engage in this process with the Road and Bridge Superintendent, Town of Granby, the developer, and the residents of Silver Sage.

The Board asked that staff to prepare a letter to be signed next week to CDOT to get access directly to Highway 40.

Finance Department

Finance Director Curtis Lange presented the Check Register and Expenditure List to be paid on October 9, 2019, for vendor payments. The list for this period was verified for the Board's approval.

Commissioner Linke moved to approve the checks presented on October 8, 2019 for payment on October 9, 2019 for the Grand County Housing Authority.

The motion passed unanimously.

Finance Director Curtis Lange presented the Warrant Register and Expenditure List to be paid on October 9, 2019, for vendor payments. The list for this period was verified for the Board's approval.

Commissioner Linke moved to approve the vouchers presented on October 8, 2019, for payment on October 9, 2019 for the Grand County Board of Social Services.

The motion passed unanimously.

Commissioner Linke moved to approve the wire payments and vouchers presented on October 8, 2019, for payment on October 9, 2019 for Grand County.

The motion passed unanimously.

Departmental Issues, Contracts, and Comments

Commissioner Manguso moved to approve and authorize the Chair to sign the Lease Agreement between Grand County and ARINC.

Commissioner Manguso withdrew the motion.

Commissioner Manguso moved to approve the Kremmling-McElroy Airfield Hangar Ground Lease between Grand County and Lei Gao for Hangar #17 and authorize the Chair to sign.

The motion passed unanimously.

Commissioner Manguso moved to authorize the Chair to sign the Bill of Sale for Airplane Hangar for Hangar P at the Granby Airport between Mark D. Bingham and Douglas Lodnell.

The motion passed unanimously.

Commissioner Manguso moved to authorize the Chair to sign the Bill of Sale for Airplane Hangar for Hangar 20 at the Granby Airport between Chris M. Ziegler and Chris M. Ziegler and Linda M. Ziegler.

The motion passed unanimously.

Commissioner Manguso moved to approve and authorize the Chair to sign the Contract Amendment #3 between Colorado Department of Public Health and Environment and Grand County regarding opioid overdose prevention in the amount of \$178,653.22.

The motion passed unanimously.

Commissioner Manguso moved to authorize the Chair to sign the Letter of Acceptance for the Emergency Management Performance Grant in the amount of \$54,500 as presented.

The motion passed unanimously.

Commissioner Linke moved to approve and authorize the Chair to sign the 2019 EMPG-LEMS Grant Activities Work Plan as presented.

The motion passed unanimously.

Commissioner Manguso moved to approve Resolution No. 2019-4-26, "A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF GRAND, STATE OF COLORADO VACATING THAT PORTION OF COUNTY ROAD 137 FROM THE WESTERLY PROPERTY LINES OF LOTS 22 AND 23, AMENDED PLAT OF GORE LAKES SUBDIVISION, EASTERLY TO THE ROAD TERMINUS IN GORE LAKES SUBDIVISION UNIT 2 GRAND COUNTY, COLORADO, AND PROVIDING THAT TITLE VESTS SUBJECT TO A PRIVATE ACCESS EASEMENT TO BENEFIT DESIGNATED PROPERTIES"

The motion passed unanimously.

Commissioner Linke moved to approve Resolution No. 2019-5-29, "A RESOLUTION APPROVING THE AMENDED FINAL PLAT, AMENDED LOTS 11A, AND 12A BLOCK 6, VAL MORITZ VILLAGE (SECOND FILING) A REPLAT OF KELLER FILING, VAL MORITZ VILLAGE (SECOND FILING) SECOND AMENDED BLOCK 6 ACCORDING TO THE PLAT RECORDED JANUARY 3, 2018 AT RECEPTION NO. 2018000059; AND LOTS 11 AND 12 BLOCK 6, ACCORDING TO THE PLAT RECORDED MAY 4, 1971 AT RECEPTION NO. 117594 PART OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 76 WEST OF THE 6TH PM, COUNTY OF GRAND, STATE OF COLORADO"

The motion passed unanimously.

Commissioner Manguso moved to approved Resolution No. 2019-10-4, “A RESOLUTION DIRECTING THE GRAND COUNTY TREASURER TO ESTABLISH AN ESCROW ACCOUNT IN THE AMOUNT OF ONE HUNDRED NINETY-ONE THOUSAND FOUR HUNDRED EIGHTY AND 00/100 DOLLARS (\$191,480.00) FOR AMENDED FINAL PLAT, 448 CONDOMINIUMS, BEING A REPLAT OF THE RIDGE AT MEADOW RIDGE RECORDED AT RECEPTION 149967, A PART OF THE SW 1/4, SECTION 20, TOWNSHIP 1 SOUTH, RANGE 76 WEST OF THE 6TH P.M., COUNTY OF GRAND, STATE OF COLORADO”

The motion passed unanimously.

Manager and Attorney Items

County Manager McIntire presented her weekly update.

The Board will hold a special meeting on December 19 at 8:00 a.m. to approve the certification of levies and revenues.

The Board will meet on Monday, December 2 instead of Tuesday, December 3.

Consent Agenda

Resolution No. 2019HA-10-1, “A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF GRAND, STATE OF COLORADO, ACTING IN THE CAPACITY AS THE GRAND COUNTY HOUSING AUTHORITY BOARD, APPROVING A LOAN FROM THE GRAND COUNTY HOUSING AUTHORITY DOWN PAYMENT ASSISTANCE PROGRAM, AND AUTHORIZING A BOARD MEMBER TO EXECUTE THE WIRE TRANSFER REQUEST”

Resolution No. 2019-10-2, “A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF GRAND, STATE OF COLORADO APPROVING AN AWARD OF CONSERVATION TRUST FUND MONIES TO THE TOWN OF FRASER SOLELY FOR CONSTRUCTION OF THE PROJECT AT LIONS PONDS”

Commissioner Linke moved to approve the Consent Agenda.

The motion passed unanimously.

Board Business and Calendars

Commissioners Manguso and Linke met with the State BLM Director.

Commissioner Manguso attended the mine tour.

Commissioner Cimino attended the meeting of the Peak Health Alliance.

Commissioner Cimino attended the CCAT call.

Commissioners Cimino and Linke attended the Club 20 caucus.

Commissioner Linke attended the Mountain Family Center Ribbon Cutting Ceremony.

- October 8 Board will attend the Town of Granby Board meeting at 6:00 p.m. to discuss the County Ballot question.
- October 10 Land owner reparation call at 1:00 p.m. – Commissioner Linke
- October 11 Legislative Committee to meet at CCI Office in Denver – Commissioner Cimino
- October 11 Grand County Wildfire Executive Committee meeting at 4:00 p.m.
- October 14 Meeting at Sharkey’s with Melly Whiting of Trout Unlimited – Commissioner Manguso and Cimino
- October 14 Meeting at Midtown Café with the Upper Colorado River Conservation Group – Commissioners Manguso and Cimino
- October 14 Board will attend the Town of Grand Lake Board meeting at 7:00 p.m. to discuss the County Ballot Questions
- October 16 Board will attend the Town of Kremmling Board meeting at 6:00 p.m. to discuss the County Ballot Questions
- October 17 Board will attend the Town of Hot Sulphur Spring Board meeting at 6:30 p.m. to discuss the County Ballot Questions

- October 17 Department Heads meeting at 8:30 a.m. at the Board room
- October 17 Builders Association Meeting at Granby Ranch at 5:30 p.m.
- October 17 Wildfire Council meeting
- December 19 Department Head meeting at 8:30 a.m.
- December 19 Board with hold a special meeting to approve the Certification of Levies and Revenues at 8:00 a.m.

There being no further business to come before the Board, the meeting was adjourned at 9:54 a.m. The minutes were prepared by Clerk and Recorder Sara L. Rosene. Approved this 15th day of October 2019.

Richard Cimino, Chair

Attest:

Sara L. Rosene, Clerk and Recorder