

MINUTES OF A REGULAR BOARD OF COMMISSIONERS MEETING GRAND COUNTY, COLORADO

James L. Newberry, Chairman – Commissioner District 1; Nancy Stuart – Commissioner District 2; Gary Bumgarner – Commissioner District 3; Lurline Underbrink Curran, County Manager; Anthony J. DiCola, County Attorney; Sara L. Rosene, County Clerk and Recorder, absent; and Candice Siefken, Chief Deputy County Clerk and Recorder

May 1, 2007

The regular Board of Commissioners meeting was called to order at 8:30 a.m.

Board Business/Correspondence/Calendar

Those present recited the Pledge of Allegiance.

Department heads present for the Board's business portion of the meeting were Brene Belew-LaDue, Deb Campbell, and Scott Penson.

Commissioner Bumgarner moved to approve the minutes of the special Board of County Commissioners meeting held on April 23, 2007.

The motion passed unanimously.

Commissioner Bumgarner moved to approve the minutes of the regular Board of County Commissioners meeting held on April 24, 2007.

The motion passed unanimously.

Commissioner Bumgarner moved to approve the minutes of the special Board of County Commissioners meeting held on April 27, 2007.

The motion passed unanimously.

Brene Belew-LaDue, Director of Public Health, introduced three new staff members to the Board.

The following is all or part of staff's Contract Review as it was provided by staff for inclusion in the minutes of the meeting held on May 1, 2007.

DEPARTMENT: Public Health Nursing Service
CONTRACT NAME: Master Contract
DATE: 05/01/07
STATUS: New 5 year contract from 2006
CONTRACT PERIOD: July 1, 2007– June 30, 2012
DISCUSSION:

- Re-sign from last year because of changes in law due to: Special Provisions were updated to reflect House Bill 1023 and 1343
- Contract to provide public health in Grand County
- Rules for Task orders unless otherwise specified
- Authorizes purchase of health & environmental services, not specific
- Grand County remains willing to provide these services
- Responsible for professional quality, technical accuracy, timely coordination of delivery and completion
- Provide the personnel, materials, equipment & facilities

FISCAL:

- None associated with this

RECOMMENDATION: Sign contract

{End of Staff's Contract Review }

Commissioner Stuart moved to approve an Intergovernmental Master Contract Waiver Number 154 between the Colorado Department of Public Health and Grand County.

The motion passed unanimously.

The following is all or part of staff's Contract Review as it was provided by staff for inclusion in the minutes of the meeting held on May 1, 2007.

DEPARTMENT: Public Health Nursing Service
CONTRACT NAME: WIC – Women, Infants, & Children
DATE: 05/01/07
STATUS: Task Order Change
CONTRACT PERIOD: 10/01/060 - 09/30/07
DISCUSSION: Increased money in previous task order specifically for WIC equipment purchase.
Original task order = \$24,871 .00
New admin money = \$ 3967.00
Total = \$28,838.00
RECOMMENDATION: Please sign the Change Order Letter (3 copies).

{End of Staff's Contract Review }

Commissioner Stuart moved to approve the WIC contract for a total amount of \$28,838.

The motion passed unanimously.

Commissioner Stuart moved to approve a supplemental spending contract in the amount of \$3,967 for Public Health. **(A copy of the document was not made available for the public meeting file.)**

The motion passed unanimously.

Kelly Weimer, Director of Juvenile Services, appeared before the Board.

Commissioner Bumgarner moved to enter into a Contract for Senate Bill 94 programs with the State of Colorado for the use and benefit of the Department of Human Services, Division of Youth Corrections, in the amount of \$95,594.

The motion passed unanimously.

Commissioner Stuart moved to waive the 45-day requirement for the renewal of a liquor license for King Mountain Ranch.

The motion passed unanimously.

Commissioner Bumgarner moved to authorize the Board to sign a letter to Tom Weydert and the Assessor's Office thanking them for donating office space for the Housing Authority.

The motion passed unanimously.

Commissioner Bumgarner moved to authorize the Board to sign a letter to the Hot Sulphur Springs Mayor and the Town Board members thanking them for waiving the fees for the new court facility.

The motion passed unanimously.

Commissioner Bumgarner moved to authorize the Board to sign a letter to Mike Miniatt thanking him for offering to pay for mag chloride.

The motion passed unanimously.

Commissioner Bumgarner moved to authorize the Chairman to sign the letter to Doreen Sumerlin, with the USFS Sulphur Ranger District, regarding the Crooked Creek allotment comments.

The motion passed unanimously.

County Manager Underbrink Curran stated that Ground Engineering is still working on the ground slide at the landfill.

Commissioner Stuart presented information with regard to PILT. She stated that she would like to send another letter to all of the Congressional delegates.

Scott Penson, Chief Building Official, stated that he should receive the crow's-nest building by next week.

Commissioner Stuart stated that a bill has been proposed for watershed protection with regard to beetle kill. She would like to put in for the East Shore and Shadow Mountain.

Commissioner Stuart presented an email from CDOT with regard to STIP amendments. She wondered if the amendments might affect the YMCA.

Chairman Newberry presented a letter of appreciation from the American Water Resources Association for a presentation County Manager Underbrink Curran gave.

Chairman Newberry presented a notice from the BLM for a timber salvage sale near the Little HO Ranch east of Granby.

Chairman Newberry presented a memo from Todd Ficken with regard to correspondence between himself and Evan Herman. **(A copy of the document was not made available for the public meeting file.)**

Commissioner Stuart reviewed the Personnel Review Committee election results. The elected officials committee members are James Newberry, Sara Rosene, and Tina Whitmer. The appointed officials committee members are Lurline Underbrink Curran, Lynn Dill, and Martin Woros. The classified employees committee members are Alan Green, Cathy Tindle, and Cyril Vidergar.

The following is all or part of Road and Bridge's weekly reports as they were provided by staff for inclusion in the minutes of the meeting held on May 1, 2007.

ROAD & BRIDGE;

District One-MOC. blade roads, sign maintenance.

District Two-Assist district four with road stabilization operations in Kremmling area.

District Three – MOC. Blade roads, gravel replacement.

District Four – Commence road stabilization operations in Kremmling area. All twelve RR cars are at Kremmling siding. Preparation work on CR10 for asphalt overlay is complete, awaiting date for paving from Pavetec, Inc.

CRUSHER;

3300 tons of material crushed at the Northern Pit to date. All building demolished and hauled off at Courthouse. This includes bricks, concrete, and asphalt loads as well as metal. Waiting for decisions on what trees to save or remove to finish clearing operations. Plan of north side Courthouse work this week, awaiting elevations from project manager. Ball field mix near completion at Kremmling Airport pit for the Kremmling fields.

LANDFILLS;

Crew has inside of new office completed awaiting heating fixtures to be installed. Started work with Ground Engineering with peizometers and inclinometers. Their drill rig broke down and will be back this week to complete jobs. Dug four exploratory holes for Ground geologists to define structure beneath ground surface. Initial discovery is water above a clay and bentonite layer that when the clay (yellow) is saturated it becomes a grease and slides on the bentonite (blue) clay. Further exploratory excavations will be ongoing this week. We are working up a proposal for the BOCC for alternative cover through a "spraying technique" similar to reseeded operations, at least through warmer seasons.

ADMINISTRATIVE;

NOTAM issued on Friday for PAPI (Precision Approach Path Indicators) lights out on runway 27 at McElroy Field in Kremmling. Airport electricians from Grand Junction have been requested and will be here Tuesday the 2nd of May.

TRAINING;

Training has been suspended temporarily for the road stabilization operations, other than “on the job” training for this operation for newly hired operators. There was some new hire truck driver training last week relating to driving hours and work periods. Six R&B personnel were treated to introduction and operation of the new 14M series motor grader at Wagner’s yard in Aurora last week. They were all impressed with the new style cab.

NATURAL RESOURCES;

See Attached.

Natural Resources Division

Weekly Update

Week of April 30- May 4, 2007

1. Finishing up the final work at the CR 491 project. Approximately 300 trees were taken down and the associated slash will be cleaned up on Monday.
2. Getting geared up for noxious weed season, starting to prep the trucks, the spray units need to be troubleshooted and remaining safety gear set up. This will take a few weeks. Get herbicide order completed
3. Get prepped for 2 seasonals; arranging orientation and paperwork. We will be starting weed work on May 15.
4. Getting noxious weed educational materials out to garden centers.
5. Received quote from Pine Martin for the Fraser Valley priority roads. We may be able to hire them for a week using the Title 3 money. Finishing the Scope of Work for attorney and BOCC review.
6. Start preparing for Middle Park Conservation District pine beetle workshop
7. Completing stock educational cards that are weed specific for homeowner use.
8. Meeting with Planning and Zoning on Friday regarding ethanol plant proposal.
9. We will begin work on BLM Scoping Project for this district, due May 9th.
10. Friday morning is follow-up meeting for Berthoud Pass Leafy Spurge project which was postponed from last week due to the snow.

{End of Staff’s Reports }

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| May 1 | Law Day meeting |
| May 2 | Rural Health Building Committee meeting at the Network offices
Rural Health meeting at 6:00 p.m. at the Granby Library
Experimental Aircraft Association meeting at 6:30 p.m. at the Granby Airport |
| May 3 | Law Day
Historic downtown Granby meeting at the Granby Town Hall at 8:00 a.m. and 6:00 p.m. |
| May 4 | Meeting with the Kremmling Memorial Hospital Board and the Rural Health Network at 1:00 p.m. at the Rural Health offices
Meeting with Clay Brown, DOLA representative, at 1:00 p.m. at the Granby Town Hall |
| May 5 | Habitat for Humanity ground breaking ceremony in Hot Sulphur Springs at 10:30 a.m.
Businesses Against Alcohol and Drug Dependence fundraiser at Caroline’s Cuisine at 6:30 p.m. |
| May 8 | Water Facilitator |
| May 9 | Grand Foundation Donor Committee meeting at 1:30 p.m.
RAC meeting
Water Facilitator |
| May 10 | Colorado River basin proposal meeting at 9:00 a.m. in Idaho Springs
Grand County Builders Association sponsored OSHA 10-hour seminar at the East Grand Fire Station beginning at 7:00 a.m.
Blue Ribbon Commission health care reform meetings in Glenwood Springs and Denver from 4:00 p.m. to 7:00 p.m.
Water Facilitator |

May 14 Meeting with the town of Grand Lake at 7:30 p.m.
Senate District 16 Commissioners breakfast meeting at 8:00 a.m. at Marion's in Idaho Springs
Meeting with Gary DeFrance at Fontenot's at 11:00 a.m.

May 15 State of the River meeting at the Granby Town Hall at 7:00 p.m.

May 16 Juvenile Services Department training in the Board's meeting room at 10:00 a.m.
Stream flow meeting

May 17 Meeting with regard to Colorado River stream flows and the Stream Management Plan at 9:30 a.m. at the Extension Hall
Meeting regarding quality of life issues at 1:00 p.m. at the Road and Bridge shop in Granby
Stream flow meeting

May 18 Save Our Trees Symposium at the Estes Park Town Hall at 10:00 a.m.
Stream flow meeting

May 19 Workshop regarding "Conservation after Beetle Kill" at Snow Mountain Ranch at 9:00 a.m.
Spur and Associates barbeque at 12:00 p.m.

May 21 Cooperating agency meeting at the BLM's Kremmling office at 9:00 a.m.

May 22 Western State Water workshop in Gunnison

May 23 EMS awards banquet at 6:00 p.m. at the YMCA
Western State Water workshop in Gunnison

May 24 Western State Water workshop in Gunnison

May 25 Western State Water workshop in Gunnison

May 30 QQ meeting at 10:00 a.m.

June 4 Water Facilitator

June 5 Water Facilitator

June 6 QQ Board meeting
Water Facilitator

June 11-13 CCI Summer Conference

June 21 Air Quality Control Commission rulemaking hearing at 8:00 a.m. at the Colorado Department of Public Health and Environment in Denver

July 9 – 10 Water Facilitator

August 2 Colorado Workforce Board meeting at 10:00 a.m. at the Routt County Courthouse

August 7 – 9 Water Facilitator

September 10 – 12 Water Facilitator

October 18 – 19 Water Facilitator

Manager and Attorney Items

County Manager Underbrink Curran stated that she received a call from the Kremmling Library. The librarian asked to use an awning or a tent for the summer reading program. The Commissioners stated that they would like more information.

Ms. Underbrink Curran stated that EMS is working with CTSI to try and reduce the workman's comp charges.

County Manager Underbrink Curran stated that CTSI will cover the blind ATV race at the Fair.

A parking spot has been designated in the parking lot for VIN inspections.

An "emergency alert" link has been added to the County's web page.

Ms. Underbrink Curran stated that she contacted the BLM to see about amending the Patent at the Flying Heels Arena for Verizon's proposal for a tower and building. It would require a large amount of work in order to allow the use. Ms. Underbrink Curran noted that there are two other potential sites in Granby Ranch. The Planning Director informed Verizon that the Flying Heels Arena is not an option.

County Manager Underbrink Curran stated that the Kremmling Sanitation District is installing recycled water lines up to the boundary of the Fairgrounds. The County budgeted funds to install the recycled water lines in the Fairgrounds. Ms. Underbrink Curran stated that she is getting bids for the work. If the bids are too high, Road and Bridge will perform the work. She added that she is working on a fencing plan that will help direct the public at events at the Fairgrounds. She will discuss the plan with the Fair working group.

The Board reviewed and made changes to a draft letter that County Attorney DiCola prepared to Evan Herman.

County Attorney DiCola asked for an executive session. He would like to give the Commissioners legal advice and would also like to discuss contract negotiations with regard to the County's acquisition of property.

Finance Director

Scott Berger, Finance Director, presented the Warrant Register and Expenditure List to be paid on May 2, 2007, for vendor payments. The list for this period was verified for the Board's approval.

Commissioner Stuart moved to approve and sign the warrants to be paid on May 2, 2007.

The motion passed unanimously.

Attorney Items

County Attorney DiCola asked for an executive session at 10:27 a.m. in order to discuss negotiations with regard to acquisition of real estate.

Commissioner Bumgarner moved to convene an executive session citing Section 24-6-402, CRS, which states that local public bodies may utilize executive sessions for considering any of the following matters (specifically): (4)(e) Determining negotiating strategies and positions and instructing negotiators.

The motion passed unanimously.

I, James L. Newberry, hereby attest that the portion of the executive session during which no minutes were taken was confirmed to a topic authorized for discussion in an executive session.

At the direction of the Board, no minutes were taken during any part of the executive session.

Commissioner Bumgarner moved to come out of executive session at 10:33 a.m.

The motion passed unanimously.

Commissioner Stuart moved to authorize the Chairman to sign two Rental Agreements between El Grande Rojo and Grand County in the amount of \$295 each for two storage units per contract.

The motion passed unanimously.

The Board reviewed a letter from Gary DeFrange with regard to the Housing Authority. The Board would like to meet with Mr. DeFrange on May 14, 2007, at 11:00 a.m. to discuss the matter.

Courthouse Bid Award

This agenda item was not heard at this time.

Pine Mesa Final Plat

The following is all or part of staff's Certificate of Recommendation as it was provided by staff for inclusion in the minutes of the meeting held on May 1, 2007.

RE: Pine Mesa, Final Plat
APPLICANT: Rich Dana, Pine Mesa Development, LLC, represented by Phil McEvoy, Railton-McEvoy Architects
LOCATION: Lots 20 and 22, Block 1, Winter Park Ranch, First Filing
NW ¼, NW 1/4, Section 21, T1S, R75W, of the 6th P.M., Grand County, Colorado

STAFF CONTACT: Amy Pemberton

REQUEST: The Applicant is requesting Final Plat approval of Pine Mesa Condominiums, a twelve building condominium development on 1.3 acres, Lots 20 and 22, Winter Park Ranch, First Filing.

The Applicant is requesting clarification of one (1) variance request to allow two parking spaces instead of the 3 parking spaces for 3 bedrooms that is currently required by the current Grand County Zoning Regulation; this request was previously approved but not requested as a variance:

- Sec. 14.4 Off-Street Parking;

DISCUSSION

This project is proposed on two parcels, Lots 20 and 22, Block 1, Winter Park Ranch, Amended First Filing, designated for multi-family construction under the Winter Park Ranch Subdivision restrictive covenants (Book 151, Page 533). According to Grand County GIS records, Lot 20 (PIN 158721204021; 1082 GCR 8) is 0.782 acres; Lot 22 (PIN 158721204020; 1056 GCR 8) is 0.694 acres, for a total of 1.292 acres. Applicant's calculation is 1.294 acres (see land use tabulations on plat). Staff believes Applicant's calculation is the accurate calculation. Given this acreage, the density is 10.7 units per acre.

The application is for twelve (12) individual units, or "cottages," to be platted as condominiums under the Grand County Subdivision Regulations. These cottages will be single family residences and will provide diversity in the development along CR 8 where most of the newly platted subdivisions are townhomes. The development will be served by public water and sewer from Winter Park West Water and Sanitation District. Dry utilities (electric, gas, cable) are located in the south right-of-way on County Road 8.

GRAND COUNTY APPROVALS

Sketch Plan: Planning Commission approval: May 10, 2006, Resolution 2006-5-2.

Board of County Commissioner's approval: June 27, 2006.

Preliminary Plat: Planning Commission approval: December 13, 2006, Resolution No. 2006-12-3

The following members were in attendance at the December 13, 2006 Board of County Commissioners meeting:

Stewart Thomson	Ingrid Karlstrom
Sally Blea	Ed Moyer
George Edwards	Sue Volk
Lisa Palmer	

The Applicant's current proposal shows the same number of parking spaces that were proposed on the Sketch Plan. Since this was the number allowed under the Regulations in effect at the Sketch Plan, they are requesting that the same number be allowed for the Preliminary Plat. The members stated that this should be acceptable.

There were suggestions on possible snow storage and specific open space to be pointed out to the engineer, possible room flexibility allowed from it.

Ingrid Karlstrom asked about signage. The applicant shared his ideas.

Ed Moyer made the motion to approve with Staff conditions and an additional condition addressing vacation and deleting Condition 1 to allow the Applicant to proceed under the parameters of the previous regulations on parking spaces per bedrooms. Lisa Palmer seconded the motion, which was approved unanimously.

Preliminary Plat: Board of County Commissioner's approval: February 13, 2007

Final Plat: Planning Commission approval: April 18, 2007

The following members were in attendance at the April 18, 2007 Planning Commission meeting:

Stewart Thomson	Sally Blea
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Ed Moyer
George Edwards

Lisa Palmer
Linda Gerrans

The Planning Commission stated that it is unnecessary for the applicant to request for a variance allowing 2 parking spaces per 3 bedroom units, instead of the 3 parking spaces. The Planning Commission stated that this request even though not referred to as a variance was approved at the preliminary plat stage, by both the Planning Commission and the Board of County Commissioners.

Ed Moyer made the motion to approve the Final Plat with 10 conditions, 3 conditions to be completed prior to the Board of County Commissioners meeting and 7 conditions to be completed prior to recording. Linda Gerrans seconded the motion, which was approved unanimously.

COMPLIANCE WITH GRAND COUNTY ROAD AND BRIDGE STANDARDS

The application is in compliance with Road and Bridge Standards.

The following variances from Road and Bridge Standards have been requested and approved:

- Sec. 4.3.4 Right-of-Way on a Low Volume Road: This road would be considered an access to the buildings on the site, similar to a parking lot in a multifamily development.
- Sec. 4.4.1 Centerline Radius of 40' instead of 75': A larger radius would not fit on the proposed combined site plans. There is not enough room in the east/west direction to fit a radius into the plan and would result in a compound curve where the road loops back to the County Road. The travel land is 20' and one way, therefore, the available turning radius is greater with the ability to cross over the centerline. With a continuous turn, the radius available from the center of the outside lane is 58'.
- Sec. 4.4.1 Tangent Length of 25' instead of 50': The tangent length is provided to allow for a straight section of road between the two curves at the south end. The tangent length provided is essentially what is remaining after fitting the curves to the best radius to serve the proposed site plan and services, such as the fire department, trash trucks and moving vans.
- Sec. 4.7.3 Horizontal Offset Access spacing 105' instead of 200': It is very difficult to obtain the required spacing given the nature of the lots along County Road 8. If the drive were pushed to one side of the lots, then it would impact the adjacent property owners. This site requires one access per lot or two total access points. The access points are placed near the center of each lot to facilitate the site plan and to provide spacing to each property line to minimize impacts to adjacent lots as the average lot frontage in this area is about 140'.
- Sec. 4.7.4 Grades of 3% for 95 ft. instead of 100': There is not enough road length to achieve a road design to meet the criteria continuing around the loop without creating unnecessary cuts into the site at the southern portion of the drive. The 3% grade transitions to 4% in a vertical curve, so the grade for the remaining 5 ft. is less than 3%.
- Table 4.3 Roadway Classification 40' Access/Utility Easement instead of 60': the road is intended to function in a similar manner as access to a multifamily development. There will be an easement for access that covers the road and areas beyond extending 9' beyond the road. A 60' right-of-way and setbacks would not leave any space for development. The new road standards impact on this lot size does not permit the allowable development in accordance with the zoning for the parcel.

The County Engineer has recommended approval of these variances. The Applicant has received approval from the Planning Commission and the Board of County Commissioners on the seven (7) variances from the Grand County Road and Bridge Standards and the Grand County Zoning Regulations:

Road & Bridge Standards

- Sec. 4.3.4 Right-of-Way on a Low Volume Road;
- Sec. 4.4.1 Centerline Radius of 40' instead of 75';
- Sec. 4.4.1 Tangent Length of 25' instead of 50';
- Sec. 4.7.3 Horizontal Offset Access spacing 105' instead of 200';
- Sec. 4.7.4 Grades of 3% for 95 ft. instead of 100';
- Table 4.3 Roadway Classification 40' Access/Utility Easement instead of 60';

Zoning Regulations

- Sec. 14.4 2 parking spaces instead of 3 parking spaces for 3 bedrooms

The applicant has provided a summary of a traffic impact study summary, dated April 9, 2007, based on a traffic impact study completed October 16, 2006. The traffic impact study was not a requirement by the County Engineer but the applicant has decided to complete a summary for their project.

STAFF RECOMMENDATION

Staff recommends approval of the Pine Mesa at Winter Park Final Plat, with confirmation of approval of one (1) additional variance for a total of seven (7) variances and with the following seven (7) conditions to be met prior to recording:

Variance Request:

Staff recommends that the Board of County Commissioners confirm approval of one (1) variance to the Grand County Zoning Regulations Section 14.4:

- 1) Board of County Commissioners should confirm approval of the variance request of two (2) parking spaces for 3 bedrooms, instead of the three (3) parking spaces for 3 bedrooms as per Section 14.4 in the Zoning Regulations.

Conditions to be met prior to recording the Final Plat:

- 1) Provide a 14” by 18” black lined Mylar with approved addresses prior to recording.
- 2) Prior to recording the Final Plat, provide electronic media in AutoCAD.dwg or AutoCAD.dxf format, which contains the physical features of this development required. The drawing shall be referenced to a world coordinate system. The Geodetic Control Data Base should be used to obtain NAD 83 State Plane coordinates unless the drawing is based on NAD 83 datum with GPS. The GCDB is 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.
- 3) Prior to recording the Final Plat Applicant shall sign a Subdivision Improvements Agreement agreeing to construct any required public improvements shown in the final plat documents together with security for 110% of the cost of said improvements in accordance with updated design and construction cost estimates.
- 4) Prior to recording the Final Plat, Applicant shall enter into a Water Quality Agreement with Grand County prior to recording and pay applicable fees (\$6,000.00).
- 5) Prior to recording the Final Plat, Applicant shall provide proof of payment of Emergency Service Impact Fees in the amount of \$5,448.00 to East Grand Fire Protection District.
- 6) Prior to recording the Final Plat, Applicant will be responsible to escrow funds in the amount of \$5,766.72 with Grand County to contribute towards future road improvements required on GCR 8.
- 7) Prior to recording the Final Plat, Applicant shall be responsible for payment of school fees in the amount of \$29,437.87 in lieu of dedication of school land prior to recording the Final Plat.

{End of Staff’s Certificate }

Amy Pemberton, Mark Pepin, and Rich Dana appeared before the Board.

Commissioner Stuart verified that the old regulations were in place when the process was started and that this project was grandfathered under the old regulations.

Commissioner Stuart moved to approve the Pine Mesa Final Plat as presented by staff.

Chairman Newberry asked Commissioner Stuart to withdraw her motion so that the variances could be handled first.

Commissioner Bumgarner moved to approve variances 1 through 6 as noted in staff’s Certificate. He added that the regulations changed in August 2006, but this project was already in the process. It will not need to comply with the new regulations with regard to parking spaces. That fact will be noted in the resolution of approval.

The motion passed unanimously.

Commissioner Stuart moved to approve the Pine Mesa Final Plat with staff's seven conditions.

The motion passed unanimously.

Planning and Zoning Matters

Commissioner Bumgarner moved to approve Resolution No. 2007-5-1, "A RESOLUTION REPLACING RESOLUTION 2007-3-35 RECORDED AT RECEPTION NO. 2007004552 APPROVING THE FOUR SPRINGS SUBDIVISION EXEMPTION, LOT 1 AMENDED FINAL PLAT AND ACCEPTING A WATER QUALITY AGREEMENT, DIRECTING THE TREASURER TO ACCEPT A CHECK FOR \$1,000.00 TO BE HELD IN ESCROW WITHOUT INTEREST AS REQUIRED BY THE TERMS OF THE WATER QUALITY/WASTEWATER AGREEMENT, AND PLACING A PLAT RESTRICTION ON LOT 1B FOR SALE LOCATED IN NW¼ SW¼ SECTION 31, T1N, RANGE 76 WEST OF THE 6TH P.M., COUNTY OF GRAND, STATE OF COLORADO."

The motion passed unanimously.

Commissioner Stuart moved to approve Resolution No. 2007-5-2, "A RESOLUTION GRANTING FINAL ACCEPTANCE FOR THE WATERSIDE WEST SUBDIVISION IMPROVEMENTS, AND RELEASING A LETTER OF CREDIT NO. 433, FOR \$49,296.00 FROM HOMESTATE BANK, P.O. BOX 329, LOVELAND, COLORADO 80539-0329 ASSOCIATED WITH THE WATERSIDE WEST SUBDIVISION, RECORDED AT RECEPTION 2000-006135."

The motion passed unanimously.

The following is all or part of Planning's weekly report as it was provided by staff for inclusion in the minutes of the meeting held on May 1, 2007.

Faith Baptist Church OE: Sent USBLM trail easement information; dedicated as part of the final plat approval (Plat Reception No. 2000-011511) in resolution. There was no plat note requiring a specific location. Resolution referenced location "*along the eastern portion of the 117 acre parcel*".

Forest Energy: BOA denied request for height variance. Applicant will consider another site, and has tabled SUP application. Jefferson County staff member called regarding the status (Forest Energy is working with site at I-70 and US Highway 40)

Fraser Lumber: Received draft screening proposal; waiting for samples. Solid fencing adjacent to Orivs; partial fence segments and landscape along highway corridors.

Fraser Recreation District: Drafted letter for County Attorney review.

Windy Gap-Granby PC: Requested response to comments in a FOIA. Stakeholder meeting planned this summer. Not date identified.

Kolhwey SUP: Met with Bruce to review SUP application process; expect submittal for June PC.

New York Times: Kirk John called to request time with BOCC, County Manager and myself to discuss article on "*role, use and value of public lands as pressure from development occurs on the interface*". Have you spoke with Kathy regarding a time? I can contact him at kjohn@nytimes.com.

Sun Creek Subdivision: Staff (Haynes, County Engineer, and I) meeting w/developer to review concerns with road cut and off-site improvements required on CR 60.

Tabernash Miller Storage: Contacted property manager regarding storage of materials; materials are being removed.

“Urban Property”: Received calls from concerned citizens regarding status of property sale.
Discussed zoning review as part of building permit application.

USFS: Meeting with Videgar, Haynes, and Adams to review draft Motor Vehicle Use Map at 1:30 pm 5/3/07
(USFS Sulphur District staff presented to BOCC 2/21/07).

Verzion: Met to discuss possible building and dish for new cell phone service at Flying Heels arena. Site is not a good location due to issues with USBLM Patent and type of zoning (Accommodations).

{End of Staff’s Report }

Manager Items

County Manager Underbrink Curran stated that the Board received a thank you letter from the Hot Sulphur Springs Little League. **(A copy of the document was not made available for the public meeting file.)** The Little League offered to thank the Board with a banner. The Board declined the offer.

Double Diamond Ridge Subdivision Exemption Amended Building Envelope for Lot 2 – Gerald Katz

The following is all or part of staff’s Certificate of Recommendation as it was provided by staff for inclusion in the minutes of the meeting held on May 1, 2007.

RE: Amended Building Envelope, Lot 2, Double Diamond Ridge Subdivision Exemption
APPLICANT: Dr. Gerald Katz M.D., represented by Rich East
LOCATION: Section 22, T1S, R75W, of the 6th P.M., Grand County, Colorado
STAFF CONTACT: Amy Pemberton
REQUEST: Applicant is requesting to amend the building envelope on Lot 2, Double Diamond Ridge Subdivision Exemption.

DISCUSSION:

Dr. Katz is applying for an amended building envelope on 719 County Road 809, Lot 2, Double Diamond Ridge Subdivision Exemption. The approximately 8.0 acre parcel has topographic features that limit the building options. Specifically, the ridgeline descends abruptly 100 ft before it levels at the approach to Ranch Creek. This sharp descent begins at an average of 100ft east of the centerline of County Road 8. Building on this slope would create architectural expense and challenges that could be avoided by amending the building envelope.

The existing building envelop does not consider the current regulations for Grand County, nor does it factor in the natural topography of the land. The Western corners of the original envelope are placed with a few feet of the road easement rather than the required 30ft setback. The Eastern line of the envelope is set such that it includes much of the slope on the northern side, and fails to include approximately 30 critical feet of flat terrain on the Southern Border.

The net result would be, if one were to build on flat terrain between the CR 809 and the ridgeline it would be difficult to fit a house with a depth of greater than 45-55ft, including decks. This considers 25ft from the center of the road to the edge of the easement, plus the 30ft setback from the easement to the front of the house. It is Dr. Katz’s intention to build a single family residence on the site that is substantial and certain to enhance the property values of the entire community. Dr. Katz is proposing the following modification to the building envelope. The Western corner is set according to current Grand County Regulations at a 30ft setback from the edge of the easement. The Eastern border is extended to just beyond the natural ridgeline, to include the additional 30ft of flat terrain excluded from the original envelope on the Southern side of the property.

The new envelope reflects an extension inward into the land, towards the creek. It does not encroach on the borders of either of Dr. Katz’s existing neighbors to the north and south and it distances Dr. Katz from the neighbors to the west. There are several acres of land to the east, so moving the envelope a few feet in that direction does not factor into a concern for the neighbors east of Ranch Creek.

STAFF RECOMMENDATION

Staff recommends that the Grand County Board of County Commissioners approve the request to amend the building envelop, Lot no. 2, Double Diamond Ridge Subdivision Exemption with the following four (4) conditions.

- 1) The amended building envelope map shall reference a Title Commitment that is less than six (6) months old and be provided.
- 2) A 14- inch by 18- inch black line Mylar with existing address, and road numbers is to be provided for 719 County Road 809 prior to recording.
- 3) The applicant must pay the 2006 taxes payable 2007 prior to recording.
- 4) An electronic copy of the amended building envelope, lot 2, Double Diamond Ridge Subdivision Exemption must be provided prior to recording.

{End of Staff’s Certificate }

Amy Pemberton, Rich East, Gerald Katz, and Jan Katz appeared before the Board.

County Manager Underbrink Curran questioned how the building envelope was established on the plat. Planning Director Campbell verified that it didn’t follow the topography.

Ms. Pemberton stated that condition number 3 could be deleted. There are three remaining conditions.

County Manager Underbrink Curran again questioned the placement of the building envelope.

Mr. Katz stated that, when he purchased his property, the proposed plat showed the road in a different location. He wondered if the plat was set up based on the proposed road rather than on what was there.

Chairman Newberry wondered if everything had been deeded as necessary for the final plat.

County Attorney DiCola verified that the adjoining landowners were given notice.

Ms. Pemberton stated that the Diamond Bar T Ranch Estates Board of Directors, Jeri Korshak, and David Fowler have all given their approval.

Mr. East stated that the roads are private. The plat shows the road in its current location. Mr. East added that Ann Hurrell’s concerns have been handled.

Commissioner Stuart moved to approve the amended building envelope for Lot 2, Double Diamond Ridge Subdivision Exemption as presented by staff with three conditions.

The motion passed unanimously.

Pinnacles at Winter Park Ranch Final Plat

County Attorney DiCola asked for an executive session in order to discuss how the agenda item will be handled.

Commissioner Bumgarner moved to convene an executive session at 11:46 a.m. citing Section 24-6-402, CRS, which states that local public bodies may utilize executive sessions for considering any of the following matters (specifically): (4)(b) Conferences with an attorney for the local public body for the purposes of receiving legal advice on specific legal questions.

Discussion: It was noted that the Chief Deputy Clerk and Recorder would be present in the Board’s offices for the executive session.

The motion passed unanimously.

I, Anthony J. DiCola, 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.

I, James L. Newberry, hereby attest that the portion of the executive session during which no minutes were taken was confirmed to a topic authorized for discussion in an executive session.

At the direction of the Board, no minutes were taken during any part of the executive session.

Commissioner Bumgarner moved to come out of executive session at 11:50 a.m.

The motion passed unanimously.

The agenda item scheduled for 11:45 a.m. was called to order at 11:51 a.m.

Mike Brown, Ross Lamberson, W. Michael Clowdus, and Georgia Noriyuki appeared before the Board.

Planning Director Campbell added two items to the record. Exhibit JJ is a memo from Tim Gagnon with regard to the open space calculations. Exhibit KK is a memo from the Planning Director with regard to a revised figure for school fees.

County Attorney DiCola gave the Board a summary of the findings. **(A copy of the document was not made available for the public meeting file.)**

Chairman Newberry asked if the County Attorney's summary is a public document and if it should be added to the record. Mr. DiCola answered that the Board's resolution will include the findings. He added that his findings don't have a conclusion, they are simply a summary of the evidence that was presented to the Board.

County Attorney DiCola stated that the Board has never seen a project like this one before. This project is not a condominium or a townhouse. Mr. DiCola stated that he believes the project could be considered an apartment or a hotel based on the County's regulations. The use could be considered residential or commercial.

Commissioner Bumgarner stated that he is concerned that no real property interests are conveyed. He verified that the purchasers have a specific length of time, but they don't have use of a specific unit. He wondered why the applicant doesn't consider the project a hotel.

Mr. Clowdus stated that there are two types of recognized timeshares in Colorado. There is a real estate timeshare and a right to use timeshare. This is a right to use timeshare. Mr. Clowdus stated that there is a similarly structured project in Granby in part of the Grand Elk development. He added that the person who reviews timeshare registrations for the Real Estate Commission informed him that most of the ones being reviewed now are right to use timeshares. Mr. Clowdus stated that right to use timeshares have advantages for the developer and the project. The fact that there are not hundreds of deeds, mortgages, and title insurance policies in a right to use timeshare is one of the biggest advantages.

Commissioner Bumgarner asked why the project isn't considered a hotel. Mr. Clowdus replied that the State statute defines a right to use timeshare as a Residential use in the Subdivision Developers Act, and the Property Tax Code states that right to use timeshares are not hotels for property tax purposes. The definition of a hotel is a business establishment that offers overnight or weekly lodgings for the general public. Only the people who purchase memberships can stay here. The general public cannot.

County Attorney DiCola stated that the statute indicates that the contractual use is either for a term of years or is a membership for life. The statute does not discuss a perpetual use like Silverleaf is proposing.

County Attorney DiCola stated that the definition of timeshare use doesn't meet the definition of what Silverleaf is selling.

Commissioner Bumgarner asked about the open space. Mr. Clowdus replied that the open space is owned by the development company subject to a permanent declaration that it will only be used as open space. A perpetual easement will grant the rights to all of the owners.

Commissioner Stuart stated that the applicant refers to the project as a resort. Resorts are not allowed in Residential areas. Resorts are only allowed in Forestry and Open. Mr. Clowdus agreed that the applicant refers to the project as a resort. He added that both timeshare uses and timeshare estates are considered Residential uses in the State's statutes.

Mr. Clowdus stated that the reason the owners don't have a direct interest in the property is due to the cost and efficiency of doing things without having to deal with numerous separate interests in the property. With regard to concern for the purchasers' protection, Mr. Clowdus stated that the applicant must file an application with the Real Estate Commission. They must submit evidence that they have received proper approval from the local government. He verified that the Board wouldn't be blessing the system they are using, only that the residential use is allowed in this area and that the use is a compatible use. Until the application is approved, they don't have the ability to sell their product in Colorado.

County Manager Underbrink Curran stated that, by not transferring the open space, parking, and roads to the owners, the applicant isn't complying with the Subdivision Regulations, and the property will remain taxable. The County has seen open space go to tax sale, and there doesn't seem to be any protection against that with this proposal.

Mr. Brown stated that he has draft deeds to the Pinnacle Resort Association for the three phases. If the County would like, they will also deed the clubhouse and the pool from Phase 1 to the Association. County Manager Underbrink Curran replied that the Association is not a tax-exempt entity. The property would remain taxable.

Mr. Clowdus stated that Phase 1 will contain the 138 units and all of the improvements in a common ownership which will all be contained in one tax assessment. Silverleaf maintains continuing relationships with its resorts. The taxes are paid from the owners' annual dues. The developer has an interest to make sure that the taxes are paid in full.

County Manager Underbrink Curran stated that she is concerned that something unforeseen could happen to Silverleaf. When property is deed to a homeowners association, the property becomes tax exempt. All of the owners have a vested interest in the property, and the County doesn't have the same sort of scenario that could occur here.

County Attorney DiCola asked who will receive the tax bill. Mr. Clowdus replied that the bill will go to one entity.

County Attorney DiCola asked who owns the buildings. Mr. Brown replied that the Pinnacle Resort Association owns the buildings.

County Attorney DiCola asked if Mr. Clowdus agrees that the buildings could be considered apartment buildings. Mr. Clowdus replied that it would be a reasonable analysis. County Attorney DiCola asked if Mr. Clowdus agrees that the project could be considered a hotel. Mr. Clowdus replied that it is not a hotel. It is an improved piece of property with multiple residential units.

Mr. Brown stated that he received a letter from Planning's staff and Assistant County Attorney Vidergar which stated the uses allowed in Residential zoning and stated that this project wouldn't be prohibited. County Attorney DiCola replied that traditional timeshares are allowed in Grand County and aren't prohibited. The only timeshares that have been approved in Grand County were condominiumized. The County has never seen a project like this one before.

County Attorney DiCola asked that the Board direct him to make the proper conclusions and to prepare a resolution for next week based on whatever decision the Board makes.

Commissioner Bumgarner asked if the applicant would be willing to form a timeshare in the manner than the County understands.

Robert Mead, CEO of Silverleaf Resorts, stated that they want to be in Grand County. A condominium layout doesn't fit into their system and isn't the best thing for their owners, but they would consider that if the Board requires them to do so.

Commissioner Bumgarner asked about the process if the proposal is denied. County Attorney DiCola replied that the Commissioners need to make a decision on the pending application before them. If the applicant submits a new application, it will go through the review process. He added that the Board has eliminated and combined various steps in the past depending on how close a second proposal was to the first. A different proposal wouldn't be barred by the Board's decision on this proposal.

Mr. Clowdus stated that they would be willing to change the perpetual interest and have a cap at 50 years.

Commissioner Bumgarner stated that he is concerned that the individual tenants don't own the property.

Commissioner Bumgarner moved to deny the Pinnacles at Winter Park Ranch Final Plat

Discussion: Commissioner Stuart stated that the proposal is a resort. Resorts aren't allowed in the Residential district.

Chairman Newberry stated that he doesn't believe the project fits into the County's regulations. He would like to go back to the Planning Commission in order to define "timeshare" and have that definition included in the County's regulations.

County Attorney DiCola asked that the Board direct the County Attorney's Office to draft a resolution incorporating the proper findings.

Commissioner Bumgarner stated that he would like to amend his motion to include the direction to the County Attorney.

Chairman Newberry restated that the County Attorney will draft a resolution which will have the findings attached that supports the decision made by the Board of County Commissioners.

The motion passed unanimously.

Grand County Personnel Regulation Proposed Changes as Recommended by the Personnel Review Committee

The Board reviewed the proposed changes.

The following is all or part of the Personnel Review Committee's memo as it was presented at the meeting held on May 1, 2007.

✖✖6.16 - Travel, Meals and Lodging and 2.01 - Definitions

Current Language:

6.16 Travel, Meals and Lodging

No out of state travel for which reimbursement is sought shall be allowed a County employee or Department Head without prior approval by the Board of County Commissioners. Should an Elected Official exceed their budget, the Board of County Commissioners will need to approve the out of state travel. Mileage reimbursement shall be set annually by the Board of County Commissioners. Employees, Department Heads and Elected Officials shall be reimbursed the reasonable costs and expenses incurred in the conduct of County business. Employees, Department Heads and Elected Officials shall always use the most economical class of transportation and avail themselves of reasonably priced lodging and meals.

Proposed Language:

6.16 Travel, Meals and Lodging

No out of state travel for which reimbursement is sought shall be allowed a County employee or Department Head without prior approval by the Board of County Commissioners. Should an Elected Official exceed their budget, the Board of County Commissioners will need to approve the out of state travel. Mileage reimbursement shall be set annually by the Board of County Commissioners. Employees, Department Heads and Elected Officials shall be reimbursed the reasonable costs and expenses incurred in the conduct of County

business. Employees, Department Heads and Elected Officials shall always use the most economical class of transportation and avail themselves of reasonably priced lodging and meals.

Hourly employees will be paid for travel time at their current rate of pay. Travel time is defined in the definition section of these regulations. Travel time does not include time for meals.

Add to Section 2.01 - Definitions (New)

Travel Time

Travel time is the time from the place of employment to the event and then from the event back to the place of employment. If travel to the event requires an employee to leave from their home rather than place of employment (due to need to leave before start of regular working time to arrive at start of event), then travel begins when employee leaves his/her home. If return from event occurs after end of work day and employee returns to his/her home, then travel ends when employee returns home.

✖✖6.20 - Advance Issuance of Paychecks

Grand County's payroll system is set up to issue 26 paychecks every year. Checks are issued every other Friday throughout the year. The majority of the months have two pay days, while two of the months have three pay days. This system was established in January, 2003 in part to alleviate the number of salary advances that were being requested and issued, as the County was previously issued paychecks only once per month.

However, the request for salary advances is becoming more frequent. Salary advances do not only cause a headache for the Payroll/Accounting Department, but they also make it hard for the employee to "catch up", as the amount of the salary advance is deducted from the employee's next paycheck.

Current Language:

6.20 Advance Issuance of Paychecks

The County will not normally issue paychecks in advance of the normal pay day. Employees may request pay advances not more than once each month. No advances will be allowed if the amount requested has not yet been earned.

Proposed Language:

6.20 Advance Issuance of Paychecks

~~The County will not normally issue paychecks in advance of the normal pay day. Employees may request pay advances not more than once each month. No advances will be allowed if the amount requested has not yet been earned.~~

The County will not normally issue paychecks in advance of the normal pay day. Employees may not request more than two advances in any one calendar year. No advance will be allowed if the amount requested has not yet been earned.

✖✖9.07a - Severance Pay - Hourly Employees

Currently, severance pay for hourly employees is determined on a case by case basis. If an employee resigns or is terminated, it is up to the department head whether or not the employee will receive any severance pay. If the department head chooses to give the severance pay to the employee, it can be given at a rate of two days per year of service for a resignation and one day per year of service for a termination. It seems that some department heads consistently grant severance pay, while others do not. It is not issued consistently across the board, and seems that it becomes a personal issue between the employee and department head. Severance pay is mandatory for elected and appointed officials.

During previous discussions, there was concern about making severance pay mandatory for hourly employees. As a compromise, it has been suggested that severance pay be at the discretion of the department head for the first few years of employment and after a designated period of time, the severance pay would become mandatory.

Current Language:

9.07a Severance Pay - Hourly Employees

The following are guidelines and should be determined on a case by case basis and cannot exceed one month's pay without the approval of the County Manager/Elected Official:

Resignations 2 days per year of service
Terminations 1 day per year of service

Proposed Language:

9.07a Severance Pay - Hourly Employees

~~The following are guidelines and should be determined on a case by case basis and cannot exceed one month's pay without the approval of the County Manager/Elected Official:~~

~~Resignations 2 days per year of service
Terminations 1 day per year of service~~

Upon departure from employment with Grand County, all hourly employees who have been employed for a minimum of five years, shall be allowed the following:

2 days per year of service for resignations
1 day per year of service for terminations

For employees who have been employed less than five years, it will be at the department head's discretion whether to issue severance pay or not. If the department head chooses to grant severance pay, it cannot exceed 2 days per year of service for resignations or 1 day per year of service for terminations.

{End of Staff's Memo}

Commissioner Stuart stated that she is concerned about pay advances and wondered what would happen if someone already had two advances and had an emergency. She would like to send that amendment back to the Committee.

Commissioner Stuart moved to approve the change to Section 6.16 – Travel, Meals and Lodging and Section 2.01 - Definitions.

The motion passed unanimously.

Commissioner Stuart moved to send Section 6.20 – Advance Issuance of Paychecks back to the Personnel Review Committee in order to allow some flexibility for extenuating circumstances at the discretion of the department head.

The motion passed unanimously.

Commissioner Stuart moved to approve Section 9.07a – Severance Pay – Hourly Employees as presented.

The motion passed unanimously.

County Manager Underbrink Curran stated that she must approve every pay advance. If there are extenuating circumstances, she would grant the pay advance even if the individual has already had two. She asked the Board to approve the changes as presented.

County Attorney DiCola suggested approving the proposal and adding the words “except in cases of extreme hardship.”

Commissioner Stuart moved to rescind her former motion with regard to pay advances.

The motion passed unanimously.

Commissioner Stuart moved to approve the proposed changes with regard to pay advances and add the language “except in case of extreme hardship.”

The motion passed unanimously.

Attorney Items

County Attorney DiCola provided the Board with a draft letter to Evan Herman, District Administrator for the 14th Judicial District.

The Board reviewed and made changes to the draft fire ordinance.

Commissioner Stuart moved to approve Resolution No. 2007-4-16, “A RESOLUTION COMMENDING DAN EDWARDS FOR HIS SERVICE TO THE CITIZENS OF GRAND COUNTY.”

The motion passed unanimously.

Stagecoach Meadows Subdivision Amended Building Envelope for Lot 40 – Gerald Nissen

The following is all or part of staff’s Certificate of Recommendation as it was provided by staff for inclusion in the minutes of the meeting held on May 1, 2007.

RE: Amended Building Envelope, Lot 40, Stagecoach Meadows
APPLICANT: Jerry Nissen, represented by Mike
LOCATION: Section 11, T1S, R76W, 6th PM, Grand County, Colorado
STAFF CONTACT: Amy Pemberton
REQUEST: Applicant is requesting to amend the building envelope on Lot 40, Stagecoach Meadows.

DISCUSSION:

The applicant is requesting an amendment to the building envelope on lot 40, Stagecoach Meadows, parcel no. #158911306004. A small triangle, of the deck on lot 40, projects outside of the building envelope. Approximately twenty-one (21) square feet of deck plus a portion of the stairway is at issue. Both the entire deck and stairway are well within the property line and setbacks.

The cost to remove the portion of the deck and stairs would be several thousand of dollars; and the change would be virtually unseen by neighbors. In addition, the home is being sold (scheduled closing on May 25th, 2007) and there is simply not enough time to modify the deck prior to closing. The buyers do not want the deck changed. The HOA and the neighbors are in approval to the request of the amended building envelope. The HOA has documented their approval in the HOA minutes from their 4/4/07 meeting. Approval for the amended building envelope has also been received from the owners of both, adjoining lots, 39 and 41.

STAFF RECOMMENDATION

Staff recommends that the Grand County Board of County Commissioners approve the request to amend the building envelop, Lot no. 40, Stagecoach Meadows with the following three (3) conditions.

1. The amended building envelope map shall reference the March 8th, 2007 title commitment (# 70313).
2. A 14- inch by 18- inch black line Mylar with existing address and road numbers is to be provided for 5171 Stagecoach prior to recording.
3. An electronic copy of the amended building envelope, lot 40, Stagecoach Meadows must be provided prior to recording.

{End of Staff’s Certificate }

Amy Pemberton and Mike Periolat appeared before the Board.

Ms. Pemberton provided the Board with a copy of the original building permit’s site plan and the improvement location certificate. **(Copies of the documents were not made available for the public meeting file.)**

Commissioner Stuart moved to approve the amended building envelope for Lot 40, Stagecoach Meadows as presented by staff with three conditions.

The motion passed unanimously.

Courthouse Bid Award

Troy Neiberger, with Big Valley Construction, appeared before the Board.

Commissioner Stuart moved to approve the Services Contract for pre-construction services for the Grand County courthouse between Big Valley Construction LLC and Grand County in the amount of \$8,900.

The motion passed unanimously.

Commissioner Stuart moved to approve the Services Contract for pre-construction services for the remodel and addition to the Grand County building between Big Valley Construction LLC and Grand County in the amount of \$10,900.

The motion passed unanimously.

There being no further business to come before the Board, the meeting was adjourned at 2:30 p.m. Minutes were taken and prepared by Candice Siefken, Chief Deputy County Clerk and Recorder. Approved this _____ day of May 2007.

James L. Newberry, Chairman

ATTEST:

Sara L. Rosene
Grand County Clerk and Recorder

[NOTE: UNLESS OTHERWISE NOTED, ALL DOCUMENTS REFERRED TO IN THESE MINUTES ARE ON FILE AND MAY BE REVIEWED IN THE CLERK AND RECORDER'S OFFICE.]