Minutes of the Board of County Commissioners Meeting, held on July 27, 2016 at 8:30 a.m. in the Commissioners Chambers, Alamosa County Services Center, 8900 Independence Way, Alamosa, CO 81101.

Members Present:  
Darius Allen, Chair  
Michael Yohn, Commissioner  
Gigi Deñis, County Administrator  
Jason Kelly, County Attorney  
Belina Ramirez, Deputy Clerk

Call the Meeting to Order

Pledge of Allegiance

Additions/Deletions to the Agenda

Approval of the Agenda

Addition of Waiver request for Onsite Wastewater and approval of two new UAV’s.

m/s Yohn/Allen motion to approve Agenda of July, 27, 2016 with additions  
Motion was approved

Approval of Minutes

m/s Yohn/Allen motion to approve Minutes of July 13, 2016  
Motion was approved.

Bills/Obligations

m/s Yohn/Allen motion to approve Bills/Obligations  
Motion was approved

Public Comment

No comment was made.

Consent Agenda

2016 Emergency Management Performance Grant

m/s Yohn/Allen motion to approve 2016 Emergency Management Performance Grant  
Motion was approved

Alamosa County Coroner

Kevin Rogers was present. There was question about transfer of jurisdiction. When a death is in our County lines or the cause of death occurred here and transferred to elsewhere it is referred back to our
County because it is caused here and the investigation is done here. In the same respect for other Counties. We are initiated to refer to the appropriate county. They are not referred for natural death causes only when investigation or an autopsy needs to be done.

Commissioner Yohn stated it was a grey area for him. He knows the obligation but was wondering how this process works. They had a Monte Vista resident that we did an autopsy for. Normally autopsies are done in Colorado Springs. Sometimes in Denver they will do the autopsy if the death occurred there to avoid having to send back here.

Kevin Rogers stated we have an obligation for file keeping as well and we assist the other coroner’s office as well to make a smooth transfer.

Commissioner Allen stated the County assists in burials is there anything we need to do different.

Kevin Rogers stated they haven’t had a lot but some who are abandoned or unwilling. Depending on if it becomes a bigger problem we would have to have some discussion. Other Counties are facing these issues as well and maybe at a higher rate than us.

Commissioner Allen asked if the coroners have an Association.

Kevin Rogers stated yes Colorado Coroners Association and the State oversees them also.

Commissioner Allen asked if there are any new legislation that is changing.

Kevin Rogers stated not at this point.

Commissioner Yohn asked if they have used DHS for funds for burials.

Kevin Rogers stated requirements are very stringent when they will participate or when they won’t. We do use them often. It is utilized outside the realm of the Coroner’s Office. Individuals have to be on Medicaid or Medicare to receive this assistance. He appreciates Road & Bridge’s assistance.

Alamosa County Treasurer

Lois Widhalm and Jurice Montoya were present.

The Quarterly Report was presented.

| Public Trustee Account | $21,454.30 | Beginning Balance |
| Foreclosure Processing | 26,514.61 |
| And Misc. Fees Collected | |
| PT Fees –Foreclosures/Releases | 3,541.00 | Total Receipts |
| 30,055.61 |
| Foreclosure Disbursement | 25,195.75 |
| Release Disbursement | 756.00 |
| Disbursement for PT/Staff | 3,000.00 | Total Disbursements |
| 28,951.75 |
| Fund Balance | 22,558.16 | Fund Balance as of 6/30/16 |
| Encumbered Expenses | 20,300.00 | Total Encumbrances |
| Actual PT Fund Balance | 2,258.16 | Actual Balance as of 6/30/16 |
| 21 Current Active Foreclosures (16) + Bankruptcies (5) |
8 New Foreclosures (April 2, May 3, June 3)
8 Completed Foreclosures (April-June, 2016)
   1 Conf Deeds; 5 Withdrawal, 2 Cure/Owner; 0 Redemption/Owner
119 Releases (April-June, 2016)

Commissioner Yohn questioned encumbered expenses.

Lois Widhalm stated this is for publications, cost of operational expenses, public trustee fee, and an estimate of what we must keep in budget.

**m/s Yohn/Allen motion to approve Public Trustee Quarterly Report**

**Motion was approved**

She gave an update on Statute changes. They relate to how foreclosures will proceed with agricultural land and how it will be exempted. They do not understand it fully at this time but they will be attending meetings being held for further information.

**Treasurer Semi-Annual Report**

It is being published in the Valley Courier on Saturday. The Balance have been satisfied.

Commissioner Yohn asked does the judicial account come into the fund report.

Lois Widhalm stated it is under the County General. It is through Brittney or if you want a separate report they can generate this but it is not shown separate on this general report.

**m/s Yohn/Allen motion to accept Treasurer’s Fund Report**

**Motion was approved**

Commissioner Allen asked about Alamosa Weed District funds which is listed if we can dissolve it.

Jason Kelly stated the money that is there is just for that area. If they dissolve this account where does the money go? You would have to disperse the money to everyone in that district. You would lose the levy and not get it back advised by the State to keep it this way.

Lois Widhalm asked if this was generated through a mill levy. We have the money secured but it is a concern with the ongoing account.

Commissioner Allen stated State law says you have to take care of your weeds so why have this district. It was explained to him that this district was formed long ago because they were not required to care for the weeds at that time.

Gigi Dennis asked if there is a way for those homeowners who pay into it if they can spray for them.

Commissioner Yohn stated the weed districts have sprayers and spray.

Commissioner Allen stated it is the Counties obligation now to spray but years ago it wasn’t this way.

Lois Widhalm stated the bottom of the Fund page is the Alamosa Weed Control with a balance of $165,918. Current tax and interest is still generating revenue.
Land Use Department

Rachel Baird and Jinger Tilden were present.

Jason Kelly questioned Jinger about Northwest Weed District.

Jinger Tilden stated in the 80’s a petition went out to members of the Northwest area to have a Mill Levy. It did get voted through but only for that area in the Northwest part of the county. Some residents didn’t want to be part of being taxed.

Commissioner Yohn stated it only makes sense if it was petitioned in the only way to dissolve it is to petition to do so.

Jason Kelly stated with other districts comes back before the County Commissioners to make decision of what is best for the County. Dissolving the District isn’t an issue but what happens to the funds is the issue.

Jinger Tilden stated the State recommended not to do away it. If we take the Mill Levy away it is difficult to get it back if they ever want to bring it back. Two people are interested in being on this Board and possibly has a third interest. They would like to continue for these funds to be used and have services provided. The Community is concerned with the money and with the lack of services done. She would recommend not to do away with Mill Levy for this District.

The Mosca project continues to move forward. Letters were sent to the Mosca residents to inform them of the next town hall meeting which will take place on Tuesday, August 9th at 6:30 PM in the Sangre de Cristo School Cafeteria. We will be discussing the final engineering timeline, what to expect during construction and discussing the rate study for the new user fees.

We met with the USDA Loan and Grant Funding. We met with Martin Reynolds, Tineel Baroz, the County Administrator, and the County Attorney on June 30, 2016 to discuss next steps to fulfill our funding requirements for the USDA Loan and grant package. We have attached a table of deliverables and responsibilities to meet USDA requirements over the next few months.

Regarding the DOLA Grant Funding, we mailed our EIAF Grant Agreement Scope of Project to the State on June 16, 2016. According to Beth Lipscomb with DOLA they are still in the process of “obtaining the required signatures for final execution”. When we receive our contract signed by the State Controller we can sign the Engineers Joint (EJCD) Contract Documents Committee with Reynolds Engineering to finalize the engineering report. Martin Reynolds will have to put out a bid for a sub-contractor for an engineering firm to do the seepage batch reactor. Water table won’t be low enough until July so they won’t be able to start work until then.

Commissioner Yohn asked if they are getting feedback from the citizens.

Jinger Tilden stated they did receive phone calls. They are concerned about taps at an additional price. She informed them they already paid from original installation. It relates to vacant lands so if those vacant properties want to get a tap they can. She explained to them this is an opportunity available now. New taps are for vacant property.

Jason Kelly asked there was discussion of homes with shared taps have you identified those homes and requested them to get another tap.
Jinger Tilden stated when we plotted it out the taps do go to the right tap.

Jason Kelly stated with change of ownership they might not know. It won’t take effect until the construction is complete.

Rachel Baird stated we will work with the people. No one will get stuck with $5000 during construction.

Commissioner Allen asked if we did get a formal agreement with Paul New with White Rock for the property.

Rachel Baird presented a flow chart. They need a formal offer and what they are considering is to waive the tap fees in trade for the property.

Commissioner Yohn asked what is transfer of easements to Alamosa what does this look for the County with buildings, vegetation, and trees.

Rachel Baird stated all we are changing is the ownership from MGID to Alamosa. We may want to do something but it is not necessary for this project.

Commissioner Yohn asked why we would want the easements.

Jason Kelly stated we would need to have the easements because the district is going to be dissolved. With an easement you can use the property still but you have to keep it open. The easement owner has the right to use the easement. This will be an issue down the line.

Commissioner Yohn stated the easement will be different than what it was.

Rachel Baird stated the lines will stay in place. The only thing we are changing will be the actual road right-a-ways. We are planning on reusing the lines what is there. They will be just working along the streets. We plotted them with GISs but never seen them so when the final engineering is done we can ask to plot the easements and catalog how many structures are impediments there.

Commissioner Yohn stated the new system isn’t going to be bothered but for some reason there was a lot of plumbing and is that responsibility to the residents.

Rachel Baird stated the project is feasible because we don’t have to replace the sewer line instead of having to go to leach fields which will go to the lift station then to the system batcher.

Commissioner Yohn stated you will see problems because of the vegetation, sheds, and buildings that are there.

Rachel Baird stated we should talk with Martin Reynolds.

Jason Kelly stated the landowners need to be aware that should there be a break and we cannot access it there is not a lot we can do.

Jinger Tilden stated the fund balance is $54,261.17. They will need to take care of the delinquent accounts before construction.

Jason Kelly asked if we need to get a contract with Weavers Best.
Jinger Tilden stated she was asked to sit on the Valley Humane League remodeling meeting. Once the new vet clinic was built the old clinic was found noncompliant. We will have to build a bathroom facility which will be 8x9 addition and repair the septic system. They are requesting to waive the fees for the building permit fee and the septic permit fee.

Commissioner Yohn stated we should waive the fees and help them.

Jinger Tilden stated it will be $275 for the septic permit fee and the building permit fee will be based on the plans from the City.

Gigi Dennis stated she attended the meeting as well. The discussion was on how to share the costs. We are looking at the bids for having this built and how much labor can be donated. They will put on concrete slab and an addition for a bathroom and a laundry.

Commissioner Yohn questioned normally the septic tank is ok but if a proper tank was put in, was it not adequate.

Jinger Tilden stated from her understanding tank it isn’t going to meeting the guidelines. The leach field is adequate.

Commissioner Allen stated at one time they said the tank was too close to the well.

Jinger Tilden stated is 90 feet from the well but the State says 100 ft. After the testing of the water if it comes back fine we will continue if there is a problem we will have to do a new system.

Rachel Baird stated she thinks it is a capacity issue for a bathroom and a laundry so it is not sufficient.

**m/s Yohn/Allen motion to waive fees for Animal Humane League**

**Motion was approved.**

Commissioner Yohn asked about the delinquent accounts if they can be added to the taxes.

Rachel Baird stated with the new bylaws for the new Alamosa County System this would allow them to put on the tax roll.

Jason Kelly stated these delinquent fees will have to be put on a mechanics lien to get it back.

Rachel Baird stated they got shortlisted for the FLAP grant.

Commissioner Allen asked what the next step is.

Rachel Baird stated we have a couple years. They know we have budgetary restraints. It is a 17% match.

**Rural Project Services**

Wanda Patterson and Andrea Guajardo were present.

A power point presentation was presented.

Andrea Guajardo stated Community Array owns the solar project and receives the renewable energy credits as well as a portion of the bill credits. It is similar to the big solar companies. The Community
Solar Garden leases the property so it is different. The landowner receives the lease payment and the County receives the taxes for the increased value of the land. The developer pays the taxes to the County.

Commissioner Yohn stated he understands how it works but he sees too many “hands in the pot”. We are going to build a new Judicial Center and are considering solar there. He believes if we invest in solar it should be in our County.

Andrea Guajardo stated with this type of solar community development it is cost prohibitive for your County. If you panel your own buildings that is the best way to go for the County for direct savings. Conejos County doesn’t have any sales tax or any revenue mechanism besides property tax and PILT it is a way to share revenue. You could also consider subscribing a portion also. You can only build up to 120% of what you consume so you could do both.

Gigi Dennis asked who pays for the engineering and interconnection costs.

Andrea Guajardo stated Community Energy does.

Gigi Dennis asked what the payback for the infrastructure in place is. How can this company make money if they are paying all the costs?

Andrea Guajardo stated at year 12 it pays back. When they select sites they try to find sites that are adjacent to substations or adjacent to three phase so the interconnection costs are minimal so there are no new infrastructure. Infrastructure costs in Antonito were $50,000 so those were spread over the life of the project which is year 12 of the array. Year 12 -20 is profit. A lot of these last 30 years.

Gigi Dennis asked why you need new applicants in line with this when Xcel will be absorbing the energy.

Andrea Guajardo stated these solar projects are part of Xcel but a component is owned by the community. The risk tolerance isn’t there it is not economically for them. They are trying to leverage the existing infrastructures. They struggle with the upfront capital.

Commissioner Allen stated we will discuss this and take this into consideration.

**Department of Human Services**

Catherine Salazar was present.

The Statement of Revenues and Expenditures were presented.

The Ongoing Workload Summary Report was presented. It showed 287 Adult Financial cases, 128 cases for Colorado Works, 2066 cases in Food Stamps/Food Assistance, and 2173 cases in Medical Assistance.

Gigi Dennis stated in Rio Grande County they require applicants to do some community work for receiving benefits. Do we do this?

Catherine Salazar stated they have Employment First program. Alamosa County had this program but the former Director Joe Carrica did away with this program. There was not enough funding for this program. It wasn’t cost effective paying for salary and vouchers. These included gas vouchers or for clothing. In the last year there was discussion of mandating Counties to come on this program. There isn’t the funding to support mandating this. A few months ago a letter came out dropping this mandate.
Rio Grande elected to do this program. She agrees it is not cost effective for us. It would be County only dollars if we would consider this program.

Commissioner Yohn asked if the community cannot hire these clients than they work within the County.

Catherine Salazar stated they would work like an intern, they would not get paid. They would work for their grant. It would be 10-12 hours a month to be eligible to get their benefits.

Commissioner Yohn stated they are just putting in very minimal hours just to cover their benefits. The only benefit would be maybe it would deter the clients if they had to work for their benefits because they could just go out and work themselves for income.

Catherine Salazar stated we could have a worksession to discuss this.

The Food Assistance Report was presented. It showed $525,545 issuance of Food Stamps. Year to date showed $3,204,700 of Food Stamp issuance.

Recovery Collection Comparison and Child Support Comparison Report were presented.

MOU Colorado DHS

m/s Yohn/Allen motion to approve the MOU Colorado DHS

Motion was approved.

Currently we have had 8 adoptions this year. They are on track to adopt another 20 for this year. We are going to exceed our adoption amounts. We have currently 78 Subsidies that we are paying. The average paid is $385 month. Usually they pay until the child is emancipated at age 18. In 2013 we had 8, in 2014 we had 16, and in 2015 we had 18. Of all of those 5 were drug exposed.

Alamosa County Sheriff

Life Saving Award Presentation

The first deputy is Robert Ward. On the evening of March 17th Deputy Robert Ward was dispatched to the Cottonwood trailer court at 7030 Wild Acres Lane for a medical emergency. The person in need suffered a massive heart attack. Medical staff advised that the person was revived three times. Deputy Ward provided CPR. Due to Deputy Wards efforts and his training as a first responder it is my opinion that Deputy Ward saved the life of this individual and should receive the Life Saving Award.

The second incident involves the group effort of 3 deputies, Deputy Claunch, Christopher Flores, and Corporal Ricardo Martinez. On April 23, 2016 Deputies were dispatched to the area behind Loaf-n-Jug on Price Avenue, in East Alamosa for an ambulance assistance. Upon arrival Deputy Claunch and Corporal Martinez located an unresponsive party and began to render first aid. Deputy Flores ran back to his patrol vehicle and retrieved his Narcan kit and gave to Deputy Claunch to administer. The use of the Narcan revived the individual who was suffering an overdose. The efforts of these three deputies saved this person’s life. I would request that they also be considered for the Life Saving Award.

Board of Equalization

SEE BOE MINUTES FOR FURTHER INFORMATION
WORKSESSION

Road & Bridge – Road 112 Discussion

Board/Staff Updates

m/s Yohn/Allen motion to asphalt County Rd 112, 5 South Hwy 17-112, and 5 South Hwy 113.5-114
Motion was approved

COA

They are requesting two Falcon Unmanned Aircrafts for COA’s. They are similar to other platforms we already have approved. They would like approval of these.

m/s Yohn/Allen motion to approve the COA’s for the Falcon and the Falcon Hover
Motion was approved.

Adjourn

There being no further business, the Regular Meeting of the Board of Alamosa County Commissioners was adjourned.

ATTEST:

Belina Ramirez, Deputy Clerk

Darius Allen, Chairman

Michael Yohn, County Commissioner
Minutes of the Board of Equalization for Timothy D Johnson on July 27, 2016 at 1:34 p.m. in the Commissioners Chambers, Alamosa County Services Center, 8900 Independence Way, Alamosa, CO 81101.

Members Present:  
Darius Allen, Chair  
Michael Yohn, Commissioner  
Gigi Dennis, County Administrator  
Jason Kelly, County Attorney  
Belina Ramirez, Deputy Clerk  

Introduction:

Under the authority of CRS 39-8-101, as amended, Darius Allen and Michael Yohn comprise the Alamosa Board of Equalization (CBOE) and shall hear those Petitioners who have protested their property valuations as determined by the Alamosa County Assessor’s Office, and shall make findings on those valuations.

The CBOE must complete the County Board of Equalization process by August 5, 2014. A written decision will be mailed to you within five (5) business days from the date the decision on your petition is rendered. If you disagree with the decision, you make seek relief through the State Board of Assessment Appeals, the District Court, or through Arbitration.

This hearing is being recorded. A time limit of thirty (30) minutes has been established for each petition. However, complex appeals may require additional time. The order of the hearing will begin with the Assessor or her designee identifying themselves and the subject property. The Assessor will provide a statement as to how the assessed value was determined, and what type of method or documentation was used to justify such valuation.

The Petitioner will then be given the opportunity to respond and present his/her evidence. Please remember that all statements given will be part of the record. When speaking, please identify yourself and speak in distinctive voice.

Both the Petitioner and the Assessor have the right to present their case by oral and documentary evidence, to submit rebuttal evidence, and to conduct such cross-contamination as may be required. Decisions by the CBOE shall be based on the testimony produced and exhibits introduced at the hearing.

Sandra Hostetter via telephone, Barbara Flegel, Adam Lauer and Raymond White Buffalo III were present from Assessor’s Office.

Petitioner Timothy Johnson was present.

Adam Lauer spoke. This is on parcel #5413-102-02-006 which is 713 Second St, Alamosa. The home is a single family ranch style home built in 1907. We did consider the Cost Approach and the Income Approach but they are statutory required to use the Sales Comparison Approach on residential homes. (Article 3 Section 20) The value in question is based on the 2015 Reappraisal cycle. For this cycle we are required to use sales between 1/1/2013 and 6/30/2014. The sales price per square foot was found to be $86 per sq. ft. That base rate is affected by factors such as quality of construction, condition of
home, size, and architectural style. For the 2014 reappraisal before the protest period 713 Second St was valued at $153,432. Subsequently in May in Mr. Johnson protested the value so we went out and did a physical inspection. Mr. Johnson purchased the property on 2/11/2016 at a foreclosure sale. We did the physical inspection on May 25 2016. We found the home was occupied. There was some interior and exterior deterioration such as the roofing, exterior paint, older windows, and some exterior features were in neglect. Pictures were provided. You can see some foundation repair. We took all of this into consideration. After the sales comparison analysis we appraised it to be $120,035. We took four comparable sales between dates. We take those comparables and make adjustments to make them more like the subject. For example Mr. Johnson’s property does not have a garage where a couple of the comparables did have garage. To make those comparables more like the subject property they take the garage away. We come up with an adjusted value. This gives us the best representation of appraised value. The average is $121,749.

In the protest Mr. Johnson submitted some comparables. Those are not comparable. One is a four plex and the other is a triplex so they are not comparable. Also he has appraised value and we look at sales not appraised. On 210 State it is a ranch home and it was sold but he didn’t use this because it was a distressed sale. At that time they were closing the business. Also it was in poor condition when purchased and somewhat larger than this property.

Tim Johnson stated he understands they do sales value during that period. He doesn’t have access to that as he is not a sales agent. He purchased the property in January at $90,000 at that time. When he received the Assessed price of $152,000 he knew that was too high. He pulled what he thought were three comparables. On 123 State St which was said to be a 4 plex looks cheaper, do you lower cost on 4 plex.

Adam Lauer stated they are valued different. It also depends on the square footage.

Tim Johnson stated square feet should be valued the same and used for residence and not a business. The 202 San Juan is a tri-plex but looking at it as a residential property. He figured it out to be $38.38 sq. ft. The 3rd was 210 which is a single family residence. The condition is better than my house and it came at $58 sq. ft. He averaged the three of them. He understands they don’t place much being as a foreclosure property and consider it a distressed sale. He feels like it was a fair market value for it. He is considering this as reasonable sale for this home.

Commissioner Allen stated we don’t do these often last one was done in 5 years. Did you purchase this home in a distressed sale?

Tim Johnson stated it was purchased in an auction.

Adam Lauer stated we don’t use distressed sales. We only only use qualified at arm’s length sale.

Tim Johnson stated he did not know who he purchased it from so it is considered an arm’s length sale.

Sandra Hostetter stated per their manuals they are not considered arm’s length sale.

Commissioner Yohn asked if 210 State can be used. Was it in a distressed sale?

Adam Lauer stated it was purchased in an auction considered to be a distressed sale. They had to do repairs as a permit was pulled. It wasn’t at market value sale and the sq. ft. is larger.
List of Exhibits

1. Notice of determination
2. Correspondence letter to Appraiser with attachments of comparable
3. Appraisal report by Assessor’s Office

If you are not satisfied with the BOE decision you may appeal through Board of Assessment Appeals, District Court, or Arbitration.

Tim Johnson stated the best thing to do is use 210 State St sale he says would be acceptable to him. A standard roof costs $10,000-$15,000. He would be acceptable with this.

Adam Lauer stated we don’t want to just look at just one value but multiple values to get a comparable price.

Sandra Hostetter stated Adam’s report provided 4 comparable prices of giving a better picture of marketable value. They have multiple values that indicate that their value is correct.

Commissioner Allen stated you will get answer by August 5th.

There being no further business, the Board of Equalization for Timothy Johnson was adjourned.

ATTEST:

Belina Ramirez, Deputy Clerk  Darius Allen, Chairman

Michael Yohn, County Commissioner
Minutes of the Board of Equalization for Safeway on July 27, 2016 at 1:34 p.m. in the Commissioners Chambers, Alamosa County Services Center, 8900 Independence Way, Alamosa, CO 81101.

Members Present:  Darius Allen, Chair  
                 Michael Yohn, Commissioner  
                 Gigi Dennis, County Administrator  
                 Jason Kelly, County Attorney  
                 Belina Ramirez, Deputy Clerk

Introduction:

Under the authority of CRS 39-8-101, as amended, Darius Allen and Michael Yohn comprise the Alamosa Board of Equalization (CBOE) and shall hear those Petitioners who have protested their property valuations as determined by the Alamosa County Assessor’s Office, and shall make findings on those valuations.

The CBOE must complete the County Board of Equalization process by August 5, 2014. A written decision will be mailed to you within five (5) business days from the date the decision on your petition is rendered. If you disagree with the decision, you may seek relief through the State Board of Assessment Appeals, the District Court, or through Arbitration.

This hearing is being recorded. A time limit of thirty (30) minutes has been established for each petition. However, complex appeals may require additional time. The order of the hearing will begin with the Assessor or her designee identifying themselves and the subject property. The Assessor will provide a statement as to how the assessed value was determined, and what type of method or documentation was used to justify such valuation.

The Petitioner will then be given the opportunity to respond and present his/her evidence. Please remember that all statements given will be part of the record. When speaking, please identify yourself and speak in distinctive voice.

Both the Petitioner and the Assessor have the right to present their case by oral and documentary evidence, to submit rebuttal evidence, and to conduct such cross-contamination as may be required. Decisions by the CBOE shall be based on the testimony produced and exhibits introduced at the hearing.

Sandra Hostetter via telephone, Barbara Flegal, Adam Lauer and Raymond White Buffalo III were present from Assessor’s Office.

No one from Safeway was present.

Safeway

Barbara Flegal spoke. Safeway want them to adjust value to $164,630. Currently we have valued at $768,224. They didn’t present any evidence on how they came to this value. In April received their documents and when they applied depreciation we arrive at the value of $776,224. Safeway had $840,591. We don’t see any justification in lowering it. Our actual value is less than what they
submitted. The Assessor’s value is $72,367 lower than the actual value provided by Safeway and $20,983 lower than the assessed value by Safeway.

Sandra Hostetter stated Safeway does a blanket protest across the State. They didn’t give them any indicators on why they should reduce. The table the Assessor’s Office uses is issued by the State.

Commissioner Yohn asked so they don’t know how Safeway came to $164,630.

Barbara Flegal stated they have no idea on how they arrived at this amount. They just listed this amount on the protest.

Commissioner Yohn asked how the fueling station is accounted for.

Barbara Flegal stated they listed $33,680 for tanks that is included in records and depreciation has been applied to this. The pumps may be broke down but they don’t know if this was included in the price given. No breakdown descriptions were given. She believes our value is correct based on what was given to them.

List of Exhibits

1. Notice of Determination
2. Appoint of the Agent to represent Safeway
3. Supermarket News Article dated 1/15/16
4. Supermarket News Article dated 12/1/15
5. Single Tenant Grocery dated 2/15/12
6. Supermarket News Article dated 12/31/15
7. Supermarket News Article dated 11/25/15
8. Retail Leader Article which is 4 pages
9. Supermarket News Article dated 12/1/15
10. Supermarket News Article dated 1/4/16
11. Supermarket News Article dated 12/16/15
12. CBOE Appraiser Report

There being no further business, the Board of Equalization for Safeway was adjourned.

ATTEST:

Belina Ramirez, Deputy Clerk

Darius Allen, Chairman

Michael Yohn, County Commissioner
Minutes of the Board of Equalization held on July 27, 2016 at 1:34 p.m. in the Commissioners Chambers, Alamosa County Services Center, 8900 Independence Way, Alamosa, CO 81101.

Members Present: Darius Allen, Chair
                              Michael Yohn, Commissioner
                              Gigi Dennis, County Administrator
                              Jason Kelly, County Attorney
                              Belina Ramirez, Deputy Clerk

Decisions by the CBOE shall be based on the testimony produced and exhibits introduced at the hearing.

Appeal for Timothy D Johnson

PLEASE SEE TIMOTHY D JOHNSON BOE HEARING MINUTES FOR FURTHER INFORMATION

Commissioner Yohn stated we have a distressed sale because he purchased this at an auction which indicates it is a distressed sale.

Commissioner Allen stated he understands we cannot use a distressed sale or auctions it has to be a certified regular sale. It has to be comparable to homes similar to in the same neighborhood.

m/s Yohn/Allen motion for Appeal for Timothy D Johnson at 713 Second St to accept the Assessors Appraisal at $120,035
                             Motion was approved

Appeal for Safeway #1681

PLEASE SEE SAFEWAY BOE HEARING MINUTES FOR FURTHER INFORMATION

Commissioner Yohn stated as a business they do a blanket protest to see if there is any benefit from it. He understands as a business if they can get anything adjusted. The Assessor’s Office did a good job presenting it and valuing it.

Commissioner Allen agreed and they had nothing to back up the request.

A decision will be mailed before August 5, 2016. If they disagree with the BOE decision they can appeal to Board of Assessment Appeals, District Court, or Arbitration. The Taxpayers Rights for Further Appeal will be enclosed with the BOE Decision letter.

m/s Yohn/Allen motion for Appeal for Safeway #1681 to Accept Assessor’s Value
                             Motion was approved

There being no further business, the Board of Equalization was adjourned.
ATTEST:

Belina Ramirez, Deputy Clerk

Darius Allen, Chairman

Michael Yohn, County Commissioner