

August 22, 2017

At a regular meeting of the Board of County Commissioners, Washington County Colorado, held at the Courthouse in Akron, Colorado on Tuesday the 22nd day of August 2017, there were present:

Terry G. Hart, chairman	present
Leland Willeke, commissioner	present
Lea Ann Laybourn, commissioner	absent and excused
Garland Wahl, clerk of the board	present
Madeline Meacham, county attorney	present

8:00 Invocation

Pledge of Allegiance

Work Session

9:30 BOCC Assistant

10:07 Public Hearing for Planning and Zoning

RES America Development SP17-06

RES America Development SP 17-07

Present at the **Public Hearing** for the Use By Special Review for RES America Developments Inc. were: Commissioners - Terry Hart, Leland Willeke, Planning and Zoning – Annie Kuntz ; County Attorney – Madeline Meacham; Clerk of the Board – Garland Wahl; Land: Linda and Gary Blomenkamp, Reggie Wyckoff, Bill Nelson – landowners; and Margie Davisdon – Otis Telegraph.

Kuntz:

- Applications for Use by Special Review from RES America Developments Inc. are for temporary anemometer (meteorological) towers to collect wind data for up to 5 years on two different properties SW1/4-30-5S-54W – Linda G. and Gary W. Blomenkamp and SW1/4-15-5S-54 - James W. Collie (Jamaco).
- Road and Bridge posted the Use by Special Review signs for 14 days.
- Planning and Zoning approved.
- Recommend a signature block be put on the map with written specifications.

Danny Splettsfosser:

- Representative for RES America Development Inc. stated they have the land leased from the property owners.
- First project will be to get wind measurements to know how many towers would go up.
- This project is adjacent to Lincoln County.
- RES America Development Inc. uses pool leases when there are more than 3 or 4 landowners.

- Would have full information and comprehensive plan in five years from now. The wind towers will go in as soon as Excel Energy says it is OK.
- The smallest the project could be is 25 to 30 towers.
- We don't ask for property tax waivers – we pay the statutory rate.
- Our company works with Road Departments. We do work and maintain the roads while we are using them.
- We will work with the county on permit fees.
- Splettsfossler said he lives in Colorado.
- Design on these projects is for 25 years.

Bill Nelson:

- Opportunity for county tax revenue could be huge. Look at Lincoln County. This is 2 miles from Lincoln County line.
- Disruption is minimal to property owners.
- If this facility is built it could gain four to five families.
- These companies contribute money to area schools, fire departments, etc. They are community oriented.

10:29 Adjourn hearing

10:30 Planning and Zoning

LeRoy/Leonard Mekelburg and Lola Anderson EX17-11
 RES America BP17-11
 RES America BP17-12

Approve agenda and additional items to come before the Board

10:45 Approve Consent Agenda

1. Schedule of bills for the County from the General, Road & Bridge, Human Services, Health Care, TV Translator, Landfill, and Justice Center Fund payables for August 22, 2017 in the amount of \$62,486.63
2. Nursing Home bills for August 22, 2017 in the amount of \$10,481.14
3. Pioneer Haven bills for August 22, 2017 in the amount of \$812.72
4. Minutes from Prior Meetings
 - a. August 8, 2017
 - b. August 15, 2017

It was moved by Commissioner Willeke and duly seconded by Commissioner Hart to **approve the Consent Agenda** as presented. On roll call vote, all votes being yes, the motion passed. Commissioner Laybourn was absent and excused.

It was moved by Commissioner Willeke and duly seconded by Commissioner Hart to approve the **Building Permit (BP17-11)** for **RES America Development, LLC** to put at steel building on SW1/4-30-5S-54W. On roll call vote, all votes being yes, the motion passed. Commissioner Laybourn was absent and excused.

It was moved by Commissioner Willeke and duly seconded by Commissioner Hart to approve the **Building Permit (BP17-12)** for **RES America Development, LLC** to put at steel building on SW1/4-15-5S-54W. On roll call vote, all votes being yes, the motion passed. Commissioner Laybourn was absent and excused.

11:46 Recess for lunch

1:15 District Attorney – Ms Lewton
Requested a \$2700 budget increase

2:00 County Attorney
Nursing Home Contract
Administration Building Nursing Home
Justice Center Roof
IGA Schools

The County Attorney will contact the contractor that did the Justice Center Roof about honoring the warranty on the contract. Commissioner Willeke suggested they be given 10 days to 2 weeks to respond.

The County Attorney hasn't heard anything further from the Realtor about the contract for the old Nursing Home Building

The Nursing Home administration building repairs should not be the county responsibility. The county Attorney will write a letter to the contractor stating such and work to get corrected repairs paid for.

RESOLUTION 100-2017

Whereas, LeRoy A Mekelburg, Leonard L Mekelburg and Lola I Anderson, requested a **subdivision exemption approval** to divide a 177.72 acre parcel to create a 4.32 acre parcel located in the SE 1/4 of Section 2, Township 2 North, Range 49 West, and

Whereas, the newly created parcel contains a well, septic, the existing residence, grain bins and three buildings; and

Whereas, said exemption was recommended favorably by the Planning Commission as submitted with no additional stipulations and conditions.

Now Therefore be it Resolved by the Board of County Commissioners of Washington County as follows:

1. Said exemption is hereby approved as recommended by the Washington County Planning Commission.

This Resolution was presented at the meeting held on the 22nd day of August, 2017 by Commissioner Willeke who moved its adoption. The motion was seconded by Commissioner Hart and on roll call vote, all votes being yes, the resolution was adopted.

RESOLUTION 101-2017

It was moved by Commissioner Willeke and duly seconded by Commissioner Hart to adopt the following resolution; to wit

WHEREAS, an application for **Use By Special Review** for a meteorological tower was received by **RES America Developments Inc.** (Case Numbers SP17-06) upon property owned by Gary W and Linda G Blomenkamp along County Road 01 which is a parcel of land in the E/2SW1/4 of Section 30, Township 5 South, Range 54 West as heretofore approved by Washington County; and

WHEREAS, the Washington County Planning Commission recommended such use favorably in person at their regularly scheduled meeting on August 21, 2017; and

WHEREAS, the Board has considered this Use by Special Review application on this date, reviewed the recommendations of the Planning Commission and has determined to take the following action.

NOW THEREFORE BE IT RESOLVED, by the Board of County Commissioners of Washington County as follows:

FINDINGS

The Board makes the following findings:

1. The property was properly posted pursuant to County requirements advertising the hearing at least 14 days prior to the hearing date. Therefore the Planning Commission had proper jurisdiction to proceed with the application hearing.
2. The application submitted, subject to the terms, conditions and commitments of record submitted by the applicant, is compatible with the neighborhood and the health, safety and welfare of Washington County.

DECISION

3. That the Use by Special Review Permit is approved subject to the terms, conditions and commitments of record submitted by the applicant in their application, supporting materials and statements at the public hearing.
4. That the Clerk to the Board is hereby directed to advise the applicant of the action taken by the Board on this date.

The foregoing Resolution was presented at a regular meeting of the Washington County Commissioners held on the 22th day of August 2017, by Commissioner Willeke who moved its adoption. The motion was seconded by Commissioner Hart and on roll call vote, all votes being yes, the resolution was adopted.

RESOLUTION 102-2017

It was moved by Commissioner Willeke and duly seconded by Commissioner Hart to adopt the following resolution; to wit

WHEREAS, an application for **Use By Special Review** for a meteorological tower was received by **RES America Developments Inc.** (Case Numbers SP17-07) upon property owned by James W Collie DBA Jamaco along County Road 03 which is a parcel of land in the SW1/4 of Section 15, Township 5 South, Range 54 West as heretofore approved by Washington County; and

WHEREAS, the Washington County Planning Commission recommended such use favorably in person at their regularly scheduled meeting on August 21, 2017; and

WHEREAS, the Board has considered this Use by Special Review application on this date, reviewed the recommendations of the Planning Commission and has determined to take the following action.

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2:18 It was moved by Commissioner Willeke and duly seconded by Commissioner Hart to enter into Executive Session to discuss a Personnel Matter C.R.S. 24-


2:29 out Executive Session

3:00 Public comment Time

County Commissioner reports

Miscellaneous Discussion Items to come before the Board

1.



Garland Wahl, Clerk of the Board



Terry G. Hart, Chairman Board of County Commissioners