

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

August 16, 2022

Present: Commissioner Richard D. Cimino, Commissioner District 1
Commissioner Merrit S. Linke, Commissioner District 2
Commissioner Randal F. George, Commissioner District 3

Also Present: County Clerk and Recorder Sara L. Rosene
County Manager Ed Moyer
Assistant County Manager Micah Benson
County Attorney Maxine LaBarre-Krostue

Those present recited the Pledge of Allegiance.

Finance

Finance Director Curtis Lange presented the Warrant Register and Expenditure List to be paid on August 17, 2022, for vendor payments. The list for this period was verified for the Board's approval.

Commissioner George moved to approve the checks presented on August 16, 2022, for payment on August 17, 2022, for the Grand County Housing Authority.

The motion passed unanimously.

Commissioner George moved to approve the vouchers presented on August 16, 2022, for payment on August 17, 2022, for the Grand County Department of Human Services.

The motion passed unanimously.

Commissioner George moved to approve wire payment, interfund transfers and vouchers presented on August 16, 2022, for payment on August 17, 2022, for Grand County.

The motion passed unanimously.

Departmental Contracts, Comments, Issues

Commissioner Cimino moved to approve out of state travel for four drivers to travel to Moab, Utah to obtain salt for winter time salting and plowing. The drivers will be out of state during the time of August 29, 2022 to September 1, 2022.

The motion passed unanimously.

The Board confirmed that it supports the additional \$5,100 for fuel surcharge for the Road and Bridge Department.

Commissioner Linke announced the Board is sitting as the Grand County Board of Human Services.

Commissioner George moved to approve the Core Services Program Plan as presented and authorize the Chair to sign applicable documents. The amount allocated this year \$86,413.

The motion passed unanimously.

Commissioner Cimino moved to approve the Services Contract with Karen Crab for adult protection services in the amount not to exceed \$5,000 from August 16, 2022 to June 30, 2023.

The motion passed unanimously.

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

Commissioner Cimino moved to approve out-of-state travel for two EMS employees for a billing conference in Nashville, TN from September 17 to September 20, 2022.

The motion passed unanimously.

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

Commissioner Cimino moved to approve the application for exemption of the 0.5% transfer tax for Jeffrey and Rachel Linger for Unit 14, Lot 21 Coyote Creek at Winter Park as presented.

The motion passed unanimously.

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

Ms. Darland stated that in order to purchase the property for affordable housing that is being considered, the County is being asked for \$187,500 for repairs on the property.

Megan Ledin of the Grand Foundation stated that the Grand Foundation will be purchasing the property and donating to the Housing Authority. The asking price of the property is \$1.7 million. The County committed \$250,000 for the purchase of the project. The money being asked for today is for repairs in the amount of \$187,500.

Commissioner Cimino moved that the Board of County Commissioners approve an additional authorization for this project in the amount up to \$187,500 for the repairs on the facility. The County has already committed \$250,000 for the purchase.

The motion passed unanimously.

Community Development Director Kris Manguso stated that she would like to extend the short term rental contract for Christian Hornbaker as a consultant. The extension is to the end of 2022.

Commissioner Cimino moved to approve Amendment #1 to Services Contracted dated November 8, 2021 between the Board of County Commissioners and Christian Hornbaker to extend the term of the contract to December 31, 2022, and authorize the Chair to sign all applicable documents.

The motion passed unanimously.

Director Manguso presented information regarding the Greenhouse Gas emissions bill being administered by the Colorado Department of Transportation.

Public Hearing – Mountain Madness Special Use Permit Amendment

The public hearing scheduled to begin at 9:30 a.m. was called to order by Chair Linke at 9:31 a.m. County Attorney Maxine LaBarre-Krostue set the record as follows:

- A. Application dated June 27, 2022
- B. Public Notice - Middle Park Times, July 14, 2022
- C. Proof of Publication - Middle Park Times, July 14, 2022
- D. Vicinity Map as established by the Grand County GIS System
- E. List of adjacent property owners, as established by the Grand County GIS System
- F. Certified Mailings to all property owners within 500' as established by the Grand County GIS System
- G. Public Review Sheets (no names)
- H. Copy of Munro Outright Exemption plat recorded at Reception No. 2007008102
- I. Certificate of Recommendation dated August 16, 2022

Commissioner Linke stated that he is adjacent to this property. He does not have any financial interest in this proposed Special Use Permit or the property.

PROJECT NAME	Mountain Madness Inc. Special Use Permit Amendment
APPLICANT	Brian Munro, Mountain Madness Inc.
LOCATION	Munro Outright Exemption -8525 GCR 55PARCEL ID Parcel No. 144724411001
ZONING	Forestry and Open District (F)
APPLICABLE REGULATIONS	Grand County Zoning Regulations; Grand County Master Plan
ATTACHMENTS	
	A. Munro Outright Exemption Plat
	B. Vicinity and Detail Maps
	C. Public Hearing File
STAFF	Jorune Klisauskaite, Planner I
REQUEST	Amendment of Special Use Permit No. 2019-12-17 which permits heavy equipment storage and the operation of an excavation and earth-moving business.

PURPOSE OF REQUEST AND BACKGROUND

Mountain Madness Inc. is an earth-moving business located on a 19.639 acre parcel located approximately one mile west of U.S. Highway 40 on Grand County Road 55.

The original Special Use Permit for the operation was approved in 2005, however approval was extended for a year in 2006 in order for the Permittee to satisfy preliminary conditions. Such conditions included obtaining a CDOT Access Permit, a Road & Bridge driveway permit, and a Storm Water Management Permit. Following the permit was amended in 2010 to remove conditions that have been satisfied and grant additional buildings

and unlimited parking. In 2019, the permit was amended to change the name back to Mountain Madness Inc. after Clyncke Excavation, Inc. backed out of purchasing the property and business.

The existing permit, recorded at Reception No.2019010943 allows for heavy equipment storage and unlimited employee parking within the designated Building Envelope No. 2 of the Munro Outright Exemption as platted at Reception No. 2007008102.

Mountain Madness Inc., represented by Brian Munro, is now requesting approval to allow for the addition of a crusher and chipper for asphalt and concrete recycling. This request is not for a full gravel pit operation.

STAFF COMMENTS

Public Notice was published in the Thursday, June 14th edition of the Middle Park Times. Certified mail was sent to neighbors within 500 feet of the property and by first class mail to neighbors within 1,000 feet on July 20th, 2022.

In 2010, Mountain Madness Inc. was granted unlimited equipment storage and parking for employees as long as it is within the designated building envelope No. 2 of the Munro Outright Exemption. Staff recommends the addition of the following condition to clarify permitted uses:

- ✓ Allowed Vehicles: Outdoor storage of equipment and employee parking shall be unlimited as long as it is within the designated building envelope and kept orderly.

The Mountain Madness Inc. SUP Amendment in 2010 was approved for a ten (10) year permit. After requesting an amendment in 2019, Mountain Madness gained a “lifetime under current ownership” permit. Considering the Board’s discussions regarding Special Use Permit expirations, Staff understands that the expiration of the amended SUP may be changed based off the details of the request. Given that there remain no records on file of the Permittee violating the terms and conditions over the course of issued permits since 2007, Staff recommends granting the Permittee a ten (10) year permit.

STAFF RECOMMENDATION

Staff recommends approval of the Mountain Madness Inc., Special Use Permit Amendment with the following conditions:

1. All existing conditions shall remain in full force and effect as recorded on the last approved Special Use Permit by Resolution No. 2019-12-17 recorded at Reception No. 2019010943.
2. Allowed Vehicles: Outdoor storage of equipment and employee parking shall be unlimited as long as it is within the designated building envelope and kept orderly.
3. The Munro Outright Exemption Parcel ID shall be added to the Special Use Permit.
4. The Special Use Permit shall be issued for a 10 year period or until August 16, 2032.

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

Mr. Munro stated that there will be no crushing performed at night. The Board agreed to restrict the permit so that there is no crushing from 7 pm to 7 am.

Commissioner Cimino moved to approve the Mountain Madness Inc. Special Use Permit Amendment With conditions and the limitation that there will be no crushing from 7:00 p.m. to 7:00 a.m. The motion passed unanimously.

Commissioner George moved to close the public hearing. The motion passed unanimously.

Consent Agenda

Resolution No. 2022-08-06, “WAIVING SECTION 4.08 OF THE GRAND COUNTY PERSONNEL MANUAL TO REHIRE BILL CROUCH”

Resolution No. 2022-08-07, “WAIVING SECTION 4.08 OF THE GRAND COUNTY PERSONNEL MANUAL TO REHIRE JOEL COCHRAN”

Resolution No. 2022-08-08, “AUTHORIZING RECORDER IN CIVIL ACTION 2022CV32225 THE COUNTY ATTORNEY TO REPRESENT THE CLERK”

Resolution No. 2022-08-09, “AUTHORIZING THE CORONER TO APPLY FOR A GRANT TO PROVIDE FUNDING FOR INFRASTRUCTURE SUPPORT”

Commissioner Cimino moved to approve the Consent Agenda.
The motion passed unanimously.

Commissioner Cimino moved to authorize the stamping of the previous Board of Commissioners Chair signature on Ordinance 19 due to the fact that Commissioner Manguso (previous Chair) was present for the introduction of the Ordinance.
The motion passed unanimously.

Micah Benson reported that Road and Bridge will be conducting a silent auction for older equipment and vehicles.

Commissioner Cimino would like to attend a two-day meeting of CAST and the other Board members support the request.

Intern Presentation: Robert Benson, Middle Park Fairgrounds and Maintenance

Robert Benson worked at the Fairgrounds and the Maintenance Department.

Board Business

Commissioner Cimino would like the Board to consider scholarships for high school seniors.

Aug 17 Associated Governments of Northern Colorado (AGNC) Board Meeting at Garfield County Administration Building in Rifle, 9 am to 1:30 pm
Aug 18 *Denver Gazette* "Future of Colorado Water" Zoom Webinar, 8 to 9 am
Aug 18 Colorado Counties, Inc. (CCI) Mountain District Meeting at Pathfinder Park Event Center in Florence, Colo. 9 am to 2:30 pm
Aug 18 National Association of Counties (NACo) West Region Regular Conference Call 2 to 3:30 pm
Aug 18 GC BOCC Bi-Annual Update to the Town of Hot Sulphur Springs, 6 to 7:30 pm
Aug 19 Health Insurance Affordability Enterprise Board via Zoom, 8 to 10 am
Aug 20 Grand County Chipping Day at Granby Fire, 60500 U.S. Highway 40, 10 am to 3 pm
Aug 25-26 Colorado Association of Ski Towns (CAST) Conference and Luncheons in Salida, All Day
Aug 25 AGNC Economic Development Summit in the Ute Theatre, Rifle, Colo., 9 am to 4:30 pm
Aug 26 Counties & Commissioners Acting Together (CCAT) Housing Meeting & Initiative #108 via Zoom, starting at 1 pm
Aug 29 Colorado Basin Roundtable: Next Steps, via Zoom, noon to 4 pm
Every Friday High Country Conservatives Lunch Gatherings at Rockies Restaurant in Grand Lake, Noon to 1 pm

Short-term Rental Update

To: Grand County Board of County Commissioners
Fr: Christian Hornbaker, Short Term Rental Coordinator
RE: BOCC STR Update

General Statistics:

- According to Host Compliance, there have been 84 new sign ups in the last 30 days. HC is currently at 75.5% accuracy.
- May sign ups were 68, June was 50 and July was 73. August is currently at 30
- January 1st, 2021 through August 11th, saw a total of 718 1st time sign-ups in unincorporated GC
- August 11th, 2021 through August 11th, 2022 saw a total of 505 1st time sign-ups
- January 1st, 2022 through August 11th, 2022 saw a total of 189 1st time sign-ups
- June and July have been the highest months for complaints with 75% being noise, 13% trash, 10% parking and 2% other.

Workgroup discussion:

The workgroup is meeting on Monday, August 11th and will have more information for the BOCC on the following day. There has been considerable discussion on the introduction of a fee similar to a lodging tax that the visitor would pay that could be used for such issues as workforce housing or other related matters. However, that may not be feasible with the Fraser Valley Housing Authority ballot proposal. There will also be discussion of raising the current minimal pillow fee to a higher rate.

Host Compliance/Granicus discussion

After considerable time and research into Granicus, GovOS, Hamari, Vanta and Logicgate, I am suggesting Grand County move to GovOS as quickly as possible. Currently, Host Compliance's software creates more work than it should, in my estimate, about half a FTE worth. It also creates more work on the end user's side, thus creating work for the county employee.

- 95% accuracy rate guaranteed
- GovOS allows for the end user to create their own account
- Payment process is simplified on all ends and won't generate 4-5 emails for 1 permit
- Users can change the majority of their information without needing to contact the county or have it escalated higher
- GovOS is now all through Grand County with the exception of the county.
- Dedicated account manager
- Integrated 24/7 hotline option
- We will be receiving 2 free initial months to help the transition process

Issues to keep a close watch on or consider

- RV and land rental websites are gaining speed in the STR world
 - No current regulations in place to manage this
 - Impact on traditional STR related issues
 - water/sewage issues
- Dispatch software will allow for better reporting
- Zoning considerations such as Summit/Breck changes
- Interagency cooperation on STR violations to deal with weekend issues
- HB22-1137 HOA change of rules that may limit an HOA's ability to impose fees

Mr. Hornbaker stated that the Board may want to consider requiring an inspection of septic tanks on property being used for short-term rentals.

2023 Health Insurance Plan Recommendation

HUB representative Nathan Wolfe presented:

Financial Summary

Medical

- YTD average enrollment is up 1.5% to 183 employees
- Overall plan costs YTD have increased 9.6% compared to 2021
- Despite the increase, the plan is running well compared to budget and per-employee costs are still close to 2016 levels

Dental

- Overall plan costs YTD have increased 1.1% compared to 2021
- The dental program has performed well since moving to Delta Dental and continues to run under budget

Plan Recommendations

Plan Funding

- HUB performed an independent projection of Grand County's 2023 medical costs. The projection would call for a 3.6% increase to internal funding rates.
- Due to historical plan performance and adequate reserve fund position, the benefits committee recommends no change to the medical and dental funding rates.

Employee Contributions

- To continue providing a long-term sustainable program, the committee recommends implementing a ~5% increase to employee contributions and a \$5/mo charge for single coverage on the EPO plan.
- The current employee contribution structure has been in place since 2020.

Mental Health Coverage

- The committee discussed the current national mental health crisis as it is estimated that 26% of Americans 18 or older suffers from a diagnosable mental disorder in a given year.
- After researching the historical utilization, the committee is recommending that the mental health & substance abuse office visit copayments be \$0 for the first 30 visits in a calendar year for the PPO and EPO plan options.

HSA Contributions

- In view of the mental health coverage, and because HDHP's (High Deductible Health Plans) cannot have first dollar coverage, the committee is recommending increasing the county's HSA contribution for HDHP participants. The 2023 annual contributions would be:
 - \$700 for Single Coverage (from \$600 in 2022)
 - \$1,400 for Family Coverage (from \$1,200 in 2022)

Commissioner Cimino moved to accept the recommendations of the Health Insurance Committee for Plan Funding, Employee Contributions, Mental Health Coverage, and HSA Contributions and to retain EBMS for three years.

The motion passed unanimously.

There being no further business to come before the Board, the meeting was adjourned at 1:57 p.m. The minutes were prepared by Clerk and Recorder Sara L. Rosene. Approved this 6th day of September 2022.

Merrit Linke, Chair

Attest:

Sara L. Rosene, Clerk and Recorder