Minutes of the Board of County Commissioners Meeting, held on April 23, 2014 at 8:30 a.m. in the Commissioners Chambers, Alamosa County Services Center, 8900 Independence Way, Alamosa, CO 81101.

Members Present: Mike Yohn, Chair
Marianne Dunne, Vice-Chair
Darius Allen, Commissioner
Jason Kelly, County Attorney
Peter Kampfer, County Administrator
Carol Osborn, Assistant Administrator
Belina Ramirez, Office Manager

Call the Meeting to Order

Pledge of Allegiance

Additions/Deletions to the Agenda

Approval of the Agenda

Addition of ESS Contract for Rental Equipment to Clerk & Recorders Report, March Clerk & Recorders Report, under Consent Agenda Colorado Department of Public Safety Division of Fire Prevention & Control, Annual Operating Plan, Dennis Hoth CDBG Grant via phone conference, and Lease Purchase with SLV Federal for Sheriff Vehicles

M/S Allen/Dunne motion to approve the agenda of April 23, 2014 with additions. Motion was passed unanimously.

Consent agenda Items:

Approval of General Business/Minutes

*The Following Minutes were presented:
   Regular Minutes-April 9, 2014*

M/S Dunne/Allen motion to approve the Minutes of April 9, 2014. Motion was passed unanimously.

Approval of Bills/Obligations

M/S Allen/Dunne motion to approve the Bills/Obligations Motion was passed unanimously.
Public Comment
Cheryl O'Doud spoke. When the Marijuana comes before them May 21st please take consideration of what County Planning has done as regulations because it would help tremendously.

Approval of Consent Agenda
Business Lease Century Property Management & Sales LLC for State Probation Office
Colorado Access Health Benefit Solutions Ancillary Provider Agreement
Updating Colorado Access Contract Ancillary Provider Agreement
MOU-Rio Grande Cutthroat
Lease Purchase for Sheriff's Vehicles
Colorado Department of Public Safety
Division of Fire Prevention & Control Intergovernmental Agreement
2014 Annual Operating Plan

Remove 2014 Operating plan and MOU Rio Grande Cutthroat Trout to discuss further.

M/S Allen/Dunne motion to approve Consent Agenda without Operating plan and MOU Rio

Motion was approved unanimously.

2014 Annual Operating Plan

Mr. Kelly stated we do this every year in May. In the Preamble it states the annual operating plan is prepared pursuant to the Colorado Statewide Cooperative Wildland Fire Management and Stafford Act Response Agreement for the State of Colorado signed and dated June 1, 2011 and as amended in 2013. The purpose of this Annual Fire Operating Plan is to set forth the standard operating procedures and responsibilities to implement cooperative wildfire protection on all lands within Alamosa County.

m/s Dunne/Allen motion to approve 2014 Annual Operating Plan for Wildfires

Motion was passed unanimously.

MOU-Rio Grande Cutthroat

Commissioner Allen stated it is possible that the RGCT be listed as endangered species. We are trying to prevent this being listed. The counties have created an MOU with other counties with the species being throughout Hinsdale to Rio Grande and down to New Mexico. They are also in contact with New Mexico. They want to save and increase the numbers of species. It would affect everything from fishing, trails, agriculture and to tourist trade. They need to make it known to US Fish & Wildlife in Colorado that we are taking this serious.

Commissioner Dunne thanked Commissioner Allen for his work in this. She also stated this is really important. The Southwestern Willowcatcher and other birds are also under their watch.
Commissioner Yohn stated this shows the counties are aware of these problems in their neighbors and do a lot to preserve everything they can. Then the federal comes in and mandates them to do things. It may close campgrounds. It needs to stay local.

**m/s Allen/Dunne motion to approve the MOU Rio Grande Cutthroat**

**Motion was passed unanimously.**

**Public Hearings**

*Land Use Development Code-Text Amendments*

Ken Vanlwarden and Rachel Doyle were present.

Commissioner Dunne asked for description of what Storage Pods are. Mr. Vanlwarden stated they are shipping containers that come over from Japan, China, or Korea. A lot of those are recycled. There is a company in Del Norte that has these and they have a place here in Alamosa to sell them. They are detracting from other structures. They are not level and do not look good. The farmers store their chemicals in them and other things. They are not opposed to them but would like them to paint them to look good. They are allowed in rural areas but not less than 5 acres and allow only two on a parcel. Right now they have one in rural area but permits are required for them but impossible to enforce them.

Commissioner Dunne asked if they will be fined. Right now it is encouragement they are also thinking of reducing the permit charge. Commissioner Dunne asked if they are grandfathered in for the ones that already have three instead of two. Yes stated Mr. Vanlwarden. Right now they have an individual selling them that are painted blue and earth tone colors. Right now they have a person that wants to change these into housing which is done in other places. They will need to get building plans to make sure they are complying building codes.

Commissioner Allen stated twenty years ago this wasn’t an issue. You have to change Amendments just like the Colorado Revised Statutes they change theirs yearly.

Commissioner Yohn stated the Hooper Pool has two that they rent out. They are seeing a lot more of these. How did you come up with 5 acres he asked? This was the recommendation by the Planning Commission stated Mr. Vanlwarden. They are open to change. Ms. Doyle stated mostly farmers use them. Most smaller lots are in town and they are more used in the rural area. They didn’t want them in East Alamosa in the area of urbanization. Commissioner Yohn stated most lots in 5 mile radius are less than that.

**List of Exhibits**

1. Text Amendment Checklist
2. Proposed Amendments to the Code
3. Notice of Public Hearing before the Alamosa County Planning Commission
4. Notice of Public Hearing before the Board of Alamosa County Commissioners
m/s Allen/Dunne motion to approve Land Use Development Code Text Amendments
Motion was passed unanimously.

BEFORE THE BOARD OF COUNTY COMMISSIONERS OF ALAMOSA COUNTY

RESOLUTION NO: 2014 G - 5

RE: A RESOLUTION ADOPTING TEXT AMENDMENTS TO THE ALAMOSA LAND
USE DEVELOPMENT CODE FOR THE COUNTY OF ALAMOSA, COLORADO.

Commissioner Allen moved for the adoption of the following Resolution.
Commissioner Dunne seconded the motion.

WHEREAS, §29-20-101 of the Colorado Revised Statutes, provides that each
local government is provided broad authority to plan for and regulate the use of land
within their jurisdiction; and

WHEREAS, §30-11-101(2) of the Colorado Revised Statutes, provides that
Counties have the authority to adopt and enforce ordinances and resolutions regarding,
health, safety, and welfare issues as proscribed by law; and

WHEREAS, §30-11-107 of the Colorado Revised Statutes, provides various
powers to the Alamosa County Board of County Commissioners; and

WHEREAS, §30-28-113 of the Colorado Revised Statutes, provides authority to
Alamosa County Board of County Commissioners to regulate the use of certain
structures within the unincorporated area within said county; and

WHEREAS, pursuant to Section 7.3 of the Alamosa County Land Use Code, the
County may make text amendment changes to the Alamosa County Land Use Code;
and

WHEREAS, a public hearing was held before the Planning Commission on
February 12, 2014, after proper notice, and the Planning Commission recommended
certain changes to the Alamosa County Land Development Code; and

WHEREAS, a public hearing was held before the Board of County
Commissioners on April 23, 2014, after proper notice; and

WHEREAS, testimony in support of the text amendment changes was presented;
and

WHEREAS, there was no opposition to adoption; and
WHEREAS, the Board of County Commissioners has considered the recommendation of the Alamosa Planning Commission, and finds that such recommendations are in the best interest of Alamosa County;

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. That Alamosa County Land Use Development Code shall be changed according to the recommendations by the Planning Commission as indicated in the attached Exhibit A; and

2. That said changes are consistent with the remainder of the Alamosa Land Use Development Code; advances the public health, safety, or general welfare; and is consistent with the policies of the county and the specific intent of this Land Use Development Code.

Passed by roll call vote: three (3) in favor, none against.

SIGNED this 23rd day of April, 2014, n.p.f.

BOARD OF COUNTY COMMISSIONERS OF ALAMOSA COUNTY

(SEAL)

By Michael Yohn, Chairman

ATTEST:

Melanie Woodward, Clerk of the Board

Special Events Permit-Liquor License Jack Rabbit Motocross

Commissioner Dunne stated it is wonderful and getting the Railroad involved was a good idea. Keep up the good work. Mr. Catalano stated they are the only event that is mixed up like this.

Commissioner Yohn stated it is a nice event and has brought in a lot of people. He asked if the liquor license is for one day. Yes it for the Saturday’s event stated Mr. Catalano. Commissioner Yohn asked if they have practice Friday. They have practice on Saturday but on another property because the MA doesn’t allow alcohol on the amateur events. This is just a beer license asked Commissioner Yohn. Yes stated Mr. Catalano.

m/s Dunne/Allen motion to Special Events Permit for Jack Rabbit Motocross
Motion was approved unanimously.
Liquor License Ownership Transfer - Inn of the Rio Grande

Commissioner Dunne welcomed Bruce Rahmani. Is your new management team here now? Not here yet stated Mr. Rahmani. The local chef here is getting things ready and in a couple of weeks they will hire 35 people for the restaurant. The hotel will be next in hiring more people. She concurs with those that spoke that they were concerned with the building because it is an important part of our community. He will do his best to turn this building around.

Commissioner Allen stated with over 40 businesses that he has he appreciates the time he takes to come here today. This shows his great character. They looked over his Background over the years and the violations are very minimal. He appreciates him taking action to those quickly. They do have a lot of public functions there and he has attended birthday parties to meetings there.

Commissioner Yohn stated this has a lot of history there and everyone utilizes it. The little ladies play Bridge there. Are they the only hotel that has a liquor license? Ms. Woodward stated it is the only one in the County. He appreciates his time he took to come here today. He would appreciate utilizing all the local employees here that he can.

List of Exhibits
1. Application
2. FBI & CBI Background Check
3. Individual History
4. Proof of Publication
5. Letter from SouthWest Bank

Commissioner Yohn asked the difference between a transfer and new application. The new application has to prove the need and the desire of the neighborhood. You have to circulate a petition and everyone in the neighborhood sign it. It is a lot more involved compared to a transfer of ownership. As long as the current license is valid then you can transfer; if not valid they have to start over.

m/s Allen/Dunne motion to approve the Transfer of Ownership
Motion was approved unanimously.

SLV Development Resources Group
CDBG 2014 Grant Application

Sarah Stoeber and Michael Wisdom were present.

They are applying for 1.6 million dollars to refurbish their loans funds. A table of loans originated for Alamosa County was presented. They are up to 99 loans. The total of loans funded for Alamosa County is $4,849,268. The leveraged funds over the course of the revolving loan fund are $18,624,122. Full time jobs created is 435.95. Micro Enterprise jobs are 33.5 and a loan loss of $467,145.
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<td>Total jobs created</td>
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<td>Total number of loans</td>
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<td>Average loan amount per job</td>
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<td>Collateral held for sale</td>
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<table>
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<th>Alamosa</th>
<th>Total revolving loans funded</th>
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<tr>
<td></td>
<td>Total jobs created</td>
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<td></td>
<td>Average loan amount per job</td>
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<td>Portfolio loan loss</td>
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Because this is inter-jurisdictional grant they are not asking for any funding just a signature. They will participate with each county in the San Luis Valley. Your signature allows them to create and originate commercial loans for both expansion projects and start up businesses here in Alamosa County.

Commissioner Dunne stated this is an important program for the Valley. The number of loans has gone down over the last few years. It is a low interest loan they collaborate with the banks. If the bank only will lend $80,000 and someone needs $100,000 they can help fill in the gap. It is wonderful they are in same building as Small Business. They are trying to grow their loan portfolio. Last year they applied for $750,000 and this year they are asking for $1.6. A large portion is for the Mushroom Farm. They have applications in process so their hope is to loan out the entire $1.6 million in a short term. The grant allows them to go back and request more funding for loan originations. They have more requests this first year than other years stated Mr. Wisdom. There were 7 -8 people yesterday that came in and inquired about the program. A brochure that outlines loans they offer was presented.

Commissioner Allen asked if Rio Grande is their sponsor. Yes ever since the program came about they have been sponsor.

Commissioner Yohn asked about DRG to give a report on the Colorado Malting Company.
They applied for a loan for $40,000. They borrowed $150,000 from Southwest bank and they filled the gap. They needed two additional tanks to malt the barley. Advanced Manufacturing Technology helped them award this grant to outline their production, implement a forward focus business plan, quality production plan with marketing piece to increase efficiency and forecast future plan because they are growing at an incredible growth rate. They have another application for another grant also.

Commissioner Yohn asked about the Mushroom Farm when they have loans so large does this affect the amounts for other businesses.

Mr. Wisdom stated if 2 million dollars are available and someone comes in asking for half then yes. They can ask the Economic Council for additional funding to grow their loan fund. It is the Valley’s turn to take advantage of these funds. They have enough requests. The type of job and value to the community with wages and benefits they make a decision.

_Enterprise Zone Credits_

A report was presented. Last year they looked at $12 million in application for ITC credits. They were able to approve $7 million of those so $208,000 stayed in the pocket of local businesses.

Commissioner Dunne is concerned with the Mushroom Farm. She hoped when they talked with the borrower because they defaulted on other loans. She is also concerned with the salaries that they are just as according to minimal wage. It is a portion of their policies and procedures that they meet the Colorado minimum wage which they verify on an ongoing process. The company documents payments. Mr. Wisdom stated they are well above average of minimum wage. They are fixing safety issues and cleanliness. So the amount of invest leaves them closer to where they started.

Commissioner Dunne stated the community of Alamosa helped those families when it closed. She wants to make sure this doesn’t happen again. It will bring 300 jobs back into the economy. She wishes them total success.

_m/s Dunne/Allen motion to support the CDBG 2014 grant application_

_Motion was approved unanimously._

_Alamosa County Clerk & Recorder_

_County Clerk & Recorder's Report for February and March_

_Proposal-Scan Mechanical Books & Import Images and Indexes into Recording & icounty.org_

_ESS Contract for Rental Election Equipment_

Melanie Woodward was present. They had their Southern Conference in March. They had 70 people each day. The Department of Revenue was here Tuesday and Wednesday. On Thursday they had the Department of Revenue. They are starting something new in their office called Print on Demand. If you want specialty plates they don’t process them but the State will. Specialty plates such as farm truck plates and others such as Pioneer Plates. This means they won’t have that much inventory. They process the records there in her office but the State will
send them out in mail in 3-5 days. The customer will be issued a temporary plate until the plate gets to them. If there is a wrong address the plate will go to the Clerk & Recorder’s Office and it will be up to them to forward and find the correct address.

Commissioner Dunne noticed how few marriage licenses there are. It would be interesting to see a graph comparing to twenty years ago. She knows it is the culture of today. Young people are missing something by not getting married.

m/s Allen/Dunne motion to accept Clerk & Recorders Report for February and March Motion was approved unanimously.

She is working on an RFP so we don’t need to talk about the proposal because she is putting a hold on this.

Commissioner Allen stated that was a wise move to put that out and keep people honest. Also you will be able to compare.

Commissioner Dunne stated the RFP process is important

ESS Contract
Rental Equipment for Primary and General Election
It is cheaper to rent the equipment. The state is working on a unified voting system so every county will be on the same system. She has done this rental for the past three years. It is cost effective. This includes programming for disabled voting. Commissioner Dunne stated she doesn’t have to worry about storage. Commissioner Allen asked if she has old equipment. That was purchased on a grant and the funds would go back to the grant. She has been waiting to see if they go with Hart because she has that equipment. That equipment is probably too old where they have newer equipment. They probably hold us to that for only for so long stated Commissioner Allen. He thinks after 7 years it belongs to us but he will look into it.

m/s Allen/Dunne motion to approve the ESS Contract Motion was approved unanimously.

Alamosa County Treasurer

Lois Widhalm was present.
Public Trustee Quarterly Report for Period Jan-March 2014

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<td>Release Disbursement</td>
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Disbursement for PT 4,000.00
112,472.95 Total Disbursements
Fund Balance 27,636.73 Fund Balance as of 3/31/14
Encumbered Expenses 24,000.00 Total Encumbrances
Actual PT Fund Balance 3,636.73 Actual Balance as of 3/31/14

25 Current Active Foreclosures (19) + Bankruptcies (6)
8 New Foreclosures (Jan-2, Feb-1, Mar-5)
9 Completed Foreclosures (Jan-Mar, 2014)
9 Conf Deeds; 5 withdrawal; 0 Redemption/Lienor; 0 Redemption/Owner
135 Releases (Jan-Mar, 2014)

m/s Dunne/Allen motion to approve Public Trustee Quarterly Report for Jan-March 2014
Motion was approved unanimously.

A few months ago she discussed a delinquent issue regarding the Pentecostal Church. The
Pentecostal Church was instructed that the interest was due as a result of a redemption after an
exception was granted by the Division of Taxation in Denver. This is payable to the County in
the amount of $1300. She finally has a payment agreement that Pastor Carl Sutter signed April
8th. He has made one payment of $25 which is the payment schedule a month.

She has worked with the entities in the County all but one agreed to the ACH agreement that
allows them to disburse monies electronically. This is the mill levy funds for these entities.

Commissioner Dunne stated that is very efficient.

Full taxes are due April 30th. They have had a lot of success with e-notices. Once they have full
collection in June they will see where they are at.

Alamosa County Department of Human Services

Joe Carrica was present.

He gave a brief update on LEAP Program. They had 35 pending applications with 1247 total
applications.

He requested additional funds for TANF which will be put in allocation starting July 1st. They
are usually in the 155-160 cases. They also have “kid only” where maybe a grandparent is
taking care of the individual.

Ongoing Caseload Reports were provided. Medical Assistance because of Affordable Care Act
has increased their Medicaid Cases. Food Stamps showed increased around 100 cases.

Statement of Expenditures was presented.
Investigation Report, Recovery Collection Comparison, and Child Support Collection Comparison were presented. The Child Support Monthly Case Count was also presented. It showed 1163 cases for 2014.

Next few months he will be updating their MOU’s and Core Contracts. Another item has been added for the Affordable Care Act Funds. They signed an agreement with Compcore to do drug testing for their clients. They have one with Signal but they always cap that so this is their backup.

Medicaid Dollars Spent Report was presented. It showed the total for March was $2,798,608.

**Healthy Living Park**

Renae Mackey and Bill Brinton were present. A brochure was presented. They are supporters and fundraisers for this project. The fundraising is for the purchase of the property. They have until June to come up with the funds. Two goals he would like to highlight. They will maintain this as a working farm. They want to maintain access to walking trails. They will have a joint worksession on May 7th at 5:30 pm at the City Council Chambers.

**Alamosa County Administrator**

Tiger IV Grant Application request

He provided a rough draft of the Tiger IV Grant Application. The final day to submit is April 28, 2014. He is submitting this asking for planning grants and infrastructure.

Commissioner Dunne thanked Mr. Kampfer for all his work. She suggested maybe he could include Mosca Fire Department because they use that route. Also Sangre de Cristo Heritage National should be included as one of the partnerships.

Commissioner Allen asked where the numbers come from. Historical numbers related to CDOT and input from Road & Bridge Department stated Mr. Kampfer. Do the letters of support have to go with the application asked Commissioner Allen? Mr. Kampfer stated not necessarily he can make a statement that they have support. We should get letter from Great Sand Dunes, from CDOT, Nature Conservancy, and the Hospital. If we don’t need it right away we could compile it. If we could get copies to Ken Salazar, Senator Bennett’s Office, Congressman Tipton’s Office and Senator Udall’s Office.

Commissioner Dunne asked if we could state the year the road was built.

Commissioner Yohn asked about the timeline.

It is due April 28th, they have 90 days for review, funding will be available late winter, and would have to expend all funds by 2015. He can ask for an extension. He is planning to do another grant in 2015.
Commissioner Yohn stated he wanted to make sure you receive enough money to complete the project.

Brittney DeHerrera stated all in-kind probably means they will have to find a financing measure to support this. We cannot do a lease purchase because it is a road. Commissioner Dunne asked if DRG can help with funds. No that is for private enterprise.

Dennis Hoth

Dennis Hoth Via conference call. He presented this to the SLV CCA meeting. They are in the process of purchasing seven projects in SLV which the counties are Alamosa, Saguache, and Conejos. The Projects total 150 units. Conejos has Gomez and Hacienda Manor, Saguache has Cielo Vista, Sangre de Cristo, and Valle Vista, and Alamosa has Mt. Blanca and Totten Manor. These projects are in the USDA Rural Development Program. They are designated for low income people. The occupancy has been very high and accepted. This is an acquisition rehab program. They apply for low income tax credit. It has two credits one is 9% and the other is 4% credit. They are looking into the 4% which is non-competitive. The 9% would allow them to do this without CDBG funds but it is very competitive. They are requesting the application to go through Alamosa. It was asked if any costs could be passed to them. They have a letter from Division of Housing requesting the funds. They would have to make a separate application for each county so they thought it would be easier this way and Alamosa is more familiar with this. This would allow them to make one application. They make a preliminary assessment called a Capital Needs Assessment which was done a year and half ago. This gives them a baseline what needs to be done and determine rehab costs. They will be literally be a new apartment building with new electrical, plumbing, parking, fixtures, and landscaping. They will be doing application.
Commissioner Allen asked for the pros and cons why they should do this.

Every county needs to have the ability to provide housing for those who cannot afford it. To allow these projects to go into despair it isn’t good for the county or for those working there.

Commissioner Allen asked our CFO what liability for us this implies. Ms. Deherrera stated we have done this before but it is a responsibility. We are held to the black and white when it comes to the documents. They need to make sure whoever they are sponsoring are doing what the guidelines are done. CDBG funds are federally funded so this would result in a single audit which would incur additional costs. Total revenues take in come through our County Financial Statements which increases our revenue which our insurance looks at so this would incur additional costs. The administrative responsibility and time that is taken into this. Some grants let you take administrative costs from it, do you know if this is in your grant.

Mr. Hoth stated he understands this but he doesn’t know but he will look into this.

Commissioner Dunne stated she sees this as an opportunity to improve the quality of living for the people. She would favor this as long as the company reimburses for costs and it is written into the contract.
Commissioner Yohn stated he has mixed feelings on this because the amount of responsibility for administration and BOCC. Trying to monitor progress in other counties would be very difficult. Even though it would be more work for them to do separate grants it would be better for him.

The call had interference so the Commissioners decided to hang up with Mr. Hoth, discuss further, and call him back after.

Commissioner Allen we have done this before but the process he is concerned is the liability. It does increase costs for audit and liability insurance so we need to make sure it covers these costs.

Ms. Osborn stated they are the ones that do the majority of the work and it depends on the person who they are working with. When Rachel was here from Division of Housing it ran smoothly. It is not extra work as long as they are doing what they are supposed to. They can separate it out for each county as it goes. The responsibility is really on the contract person. If they don’t do what they are supposed to do with the money then we pay for it with audit stated Ms. Deherrera.

Ms. Osborn stated she got a call from Jessica Martin with Rural Development so she is in contact with him. She gets the impression he is not doing this solely alone. He is involved with Rural Development and has done this before. Once we know we have the grant she keeps contact with them.

Commissioner Dunne feels they are a valid business and is not going to drop the ball.

Ms. Osborn stated we do this for Tu Casa for the Children’s Advocacy Center and it is for the entire valley.

Mr. Kelly stated the Children’s Advocacy Center is here in Alamosa so Commissioner Yohn is saying it would be hard to monitor in other counties.

Ms. Deherrera stated it would be easier for each county to be responsible for their buildings.

Commissioner Yohn stated the concern is for labor and the liability.

They do get Admin fees stated Ms. Osborn they don’t have to do this for free.

Ms. Deherrera stated some grants do and some don’t. Usually the fee is 25%.

Commissioner Dunne stated they could charge 25% whether the grant pays or them. This is a good investment and they want to do it right. The risk is very low. We just need to clarify the admin fees and the liability costs.

m/s Allen/Dunne motion to support grant with attachment to cover any costs administering grant expenses and any other costs incurred

    Motion was approved unanimously.
The Commissioners phoned Mr. Hoth. He doesn’t have a problem with the motion. They are going to do this grant in May.

Commissioner Yohn asked how they do rehab. They renovate vacancies then move families to newly renovated homes and continue on. They try to use as many local contractors as they can. They have a contractor from Phoenix but uses as many locals as possible. If it is a specialty that they cannot find they will use the one from Phoenix.

**Alamosa County Annex Construction Tour**

**Board/Staff Updates**

**Public Health Director**

*m/s Dunne/Allen motion to hire Della Vieira as Public Health Director beginning June 2nd
Motion was approved unanimously.*

**Adjourn**

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

**ATTEST:**

Belina Ramirez, Office Manager

Carol Osborn, Assistant Administrator

Marianne Dunne, Vice-Chair

Darius Allen, County Commissioner
Minutes of the Public Hearing for Liquor License Ownership Transfer Inn of the Rio Grande was held on April 23, 2014 at 8:30 a.m. in the Commissioners Chambers, Alamosa County Services Center, 8900 Independence Way, Alamosa, CO 81101.

Members Present:

Mike Yohn, Chair
Marianne Dunne, Vice-Chair
Darius Allen, Commissioner
Peter Kampfer, County Administrator
Jason Kelly, County Attorney
Carol Osborn, Assistant Administrator
Belina Ramirez, Office Manager

Melanie Woodward and applicant Bruce Rahmani were present.

She has a request for transfer of ownership from the court appointed receivership who was running the Inn of the Rio Grande until this new owner had taken over. The new owner is requesting transfer of ownership to Inn of the Rio Grande Bruce Rahmani.

Commissioner Yohn asked if any calls or anything for or against this request. No and this was posted at the Inn of Rio Grande and in the newspaper.

Commissioner Yohn asked for any public comments.

Bruce Rahmani new owner spoke. He is requested transfer. He has been in the hotel business for over 30 years. He has 15 other liquor licenses in his name. He takes over properties similar to this one which they call a full service hotel because it has restaurant, bar, and banquet facilities. He brings these up to standards as for remodeling hotel and restaurant. He will make this a big success with banquet facilities. They have made lots of involvement as far as franchise agreement it will be changed to Travel Lodge then back to Ramada again. They have to meet franchise requirements. They have a signed agreement with Country Kitchen Company for the end of May. They will be open 7 days a week; their hours will be from 6am-10pm for Breakfast, Lunch, and Dinner. He understands the liquor laws very well and they train their staff very well. They strongly oppose serving minors. They are a Denver based hotel. They train the staff properly with all the liquor law rules.

Jenni Jack with 1st Southwest Bank spoke. A letter was provided. On Friday April 4th First Southwest Bank sold the Inn of the Rio Grande to Alamosa Lodging, Colorado Hospitality Service Inc, and Bruce Rahmani. In their research of Bruce Rahmani they found he was the owner of 43 hotels, couple of restaurants, and a number of other businesses. He has excellent personal credit and we obtained references from other banks that have sold distressed hotel properties to Rahmani and provided the financing for him. They received no negative information in their extensive research. He operates his business by setting up LLC’s for each of his properties, for tax reasons. He goes into the distressed properties and has his own management team that either takes over management until competent local management can be hired, or they train existing personnel to insure proper management of the entity. He is doing the same thing with the Inn of the Rio Grande.
The Inn of the Rio Grande is the only full service in the Alamosa area. It serves numerous organizations by providing conference facilities, food, alcohol, and lodging for numerous valley events, conferences, banquets, etc. The only other facility in Alamosa that is large enough to provide similar services is Adams State University and they only have a limited liquor license. It is First Southwest Bank and her feelings that it is imperative for the City of Alamosa and surrounding Alamosa County to keep this business in operation due to the uniqueness of the property and the number of entities it services. Due to the types of organizations and events that utilize this facility, it would be detrimental to the success of this business if there were no liquor license issued. First Southwest Bank would highly recommend the approval of the requested Personal level she would recommend because she is involved in local organizations that utilize this venue.

Greg Goodwin spoke in favor. It is vital to the community that we have a facility like this that allows for functions. Functions such as weddings, fundraising functions, and nonprofit functions such as Tu Casa and Rocky Mountain Elk Foundation. It has enough space for everything. You need a liquor license for these functions. The Commissioners should be in favor of approving this.

Ron Brink spoke. As a person that attends large functions in the community and several of them have talked about what happens if this facility wouldn’t be open. Having a liquor license enhances what this facility could do. He congratulated Bruce Rahmani for coming in and taking it over.

**There being no further business, the Public Hearing for Liquor License Ownership Transfer Inn of the Rio Grande was adjourned.**

**ATTEST:**

Belina Ramirez, Office Manager  
Carol Osborn, Assistant Administrator  
Mike Yohn, Chair  
Marianne Dunne, Vice-Chairman  
Darius Allen, County Commissioner
Minutes of the Public Hearing for Special Events Permit Jack Rabbit Motocross was held on April 23, 2014 at 8:30 a.m. in the Commissioners Chambers, Alamosa County Services Center, 8900 Independence Way, Alamosa, CO 81101.

Members Present:  
Mike Yohn, Chair  
Marianne Dunne, Vice-Chair  
Darius Allen, Commissioner  
Peter Kampfer, County Administrator  
Jason Kelly, County Attorney  
Carol Osborn, Assistant Administrator  
Belina Ramirez, Office Manager

Melanie Woodward and applicant Dwight Catalano were present.

Ms. Woodward stated she has a request for a Special Events Permit for Jack Rabbit Motocross. Mr. Catalano hosts this event every year. It is scheduled July 12th from 1-10pm. He has everything in order.

Mr. Catalano stated the event went very well last year. People rode the train and visited the Brewery. This year they are getting more people. He sits on the State Board Racing and he is the Promoter Board Chairman. We are the only event that is growing. They had 300 racers on Sunday’s event. The State Championship in Denver had only 264 so our event is becoming Regional. He has become nationally. He has an up and coming band from Fort Collins coming in. He would appreciate their help getting this on the ground.

Commissioner Yohn asked if anyone has any comments for or against this application.

There being no further business, the Public Hearing for Special Use Permit Jack Rabbit Motocross was adjourned.

ATTEST:

Belina Ramirez, Office Manager  
Carol Osborn, Assistant Administrator  
Mike Yohn, Chair  
Marianne Dunne, Vice-Chairman  
Darius Allen, County Commissioner
Minutes of the Public Hearing for Land Use Development Code Text Amendments was held on April 23, 2014 at 8:30 a.m. in the Commissioners Chambers, Alamosa County Services Center, 8900 Independence Way, Alamosa, CO 81101.

Members Present:

Mike Yohn, Chair
Marianne Dunne, Vice-Chair
Darius Allen, Commissioner
Peter Kampfer, County Administrator
Jason Kelly, County Attorney
Carol Osborn, Assistant Administrator
Belina Ramirez, Office Manager

Rachel Doyle and Ken Vanlwarden were present.

Text Amendment 11: Storage Pods and Tractor Trailers in Accessory Uses and Structures in Section 3.6.2 and Section 3.7.2.B

Tractor Trailers and pods are prohibited as storage buildings or structures except as permitted on an active construction site or as otherwise specifically allowed on Rural Zoned Districts.

Storage Pods

Storage pods for off-site storage of household or other goods located in any road yard are permitted for a maximum of seven consecutive days, and any side or rear yard for a maximum of 30 consecutive days. Storage pods are permitted as permanent structures on Rural Zoned parcels.

Planning Commission Recommendation:

5. Tractor trailers and pods are prohibited as storage buildings or structures except as permitted on an active construction site or as otherwise specifically allowed on Rural Zoned districts provided they meet the requirements as set forth in Section 3.7.2.B.
   B. Storage pods and Tractor Trailers
   Storage pods and tractor trailers for off-site storage of household or other goods located in any road yard are permitted for a maximum of seven consecutive days and any side or rear yard for a maximum of 30 consecutive days.
   1. Storage pods and tractor trailers are permitted as storage structures in rural zoned districts provided that they comply with the standards of this section.
      a. Meets all minimum setbacks
      b. Shall not be placed on Rural Zoned lots less than 5 acres in size
      c. Shall not exceed 2 units per parcel
      d. Must be painted earth-tones to fit with natural landscape

Text Amendment 12: Minor Subdivision approval criteria in Section 8.6.9.D.

D. Minor Subdivision approval criteria

3. The parcel proposed to be subdivided is a tract that has not been subdivided in at least 15 years. At least since 1996
Reason for Change: The source of the 1996 criteria was Alamosa County Resolution No. 96-S-14 regarding Subdivision Regulations and was in regard to the 1975 Land Use Code. It does not apply to the current LUDC.

Text Amendment 13: Period of Validity for Special Use Permits in Section 8.8.12:
8.8.12 Period of Validity
A. An approved special use permit shall expire 12 months from the date of approval unless the proposed development is pursued as set forth below:
   1. A complete building permit application has been submitted and remains valid;
   2. Where more than one building is to be built, the applicant may submit a series of building permit applications. The first application shall be submitted within 12 months from the date approval was granted. Each subsequent application shall be submitted within 180 days from the date of issuance of a certificate of occupancy for the previous building or
   3. If no building permit is required, a certificate of occupancy has been issued.
B. Once the appropriate permit has been issued, the special use permit shall remain in force unless the use, construction, or activity ceases for a period of 12 consecutive months. In such instance the special use permit shall become void. If a special use is determined by the administrator to be void, such determination shall be transmitted in writing to the applicant.
   4. If no building permit or certificate of occupancy is required, alternative documentation, as specified by the terms of their special use permit, shall be deemed acceptable.

Reason for Change: There are certain Special Use Permits that will never require a building permit or a certificate of occupancy; we need to be allowed to accept other documentation.

Staff Recommendation: The Land Use Staff recommends that the Alamosa County Board of County Commissioners approve the proposed amendments to the Land Use and Development Code as presented.

Commissioner Yohn asked if any correspondence was received for or against these changes. None stated Ms. Doyle.

Commissioner Yohn asked if anyone wants to speak for or against these Text Amendments.

No comments were made.

BEFORE THE BOARD OF COUNTY COMMISSIONERS OF ALAMOSA COUNTY

RESOLUTION NO: 2014 G - 5

RE: A RESOLUTION ADOPTING TEXT AMENDMENTS TO THE ALAMOSA LAND USE DEVELOPMENT CODE FOR THE COUNTY OF ALAMOSA, COLORADO.

Commissioner Allen moved for the adoption of the following Resolution. Commissioner Dunne seconded the motion.
WHEREAS, §29-20-101 of the Colorado Revised Statutes, provides that each local government is provided broad authority to plan for and regulate the use of land within their jurisdiction; and

WHEREAS, §30-11-101(2) of the Colorado Revised Statutes, provides that Counties have the authority to adopt and enforce ordinances and resolutions regarding, health, safety, and welfare issues as proscribed by law; and

WHEREAS, §30-11-107 of the Colorado Revised Statutes, provides various powers to the Alamosa County Board of County Commissioners; and

WHEREAS, §30-28-113 of the Colorado Revised Statutes, provides authority to Alamosa County Board of County Commissioners to regulate the use of certain structures within the unincorporated area within said county; and

WHEREAS, pursuant to Section 7.3 of the Alamosa County Land Use Code, the County may make text amendment changes to the Alamosa County Land Use Code; and

WHEREAS, a public hearing was held before the Planning Commission on February 12, 2014, after proper notice, and the Planning Commission recommended certain changes to the Alamosa County Land Development Code; and

WHEREAS, a public hearing was held before the Board of County Commissioners on April 23, 2014, after proper notice; and

WHEREAS, testimony in support of the text amendment changes was presented; and

WHEREAS, there was no opposition to adoption; and

WHEREAS, the Board of County Commissioners has considered the recommendation of the Alamosa Planning Commission, and finds that such recommendations are in the best interest of Alamosa County;

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. That Alamosa County Land Use Development Code shall be changed according to the recommendations by the Planning Commission as indicated in the attached Exhibit A; and

2. That said changes are consistent with the remainder of the Alamosa Land Use Development Code; advances the public health, safety, or general welfare; and is consistent with the policies of the county and the specific intent of this Land Use Development Code.
Passed by roll call vote: three (3) in favor, none against.

SIGNED this 23rd day of April, 2014, n.p.t.

BOARD OF COUNTY COMMISSIONERS OF ALAMOSA COUNTY

(S E A L)

By

Michael Yohn, Chairman

ATTEST:

Melanie Woodward, Clerk of the Board

There being no further business, the Public Hearing for Land Use Development Code Text Amendments was adjourned.

ATTEST:

Belina Ramirez, Office Manager

Carol Osborn, Assistant Administrator

Mike Yohn, Chair

Marianne Dunne, Vice-Chairman

Darius Allen, County Commissioner