

**ARCHULETA COUNTY PROCEEDINGS
BOARD OF COUNTY COMMISSIONERS**

The Board of County Commissioners held a Regular Meeting on July 19, 2016 noting County Commissioners Michael Whiting, Clifford Lucero and Steve Wadley, County Administrator Bentley Henderson, County Attorney Todd Starr and June Madrid County Clerk & Recorder present.

Chairman Whiting called the meeting to order at 1:30 p.m.

The meeting began with the Pledge of Allegiance and a moment of silence.

Disclosures and/or Conflicts of Interest

There were none.

Approval or Adjustments to Agenda

Commissioner Wadley moved to approve the agenda as presented. Commissioner Lucero seconded the motion. The motion carried unanimously.

Public Comments

Chairman Whiting stated that he was opening the floor to public comments for those wanting to comment on items not on this agenda. Comments were asked to be held to 3 minutes for each person who desired to speak. No response from the Board would be given.

Acknowledgements

A. Archuleta County Fair Royalty

Chairman Whiting introduced the Fair Royalty. Queen was Lea Leggitt, Princess was Samy Owen and Jr. Princess was Taylor Elliott. Queen Lea invited the Board and the entire County to join them at the Fair. They will be celebrating the fact that the County Fair is over 100 years old and the Wolf Creek Ski Area is 100 years old. There will be 5 ranches acknowledged that have been in our County for over 100 years.

Reports

A. Treasurer's Semiannual Report

County Treasurer Diller presented her semiannual report. She gave a report for the end of June, 2016. Cash balance was over \$24 million which was a \$3 million increase over last year. The Board stated their appreciation in the way she had been investing and taking care of the County's money.

Chairman Whiting recessed the Regular Meeting to convene a Board of Equalization to hear a Report at 1:44 p.m.

Board of Equalization

A. Assessor's Report to the CBOE Regarding Taxable Property and Appeals for 2016

County Assessor Woodruff presented a report to the Board sitting as the County Board of Equalization regarding the total assessed value of all taxable property and submitted a list of all real

and personal property protests along with the status/outcome of each protest. She also submitted a list of all owners that failed to return a Personal Property Declaration. Personal Property is going down due to oil & gas going down, approximately down \$17 million. Commissioner Lucero asked what the total loss would be. Assessor Woodruff said overall it was \$205,000 for 2017 revenue. That's not all the County's loss though; all entities receiving revenue will lose so it's shared proportionately.

Chairman Whiting closed the Board of Equalization and convened the Local Licensing Authority for a hearing at 1:54 p.m.

Local Licensing Authority

Chairman Whiting swore in Tonya McCann the Executive Assistant for testimony.

A. Renewal of the Retail Marijuana Store License for Delany & Associates, LLC dba Good Earth Meds

Executive Assistant McCann submitted the renewal of the Retail Marijuana Store License for Delany & Associates, LLC dba Good Earth Meds, located at 600 Cloman Blvd., Units 1 & 2. There are no changes from last year. The application was complete and the proper fees had been paid. The Sheriff's Office had completed the background checks, Building, Planning, Emergency Operations, Pagosa Fire Protection District and the San Juan Basin Health Department had inspected the premises with no objections.

Chairman Whiting opened the floor for public comments.

Comments "Against the Renewal"

There were none.

Comments "In Favor of the Renewal"

There were none.

Chairman Whiting closed public comments.

Commissioner Lucero moved to approve the renewal of the Retail Marijuana Store License for Delany & Associates, LLC dba Good Earth Meds as presented. Commissioner Wadley seconded the motion and it carried unanimously.

B. Renewal of the Retail Marijuana Cultivation Facility License for Delany & Associates, LLC dba Good Earth Meds

Executive Assistant McCann submitted the renewal of the Retail Marijuana Store License for Delany & Associates, LLC dba Good Earth Meds, located at 600 Cloman Blvd., Units 5, 6, 7 & 8. There are no changes from last year. The application was complete and the proper fees had been paid. The Sheriff's Office had completed the background checks, Building, Planning, Emergency Operations, Pagosa Fire Protection District and the San Juan Basin Health Department had inspected the premises with no objections.

Chairman Whiting opened the floor for comments.

Comments "In Favor of the Renewal"

There were none.

Chairman Whiting closed "In Favor of the Renewal" and asked for comments "Against the

Renewal”

Comments “Against the Renewal”

There were none.

Chairman Whiting closed public comment.

Commissioner Wadley moved to approve the renewal of the Retail Marijuana Optional Premise Cultivation License for Delany & Associates, LLC dba Good Earth Meds as presented. Commissioner Lucero seconded the motion and it carried unanimously.

C. New Application for a Retail Marijuana Optional Premises Cultivation Center License for San Juan Strains, Inc.

Executive Assistant McCann submitted an application for San Juan Strains, Inc. for a Retail Marijuana Optional Premises Cultivation Center License to be located at 95 Industrial Circle. The application was complete and the proper fees had been submitted Fingerprints had been submitted to the Colorado Bureau of Investigation and the Background checks reports had been received by the Sheriff. The Building and Planning Department, Sheriff, Fire District and San Juan Basin Health had inspected the premises and approved it for operation. Executive Assistant McCann stated that the applicant had already received the required Conditional License with State.

Chairman Whiting opened the floor for public comments.

Comments “Against the Application”

There were none.

Comments “In Favor of the Application

There were none.

Chairman Whiting closed public comments.

Commissioner comments.

Commissioner Lucero asked to meet the owners.

James Diffey of 1121 County Rd 335 introduced himself and was sworn in by Chairman Whiting. Commissioner Lucero asked him to tell a little about himself.

Mr. Diffey stated that he started in this business by working with Bill Delany in 2007 at Good Earth Meds, broke off and started his own business as San Juan Strains.

Commissioner Wadley asked for a commitment from Mr. Diffey that he maintain his business and pledge to run it ethically and for the better of our community. Mr. Diffey agreed.

Commissioner Whiting said that Mr. Diffey also owned a marijuana business in town and asked how that was going. The answer was ‘good’.

Commissioner Lucero moved to approve the Retail marijuana Optional Premises Cultivation Center License for San Juan Strains, Inc. Commissioner Wadley seconded the motion and it carried unanimously.

Chairman Whiting closed the Local Licensing Authority and convened the Board of Adjustments for a Hearing at 2:00 p.m.

Board of Adjustments

Chairman Whiting swore in Planning Manager John Shepard for testimony.

A. A Affordable Storage Variance

Planning Manager Shepard presented a Variance request from A Affordable Storage from Road & Bridge Design Standards. The property was located at Sec 10, T35N, R2W being at 4340B Hwy 160 and 122 Meadows Dr. Jeff Heitz dba A Affordable Storage, LLC being represented by Duke Eggleston of Eggleston Kosnik, LLC applied for a Variance from the Road & Bridge Design Standards Section 27.1.7.3 Design Standards for Driveways. They wish to construct a commercial access to County Gravel Road Standards in Section 27.2.3 (PLN16-037). This item had been opened and continued at the Board of Adjustment meeting on June 7, 2016. The applicant was requesting a further continuance to allow time for CDOT to approve the required US Highway 160 Access permits. They were asking to continue the Hearing until the next Regular Meeting of August 16, 2016. **Commissioner Wadley moved to continue this hearing until the Regular Meeting of the Board of August 16, 2016 for the Variance Request from A Affordable Storage. Commissioner Lucero seconded the motion and it carried unanimously.**

B. Variance for Frontier Building owned by Philip J. & Rachella Perrie

Planning Manager Shepard presented a Variance request from Philip J & Rachella Perrie who were requesting a variance from landscaping and driveway standards for property located in Old West Landing, Lots 9-13, located in a Commercial (C) Zone at 40 County Road 600 & 10 Solomon Drive. The variance would be from Section 5.4.3.1 of the County Land Use Regulations requiring landscaping of a minimum of 15% of commercial sites, Section 5.4.3.2 requiring a 40' landscaped buffer for commercial development along US Highway 160, Section 5.4.3.3 requiring a 5-10' landscaped buffer along a major arterial (Piedra Road). The applicant recently purchased the two parcels located on the corner of 40 county road 600 & 10 Solomon. They wish to remove the gas tanks. The applicants were also requesting a Variance from Section 27.1.73.A of the Archuleta County Road & Bridge Design Standards to allow an existing driveway to remain too close to the intersection with County Road 600. (PLN6-060) It is currently a non-conforming office building. The Land Use Regulations allow this to be used as a complex. The upstairs has been vacant for over a year, losing its non-conforming status but now must be brought up to code. There is a huge concern with the driveway and feels someone will eventually get hurt. The applicant does not feel it is feasible to remove pavement and does not feel there are any accidents in that area but had not had time to research it either. He asked the issue to be done in two motions.

Chairman Whiting asked the applicant to speak.

Chairman Whiting swore in James Perrie for testimony.

Mr. Perrie first wanted to address a statement made by Mr. Shepard regarding his not providing a traffic study for the driveway. He knew it had not been a concern in the past by the County with the previous owner so did not feel it was necessary now and was not asked to provide one. He was asking to not have to dig up pavement and replace it with landscaping. If it was a new construction he would understand the development requested. He doesn't have an issue with 15% landscaping but does have an issue with 40' easement of landscaping. If he did that it would take up 2/3 of the lot. He was having trouble understanding why this was an issue because it's an existing business. His main plan was to clean it up as it's been an eye-sore but in the time frame of doing that has been drug out because of this issue. He was requesting the variance from the 40' landscaping. Technically, since the County owns the adjacent lots, he doesn't see why that would apply to him. This came to light after he requested the variance. In addressing the driveway issue; this was not a

new development it's been in existence for a long time with no accidents. Understands a certain safety concern. He passed out papers showing the actual site line.

Commissioner Wadley asked if the County hadn't just made agreements with other property owners to landscape in the County ROA. He was not as concerned along Piedra Road as much as it was along Highway 160. Is there anyway the County can enter into an agreement with him to landscape?

Commissioner Lucero stated the County was planning on finishing the pavement on Piedra Road. If the County receives the grant, the guard rail is going away anyway. We are making him jump through hoops when we will have to tear it all down.

Planning Manager Shepard said he was going by the County Engineer's recommendation. When looking at the 40' buffer, text says 25' on County leaving 15' encumbered on the applicants property. A variance is a special request to not have to comply with a rule. If we are to keep issuing variances for rules that are not working, we need to change the regulations that were given to the Planning Department to work under. Planning Manager Shepard asked the Board to maybe make one motion for the landscaping and one motion for the driveway.

Mr. Perrie asked if there was another place in the County where there was a 40' buffer being enforced. Planning Manager Shepard answered that this was a requirement that had been in place for over 10 years and applies to any new development or change in an existing property. Chairman Whiting said the 40' setback is at least a 10 year rule. Chairman Whiting asked if the County had compelled anyone else to abide by this rule. County Attorney Starr answered; the County had applied the rule but granted a variance.

Chairman Whiting opened the floor for comments.

Comments "In Favor of the Variance"

Natalie Woodruff of 521A S 11th St. heard two things she wanted to make comments on. She understood this gentleman was going to remedy the ugly gas station "thing". If you (the Board) don't grant the 40' variance and enforce your rule making him landscape his portion, then the County should be held to the same standards and must landscape their portion.

Bill Hudson of 268 Hermosa Street said there was great conversation this morning with Jim Smith about owners not being able to build at all. We are not enforcing sidewalks, setbacks and other things. When are you going to fix this? Either not enforce any rules or enforce them all. Chairman Whiting said the Board had asked staff to review the regulations.

Mark Weiler of 7 Parelli Way would love to see that eye-sore turned into something nice. He had seen things this gentleman had done and the jobs were stellar. He would like to see the Board allow the variance so we can move on.

Betty Diller of 548 Echo Drive said rules exist for exceptions. Because there are rules and processes to allow for a variance that means your intent is to not allow everything, you can allow for a variance.

Comments “Against the Variance”

There were none.

Commissioner Lucero said it was time to change our rules. 40’ was too much.

Commissioner Wadley said the variance process was here for reasons, to allow businesses to be completed to give people jobs. You (the applicants) have worked hard through this process and he wanted to make it easy to have a profitable business to support your family and put people to work.

Chairman Whiting closed public comments.

Commissioner Lucero moved to approve the Variance request for Philip J. & Rachella Perrie from County Road & Bridge Design Standards as requested. Commissioner Wadley seconded the motion and it carried unanimously. .

Commissioner Lucero moved to approve the Variance from the landscaping standards as set forth in the Archuleta Land Use Regulations without the conditions stated. Commissioner Wadley seconded the motion and it carried unanimously.

Chairman Whiting closed the Board of Adjustment Hearing and convened the Land Use Regulation for a Hearing at 2:48 p.m.

Land Use Regulation

Chairman Whiting swore in Planning Manager John Shepard for testimony.

A. Resolution 2016-47 Denying the Two Rivers Pit Major Sand & Gravel Permit

Planning Manager Shepard presented a resolution memorializing the denial of the Two Rivers Gravel Pit Major Sand & Gravel Permit. The decision was made at the June 28, 2016 Special Meeting of the Board. **Commissioner Wadley moved to approve Resolution 2016-47 denying the Two Rivers Pit Major Sand & Gravel Permit located in Section 11, T33N, R2W, NMPM. Commissioner Lucero seconded the motion. The motion carried unanimously.**

Chairman Whiting closed the Land Use Regulation Hearing and reconvened the Regular Meeting at 2:51 p.m.

Consent Agenda

A. Payroll & Payable Warrants and Purchase Cards for July 6-19, 2016

General Fund Payable	83,367.88
Road and Bridge Fund Payable	284,963.39
Department of Human Services Fund Payable	11,934.31
1A Fund Payable	110.00
All Combined Dispatch Fund Payable	8,186.51
Conservation Trust Fund Payable	18,181.91
Solid Waste Fund Payable	733.35
Airport Fund Payable	5,336.67
Fleet Fund Payable	68,093.66
Total	\$ 480,907.68

General Fund Payroll	150,239.47
Road and Bridge Fund Payroll	33,081.09
Department of Human Services Fund Payroll	31,092.72
All Combined Dispatch Fund Payroll	16,643.38
Solid Waste Fund Payroll	8,368.27
Airport Fund Payroll	4,073.25
Fleet Fund Payroll	8,623.22
Total	\$ 252,121.40

- B. Airport Five-Year Engineering Contract
 - C. Colorado Works & the Colorado Child Care Assistance Program (CCCAP) Memorandum of Understanding
 - D. Memorandum of Understanding between Archuleta County and the Hotline County Connection Center (HCCC)
 - E. Renewal of the Hotel & Restaurant Liquor License for the Buck Stops Here, LLC dba The Buck Stops Here Market and Eatery
 - F. Resolution 2016-48 Lot Consolidation for Pagosa Highlands Estates owned by Mark & Linda Mahlum
 - G. Resolution 2016-49 Lot Consolidation for Pagosa Highlands Estates owned by Bruce C. Redd and Roberta E. Stellman-Redd
- County Administrator Henderson read the Consent Agenda. **Commissioner Lucero moved to approve the Consent Agenda as read. Commissioner Wadley seconded the motion and it carried unanimously.**

New Business

A. Proposal to Supply Multifunction Copy/Scan/Printer Equipment

Finance Director Larry Walton submitted a proposal for replacing the current County copiers. 17 firms responded to the RFP put out. The ranking of the responses were as follows:

1. 470 Capital Business Systems Canon
2. 450 Capital Business Systems Ricoh
3. 410 Toner Mountain Copiers Xerox
4. 315 ImageNet Samsung

He stated that while the lease cost only made up 30% of the evaluation scoring, it turned out the preferred Vendor/Equipment Proposal was also estimated to be the least expensive and likely to result in operating costs roughly \$22,000 less than our current budget for this cost. **Commissioner Wadley moved to approve the proposal to supply multifunction copy/scanner/printer equipment. Commissioner Lucero seconded the motion.** Chairman Whiting asked for public comment.

- Kurt Raymond of 23 Eagle Drive which was his business address (Toner Mountain Copiers), presented the Board with a document. He reminded the Board there had been a document in their packets; a spreadsheet detailing the criteria used. There was 8 different criteria considered. He spoke in favor of having the Board approve his bid for the copiers.

The motion carried unanimously.

Chairman Whiting recessed the Regular Meeting at 3:10 p.m. and reconvened at 3:17 p.m.

B. Letter of Cooperation to the Southwest Water Conservation District

County Administrator Henderson submitted a Letter of Cooperation for the Boards' consideration. The letter encouraged cooperative efforts between the Southwest Water Conservation District and the San Juan Water Conservancy District. **Commissioner Lucero moved to approve the Letter of Cooperation to San Juan Water Conservancy District. The motion died for lack of a second.**

C. County Court/Jail/Courthouse Facilities Planning Process

County Administrator Henderson explained that the Board had a Facilities Development timeline and Development Synopsis in their packet. These had been gleaned from meetings with architects. The idea today is to look at the various options and choose something to move forward with milestones. With regard to the synopsis, it identifies the different options that have come forward. He talked about several options. His understanding was the Board wanted to narrow the options and timeline to progress. Staff's recommendation would be to act on the timeline initially then go from there.

The Board discussed that the reason for the timeline was for the Board to possibly adopt it as submitted with amendments or not then they could still choose to go with an alternative process. The synopsis provided the Board with various development scenarios that have been presented. Of the alternatives for consideration available to the Board, the Board may choose to eliminate certain options or specifically identify those options that are best suited for additional consideration.

Chairman Whiting talked about the timeline. There was a grant deadline for underfunded courthouses of September 30. They needed to keep that in mind if the Board wished to apply. This money was needed. Changes could be made to the timeline at any time.

Commissioner Lucero asked for discussion before the timeline was set. He wanted the Board to know he had reached out to all elected officials. No one had seen the response (letter) yet. He asked County Administrator Henderson to read the letter. Commissioner Lucero said he thought it was important to hear from the other elected officials.

Commissioner Wadley thanked him for doing that. We have to be a team moving forward with the goal that we are all making the best decision for everyone. Commissioner Lucero wanted to talk numbers. We know now we can build a justice center for \$12 million. It's important to work with the Sheriff to accommodate their needs.

Commissioner Wadley said it was time to take something off the table and move forward. We looked at the school and it wasn't a fit. We do have a problem and a huge liability with transporting prisoners back and forth. It's time to start whittling down options.

Commissioner Lucero said the facility grant was talked about this morning. We need to apply for the whole amount. They (DoLA) would be guilty if they didn't give us a good piece of the pie.

Chairman Whiting said this wasn't the end, today. There would be many more meetings in public. How do we solve the greatest number of problems at the lowest impact to the tax payers?

Commissioner Wadley said no to the school and the Parelli building, it's already 14 years old and needs remodeled.

County Attorney Starr reminded the Board to be careful to not slander private properties but state how the property would either benefit the County or not.

Commissioner Wadley said that right now we are in a bank building that was remodeled. This community deserves a building that was built for what we need and works for everyone.

Commissioner Lucero talked about Option 1, courts and jail at \$13-16 million. We have the money to remodel the courthouse. We would have to go out to the community for the jail and courts. A discussion was held regarding 'wants and 'needs'. He was not saying to give them (parties who will benefit in the build) everything they "want" but want them to have what they "need". He was asked if he was talking about Option A in the letter. The answer was 'Yes'. Commissioner Wadley agreed.

Chairman Whiting said that option was similar to what we were calling the Parelli building. It doesn't forget the Clerk, Treasurer & Assessor. We can't leave the rest of the courthouse offices hanging. We need to sort out the costs; Parelli vs building new. In Rio Blanco, they used part of a building (elementary school) at \$13.5 million. All things being equal, you have to look at price.

Commissioner Lucero said that out at Walmart there will be other businesses, and a jail would probably not be compatible. Building on Hot Springs, would keep us downtown. The jail would still be off Hwy. 160 like everyone wanted. We should remodel the newer part and leave other offices there.

Chairman Whiting said both options provide for the same thing. What he would push back on was the location. It would only be 6 blocks from the high school and senior center. He suggested his opinion would be the Parelli building. If it pencils he would support it.

Commissioner Lucero said just because it's cheaper doesn't mean it's the best place for it. And vice versa. He then asked County Administrator to read a letter from Eric Hogue (Probation). He talked about his not wanting to have the jail and courts at the Parelli building. It was not possible for future expansion. He had questions about the cost of the building and felt the Board did not have firm enough information to make a decision today.

Commissioner Wadley asked how the Parelli building got into the mix.

Mark Weiler of 7 Parelli Way said he could answer that. He had received a call from Brad Ash of Reynolds & Associates. He explained to Mr. Weiler that this would be the best building for the jail and courts and asked if he would be interested in selling the building. He said absolutely not. Then Mr. Ash asked him if he would put the community before Parelli. He then agreed to let the building go to the County if they needed it.

Bill Hudson of 268 Hermosa Street was hoping the Board was going to work on the timeline like they stated at the first of the meeting. So far, they had not. He said that the budget was not at a

time when the public could be told figures. Chairman Whiting answered, yes they will, we will make sure. He then said that it looked like one option was \$27 million. The Board today said that another county had built a jail for \$13.5 million. It looked to him like the one option of \$27 million from the architect should be thrown away if you can build for \$13.5 million. Commissioner Lucero said the Board just found out that a jail was built for \$13.5 and they want to look into it. Mr. Hudson thought that the County's architect was holding out on them.

Commissioner Lucero moved that the only two options for the new facility are the downtown sight at Hot Springs Blvd. and the uptown site which would be the Parelli building. Commissioner Wadley seconded and the motion carried unanimously.

Morgan Murri of 664 Antelope Avenue wanted to see what staff was doing to drive the project. After a year of getting ready it seems like the data was available for you (the Board) to make a decision. He had heard on of the street that he's in Mark Weiler's pocket. He wanted to say that was not right. He said he did not have a dog in this fight. He felt the Board had had a year and had not made a decision. Why did the firm the County hired give you a higher cost than another project they did a lot lower price (\$13.5 million). Why did they do that?

Marshall Dunham of the *Pagosa Springs Sun* asked the Board to clarify the final option on Hot Springs. There are several options of on the Hot Springs Blvd. You talked about a land swap. What is that? Commissioner Lucero said the swap was still in the works but it is property on Hot Springs Blvd.

Commissioner Wadley moved to adopt the Facilities Timeline and amend as time allows. Commissioner Lucero seconded the motion.

Bill Hudson of 268 Hermosa Street asked that as you (the Board) moved ahead in making the budgets and borrowing money, and knowing a \$20 mill loan was \$40 million, please keep in mind we are desperately in need of housing in our community.

The motion carried unanimously.

Public Comments

Chairman Whiting stated that he was opening the floor to public comments for those wanting to comment on items not on this agenda. Comments were asked to be held to 3 minutes for each person who desired to speak

Media Questions

Bill Hudson of the *Pagosa Daily Post* said that he understood there would be some public work sessions; are they going to be noticed and the public invited. Will the public be able to give input? The answer was yes to both.

Commissioner Comments

Commissioner Wadley wanted to say there was a lot of talk about money. This Board had no money when these three Board members took office. Everyone had to live with less money every

year since then. In spite of that we have been through financially, with a decrease in revenues, the County had increases their fund balance.

Commissioner Lucero asked that everyone support the 4-H and the County Fair that was coming up.

Commissioner Whiting respected the dialog here today. He had been talking to someone about an agenda item and emailing back and forth and forwarding them to staff and fellow Commissioners. Unfortunately, one Commissioner responded which triggered a quorum. His response was to print out all the emails and make them available to anyone who wanted to see them. The Board had copies available today. He was making it available to the press if they wanted. He did not intend to waive the attorney/client privilege in any way by sharing this email.

Executive Session

Chairman Whiting asked for a motion to allow the Board to move into Executive Session.

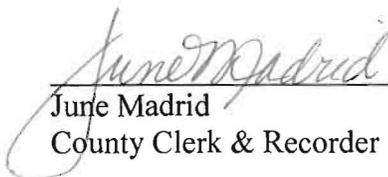
Commissioner Wadley said per C.R.S. 24-6-402(4)(b) for purposes of the Board to receive legal advice on all pending legal actions against the County, I move to go into Executive Session. Commissioner Lucero seconded the motion and it carried unanimously.

Chairman Whiting stated those going into Executive Session would be the 3 Commissioners, County Administrator Henderson and County Attorney Starr and Executive Assistant Tonya McCann.

Chairman Whiting recessed the Regular Meeting to go into Executive Session at 4:32 p.m.

Chairman Whiting reconvened the Regular Meeting at 4:47 p.m. stating no decisions were made during Executive Session.

With no further business coming before the Board, the meeting was adjourned at 4:48 p.m.


June Madrid
County Clerk & Recorder

Approved this day ^{16th} 2nd of August, 2016.


Michael Whiting, Chairman



*Assessor's Report
of
Valuation for Assessment
of
All Taxable Personal Property
In
Archuleta County*

July 2016

July 15, 2016

Board of County Commissioners
Archuleta County
Pagosa Springs, Co 81147

Re: Valuation for Assessment - Personal Property

Pursuant to Colorado Revised Statutes, 39-8-105(2), the Assessor shall report to the County Board of Equalization: 1) Valuations for assessment of all taxable personal property. 2) A list of all persons, in the county, who, have failed to return any schedules, and shall report his action in each case. 3) A list of all persons, who have protested valuations of personal property and the action taken.

1) Valuation for Assessment of all Personal Property:	\$ 21,500,780
State Assessed Personal:	\$ 9,104,707

2) Listing attached of those who failed to file a Declaration Schedule: 302 Accounts

3) Listing attached of those who filed a protested

Approved	48
<u>Withdrawn</u>	<u>1</u>
Total	49

Should you have any questions, please feel free to contact me.

Respectfully,



Jenny Santos
Personal Property Appraiser



NATALIE WOODRUFF
ARCHULETA COUNTY ASSESSOR



Protest Master Log
Archuleta County Assessor

From 01/01/2016 to 07/15/2016, for Tax Year 2016, Level Assessor, Posting Status Any

Rev. #	201628007	Account	M002129	Appraiser	ts	Log Date	07-Jun-16	NOD Date	
Level	Assessor	Parcel No.	9900-123-53-022	Type	MAIL		Act. Land	Act. Imp.	Total
By	AGENT	Owner	PAGOSA MHP LLC			NOV	0	17,730	17,730
Decision	D - DENIED					Adjusted	0	17,730	17,730
						Change	0	0	0
Rev. #	201628009	Account	M002130	Appraiser	ts	Log Date	07-Jun-16	NOD Date	
Level	Assessor	Parcel No.	9900-123-53-024	Type	MAIL		Act. Land	Act. Imp.	Total
By	AGENT	Owner	PAGOSA MHP LLC			NOV	0	17,730	17,730
Decision	D - DENIED					Adjusted	0	17,730	17,730
						Change	0	0	0
Rev. #	201628008	Account	M002131	Appraiser	ts	Log Date	07-Jun-16	NOD Date	
Level	Assessor	Parcel No.	9900-123-53-023	Type	MAIL		Act. Land	Act. Imp.	Total
By	AGENT	Owner	PAGOSA MHP LLC			NOV	0	17,730	17,730
Decision	D - DENIED					Adjusted	0	17,730	17,730
						Change	0	0	0
Rev. #	201627990	Account	R000496	Appraiser	je	Log Date	12-May-16	NOD Date	
Level	Assessor	Parcel No.	5581-272-04-021	Type			Act. Land	Act. Imp.	Total
By	OWNER	Owner	SNYDER FRANKLIN C			NOV	33,480	1,170,300	1,203,780
Decision	A - APPROVED					Adjusted	33,480	1,130,530	1,164,010
						Change	0	(39,770)	(39,770)
Rev. #	201628011	Account	R003476	Appraiser	LC	Log Date	07-Jun-16	NOD Date	
Level	Assessor	Parcel No.	5693-121-01-046	Type	MAIL		Act. Land	Act. Imp.	Total
By	OWNER	Owner	O'BRIEN PATRICK L & BURR PATRICIA A			NOV	8,500	119,170	127,670
Decision	A - APPROVED					Adjusted	8,500	47,670	56,170
						Change	0	(71,500)	(71,500)
Rev. #	201628013	Account	R004538	Appraiser	ts	Log Date	07-Jun-16	NOD Date	
Level	Assessor	Parcel No.	5695-254-01-145	Type	MAIL		Act. Land	Act. Imp.	Total
By	OWNER	Owner	FARGERSON DENISE G PASSAMANTE			NOV	245,000	448,850	693,850
Decision	D - DENIED					Adjusted	245,000	448,850	693,850
						Change	0	0	0
Rev. #	201628006	Account	R005047	Appraiser	ts	Log Date	07-Jun-16	NOD Date	
Level	Assessor	Parcel No.	5699-073-10-053	Type	EMAIL		Act. Land	Act. Imp.	Total
By	OWNER	Owner	JOHNSON ROBERT			NOV	77,000	0	77,000
Decision	D - DENIED					Adjusted	77,000	0	77,000
						Change	0	0	0



Protest Master Log

Archuleta County Assessor

From 01/01/2016 to 07/15/2016, for Tax Year 2016, Level Assessor, Posting Status Any

Rev. #	201628005	Account	R005048	Appraiser	ts	Log Date	07-Jun-16	NOD Date	
Level	Assessor	Parcel No.	5699-073-10-054	Type	EMAIL		Act. Land	Act. Imp.	Total
By	OWNER	Owner	JOHNSON ROBERT K			NOV	77,000	0	77,000
Decision	D - DENIED					Adjusted	77,000	0	77,000
						Change	0	0	0
Rev. #	201628015	Account	R005967	Appraiser	je	Log Date	07-Jun-16	NOD Date	
Level	Assessor	Parcel No.	5699-103-01-002	Type	PERSON		Act. Land	Act. Imp.	Total
By	OWNER	Owner	COMERFORD JOHN FAMILY TRUST			NOV	86,390	673,170	759,560
Decision	A - APPROVED					Adjusted	86,390	645,450	731,840
						Change	0	(27,720)	(27,720)
Rev. #	201628014	Account	R006163	Appraiser	TS	Log Date	07-Jun-16	NOD Date	
Level	Assessor	Parcel No.	5699-131-04-011	Type	MAIL		Act. Land	Act. Imp.	Total
By	OWNER	Owner	BROWN RICHRAD J JR			NOV	60,000	347,650	407,650
Decision	D - DENIED					Adjusted	60,000	347,650	407,650
						Change	0	0	0
Rev. #	201627994	Account	R011487	Appraiser	ts/ps	Log Date	12-May-16	NOD Date	30-Jun-16
Level	Assessor	Parcel No.	5699-213-11-023	Type	MAIL		Act. Land	Act. Imp.	Total
By	OWNER	Owner	JAMIESON JAMES			NOV	65,000	254,440	319,440
Decision	A - APPROVED					Adjusted	65,000	272,960	337,960
						Change	0	18,520	18,520
Rev. #	201627997	Account	R012384	Appraiser	ts	Log Date	16-May-16	NOD Date	
Level	Assessor	Parcel No.	5699-301-07-002	Type	MAIL		Act. Land	Act. Imp.	Total
By	OWNER	Owner	SERRA / MARTIN LIVING TRUST DATED 7/2/1999			NOV	54,930	208,250	263,180
Decision	A - APPROVED					Adjusted	54,930	208,250	263,180
						Change	0	0	0
Rev. #	201627995	Account	R012476	Appraiser		Log Date	16-May-16	NOD Date	30-Jun-16
Level	Assessor	Parcel No.	5699-303-01-043	Type	PERSON		Act. Land	Act. Imp.	Total
By	OWNER	Owner	BARBER DENNIS M			NOV	18,880	761,700	780,580
Decision	D - DENIED					Adjusted	18,880	761,700	780,580
						Change	0	0	0
Rev. #	201627998	Account	R014428	Appraiser	ps	Log Date	16-May-16	NOD Date	30-Jun-16
Level	Assessor	Parcel No.	5887-321-01-046	Type	PERSON		Act. Land	Act. Imp.	Total
By	OWNER	Owner	PEDEN ANDY R			NOV	62,700	0	62,700
Decision	A - APPROVED					Adjusted	62,700	45,780	108,480
						Change	0	45,780	45,780



Protest Master Log

Archuleta County Assessor

From 01/01/2016 to 07/15/2016, for Tax Year 2016, Level Assessor, Posting Status Any

Rev. #	201628004	Account	R014791	Appraiser		Log Date	01-Jun-16	NOD Date	30-Jun-16
Level	Assessor	Parcel No.	5891-103-05-002	Type	PERSON		Act. Land	Act. Imp.	Total
By	OWNER	Owner	FOX LORNA L FAMILY TRUST			NOV	82,450	0	82,450
Decision	A - APPROVED					Adjusted	62,600	0	62,600
						Change	(19,850)	0	(19,850)
Rev. #	201627996	Account	R015318	Appraiser	TS	Log Date	16-May-16	NOD Date	
Level	Assessor	Parcel No.	5893-152-04-001	Type	MAIL		Act. Land	Act. Imp.	Total
By	OWNER	Owner	RICH JACK			NOV	28,650	0	28,650
Decision	A - APPROVED					Adjusted	27,770	0	27,770
						Change	(880)	0	(880)
Rev. #	201627989	Account	R015870	Appraiser	je	Log Date	12-May-16	NOD Date	
Level	Assessor	Parcel No.	5893-214-00-045	Type	PERSON		Act. Land	Act. Imp.	Total
By	OWNER	Owner	RICH SEAN P			NOV	157,500	0	157,500
Decision	A - APPROVED					Adjusted	110,845	0	110,845
						Change	(46,655)	0	(46,655)
Rev. #	201628012	Account	R016712	Appraiser	ts	Log Date	07-Jun-16	NOD Date	
Level	Assessor	Parcel No.	5971-292-04-004	Type	MAIL		Act. Land	Act. Imp.	Total
By	OWNER	Owner	RICHARDSON MICHAEL W			NOV	11,110	352,150	363,260
Decision	A - APPROVED					Adjusted	11,110	340,430	351,540
						Change	0	(11,720)	(11,720)
Rev. #	201628016	Account	R017707	Appraiser	ps	Log Date	07-Jun-16	NOD Date	30-Jun-16
Level	Assessor	Parcel No.	6161-172-13-012	Type	MAIL		Act. Land	Act. Imp.	Total
By	OWNER	Owner	SCHMEIR RORY			NOV	11,280	496,310	507,590
Decision	D - DENIED					Adjusted	11,280	496,310	507,590
						Change	0	0	0
Rev. #	201628003	Account	R017727	Appraiser	ts	Log Date	24-May-16	NOD Date	
Level	Assessor	Parcel No.	6161-172-14-075	Type	PERSON		Act. Land	Act. Imp.	Total
By	OWNER	Owner	CAROLE JO MACK TRUST DATED 1/13/1992			NOV	24,880	67,340	92,220
Decision	A - APPROVED					Adjusted	24,880	74,550	99,430
						Change	0	7,210	7,210
Rev. #	201627992	Account	R018234	Appraiser	nw	Log Date	12-May-16	NOD Date	
Level	Assessor	Parcel No.	5897-121-00-013	Type	PERSON		Act. Land	Act. Imp.	Total
By	OWNER	Owner	RAFTER T LAND & CATTLE LLC			NOV	79,250	0	79,250
Decision	A - APPROVED					Adjusted	440	0	440
						Change	(78,810)	0	(78,810)



Protest Master Log
Archuleta County Assessor

From 01/01/2016 to 07/15/2016, for Tax Year 2016, Level Assessor, Posting Status Any

Rev. #	201627993	Account	R018235	Appraiser	nw	Log Date	12-May-16	NOD Date	
Level	Assessor	Parcel No.	5897-121-00-011	Type	PERSON		Act. Land	Act. Imp.	Total
By	OWNER	Owner	RAFTER T LAND & CATTLE LLC			NOV	1,008,120	0	1,008,120
Decision	A - APPROVED					Adjusted	2,110	0	2,110
						Change	(1,006,010)	0	(1,006,010)
Rev. #	201627991	Account	R019172	Appraiser		Log Date	12-May-16	NOD Date	30-Jun-16
Level	Assessor	Parcel No.	5699-153-09-026	Type	PERSON		Act. Land	Act. Imp.	Total
By	OWNER	Owner	DUNN KELLY O			NOV	116,000	598,780	714,780
Decision	A - APPROVED					Adjusted	98,600	429,400	528,000
						Change	(17,400)	(169,380)	(186,780)
TotalProtests					23				
Decision Type					Protest Count				
A - APPROVED					14				
D - DENIED					9				

9/10/16
T-12.454

Stem B



Exhibit 2 7/9/16

Item B

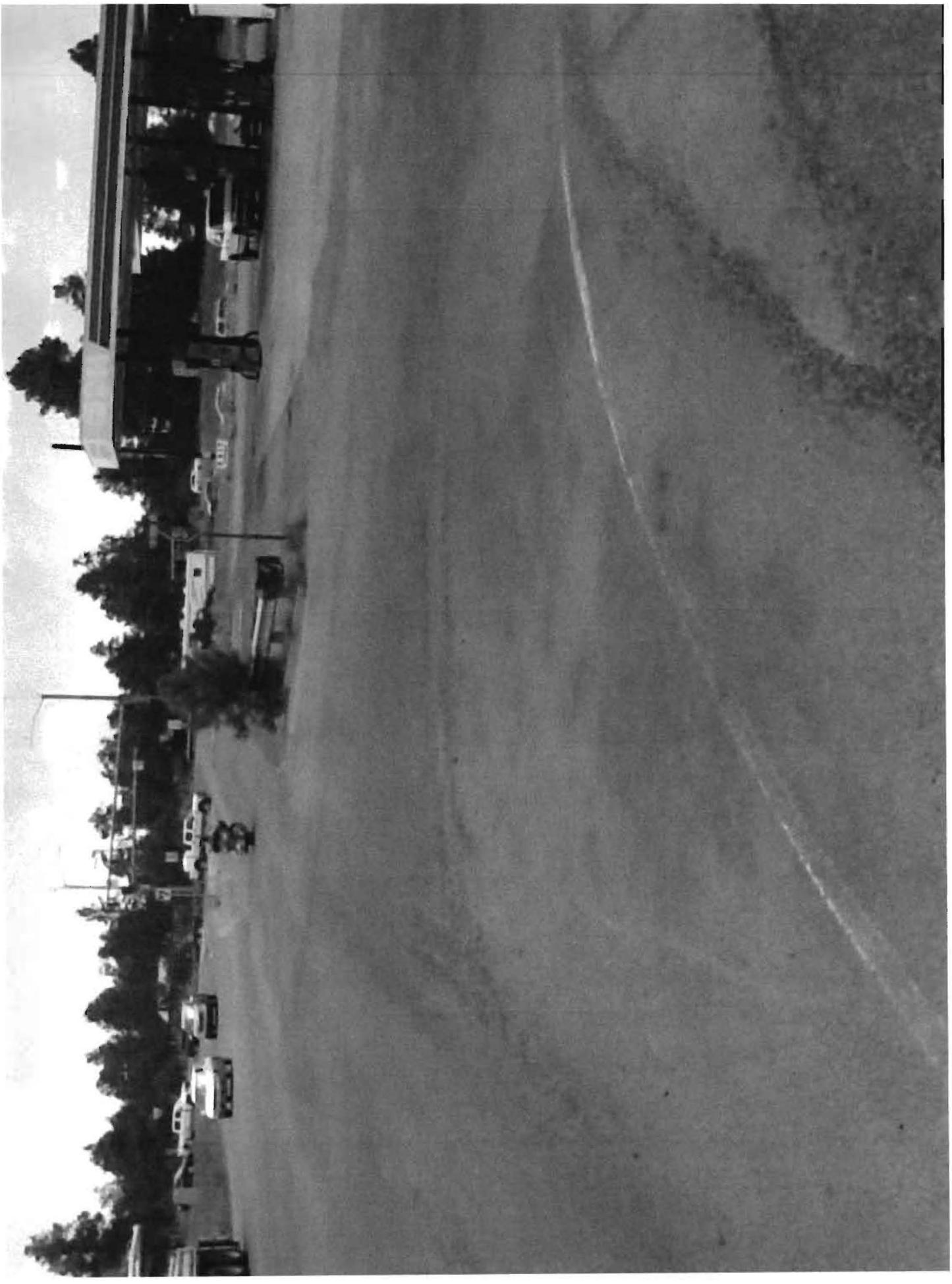


Exhibit 3 7/19/16

Item B



Item B

Exhibit 4, 7/19/16





2

**BOARD OF COUNTY COMMISSIONERS
ARCHULETA COUNTY, COLORADO
RESOLUTION NO. 2016-47**

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS DENYING THE
TWO RIVERS PIT MAJOR SAND & GRAVEL PERMIT
IN SECTION 11, T33N R2W NMPM**

WHEREAS, the Board of County Commissioners has adopted the *Archuleta County Land Use Regulations*, pursuant to C.R.S. §30-28-101, *et. seq.*, C.R.S. §24-64.1-101 *et. seq.*; C.R.S. §24-67-101 *et. seq.*; and C.R.S. §29-20-101 *et. seq.*; and

WHEREAS, C&J Gravel Products, Inc, of Durango, Colorado, represented by Nathan Barton, Wasteline, Inc., applied for a Major Sand & Gravel Permit for the proposed Two Rivers Pit, to be located on property owned by the James A. Constant Jr Revocable Trust and Leila B. Constant Revocable Trust; NW¼NE¼, S½NE¼ and NE¼SE¼ of Section 10 and N½SW¼ and S½NW¼ Section 11, T33N R2W NMPM at 12500 County Road 500 (Trujillo Rd), Pagosa Springs, CO.; and

WHEREAS, C&J Gravel proposed to construct and operate a sand and gravel mining and processing facility on approximately 62.6 acres of the 100 acres of the property east of the San Juan River, in accordance with Colorado Division of Reclamation Permit M-2015-004; and

WHEREAS, the property is zoned Agricultural/Ranching (AR); and

WHEREAS, Section 9.1 of the *Archuleta County Land Use Regulations* provides for Sand, Soil and Gravel Mining, and requires that sand, soil and gravel mining operations must obtain a Conditional Use Permit as a Major Sand & Gravel operation; and

WHEREAS, public notice of hearings before the Planning Commission and Board of County Commissioners was given by publication in a newspaper of general circulation in the County, posted on site and mailed to adjacent property owners, at least twenty-one (21) days prior to each public hearing, as required by Section 2.2.3 of the *Archuleta County Land Use Regulations*; and

WHEREAS, the Archuleta County Planning Commission conducted a public hearing on the request on June 8, 2016, recommending disapproval (5-0); and

WHEREAS, the Board of County Commissioners opened a noticed public hearing on March 1, 2016, and continued that hearing to May 17, 2016 at staff's request; which public hearing was opened and continued at Applicant's request to a special meeting on June 28, 2016; and

WHEREAS, at the public hearing testimony was taken from all persons appearing and wishing to give testimony; and

Rm:

JUNE MADRID
RESOLUTIONS

WHEREAS, the Board of County Commissioners has taken into consideration the recommendations of the Archuleta County Planning Commission and public testimony; and

WHEREAS, the Board of County Commissioners considered in full the requirements of Section 9.1.6 of the *Archuleta County Land Use Regulations*, Performance Standards for All Operations for a Sand & Gravel Permit; and

WHEREAS, the Board of County Commissioners considered in full the requirements of Section 3.2.3.4 of the *Archuleta County Land Use Regulations*, Review Criteria for a Conditional Use Permit; and

WHEREAS, the Board of County Commissioners voted 3-0 to deny the request, citing, among other reasons, the impact on roads and inadequate mitigation of truck traffic as required by Sec. 9.1.6.1(2), not being able to find that the project is not detrimental to the public health, safety and welfare as required by Sec. 3.2.3.5(1), and not being able to find that the proposed use will be compatible with adjacent uses as required by Sec. 3.2.3.5(3) of the *Archuleta County Land Use Regulations*.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ARCHULETA COUNTY, COLORADO, AS FOLLOWS:

Section 1. Findings.

- a. The application does NOT meet the performance standards for a Major Sand & Gravel Permit, in Section 9.1.6 of the *Archuleta County Land Use Regulations*, and
- b. The application does NOT meet the required findings for a Conditional Use Permit in Section 3.2.3.5 of the *Archuleta County Land Use Regulations*,

MOVED, SECONDED AND ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF ARCHULETA COUNTY, COLORADO, by a vote of 3 in favor to 0 against, this 19th day of July, 2016.

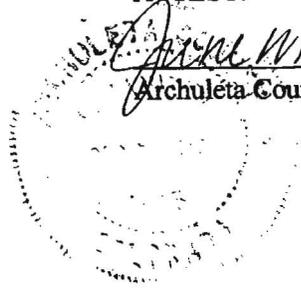
**BOARD OF COUNTY COMMISSIONERS
ARCHULETA COUNTY, COLORADO**

By: 
Chair

ATTEST:

Archuleta County Clerk and Recorder

Deputy Clerk





1

RESOLUTION NO. 2016 - 48

**A RESOLUTION APPROVING THE CONSOLIDATION OF CERTAIN
LOTS IN ARCHULETA COUNTY, COLORADO**

WHEREAS, the Board of County Commissioners of Archuleta County, Colorado, has heretofore adopted regulations relating to the consolidation of lots in Archuleta County, Colorado, (Resolution No. 2006-25); and

WHEREAS, the Board has received an application from Mark Mahlum and Linda Mahlum, to consolidate certain lots in Archuleta County pursuant to the regulations heretofore adopted by the Board; and

WHEREAS, the Board has found that Mark Mahlum and Linda Mahlum, has met all the requirements contained in said regulations for Lot Consolidations and the Board may consolidate the hereafter mentioned lots.

NOW THEREFORE BE IT RESOLVED by the Board of County Commissioners of Archuleta County as follows: The Chair does hereby sign on authority granted by the Board of County Commissioners and approves the consolidation of Lots 104 and 105, Pagosa Highlands Estates, according to the plat thereof filed for record February 7, 1972, as Reception No. 75409, Archuleta County, Colorado, to become Lot 104X with the condition that if, at a future date, there is a request to split or re-subdivide the consolidated lots, the applicant must comply with the applicable Land Use Regulations in effect at the time the application is made.

APPROVED AND ADOPTED DURING A MEETING DULY AND REGULARLY CALLED, NOTICED, CONVENED AND HELD IN PAGOSA SPRINGS, ARCHULETA COUNTY, COLORADO, this 19th day of July, 2016.

The Board of County Commissioners
Archuleta County, Colorado

ATTEST:

June Madrid by Sonya McLane
June Madrid,
Archuleta County Clerk and Recorder

[Signature]
Chairman Michael Whiting

Return copy to Planning Dept.

Rtn:

JUNE MADRID
RESOLUTIONS



RESOLUTION NO. 2016 - 40

A RESOLUTION APPROVING THE CONSOLIDATION OF CERTAIN LOTS IN ARCHULETA COUNTY, COLORADO

WHEREAS, the Board of County Commissioners of Archuleta County, Colorado, has heretofore adopted regulations relating to the consolidation of lots in Archuleta County, Colorado, (Resolution No. 2006-25); and

WHEREAS, the Board has received an application from Bruce C. Redd and Roberta E. Stellman-Redd, to consolidate certain lots in Archuleta County pursuant to the regulations heretofore adopted by the Board; and

WHEREAS, the Board has found that Bruce C. Redd and Roberta E. Stellman-Redd, has met all the requirements contained in said regulations for Lot Consolidations and the Board may consolidate the hereafter mentioned lots.

NOW THEREFORE BE IT RESOLVED by the Board of County Commissioners of Archuleta County as follows: The Chair does hereby sign on authority granted by the Board of County Commissioners and approves the consolidation of Lots 252 and 253, Pagosa Highlands Estates, according to the plat thereof filed for record February 7, 1972, as Reception No. 75409, Archuleta County, Colorado, to become Lot 252X with the condition that if, at a future date, there is a request to split or re-subdivide the consolidated lots, the applicant must comply with the applicable Land Use Regulations in effect at the time the application is made.

APPROVED AND ADOPTED DURING A MEETING DULY AND REGULARLY CALLED, NOTICED, CONVENED AND HELD IN PAGOSA SPRINGS, ARCHULETA COUNTY, COLORADO, this 19th day of July, 2016.

The Board of County Commissioners
Archuleta County, Colorado

ATTEST:

June Madrid by Inya Whelan
June Madrid,
Archuleta County Clerk and Recorder

[Signature]
Chairman Michael Whiting



Return copy to Planning Dept.

Rn:

JUNE MADRID
RESOLUTIONS

Archuleta County "Courthouse" Project Timeline (Draft/Proposed/Revised)

Tuesday, July 19: BoCC Meeting (Decisions on Timeline and Synopsis)

Thursday, August 11: Public Work Session - Options

Wednesday, August 23: Public Work Session - Options

Wednesday, September 7: Public Work Session - Options

Tuesday, September 20: Morning Public Work Session - Options

Tuesday, September 20: BoCC Meeting - Vote - Project for Drill-Down

Wednesday October 12: Public Work Session/Meeting - Finalize RFP for Publication

Wednesday October 12: Public Work Session - Co. Budget and Funding (GKB/Staff/DOLA/SC)

Wednesday October 19: Morning Public Work Session - Project and Funding Options

Wednesday, October 19: BoCC Meeting - Vote on Project and Funding Options

Wednesday, November 9: Work Session on Funding (GKB/Staff/DOLA/SC)

Wednesday, January 25, 2017 Restart Project

November 2017 Ballot Question (if necessary)

Archuleta County “Courthouse” Project
Synopsis of Options

- 1. New Everything Under-One-Roof on Hot Springs = \$34,000,000**
- 2. New Sheriff, Detention, Courts on Hot Springs = \$28,000,000**
(Does not address Clerk, Assessor, Treasurer, Human Services)
- 3. Remodel Sheriff, Detention, Courts on San Juan Street = \$21,000,000**
(Does not address Clerk, Assessor, Treasurer, Human Services)
- 4. Purchase/Remodel Parelli for Courts, Sheriff, New 20-Bed Detention (Exp to 50+)**
And Remodel San Juan Street for all Admin = \$16,000,000 (\$13m + \$3m)
- 5. Remodel Existing Detention (Safe/Secure) and Build Courts on San Juan Street = \$12,000,000**
- 6. Remodel Existing Detention, Courts, Sheriff, and Old Courthouse for (Safe/Secure) = \$8,000,000 (Roofs/HVAC/GEO/Elevator Rebuilt - Roofs Rebuilt/Surfaced \$2m)**

Notes:

1. Numbers are estimates for comparison only.
2. All numbers above rounded up to the nearest million.
3. All San Juan Options Assume Moity Purchase.
4. Options 1 and 4 are the only options that address all Elected Offices and departments.
5. Options 1 and 4 could be offset by an additional \$500,000 after sale of current Admin building at 398 Lewis.
6. Options 1 and 4 are the only options that meaningfully address the parking problem.
7. Option 4 provides underground staff parking and new public off-street surface parking.
8. Option 6 Trouble for Courts and DOLA. Does not accommodate growth.

Comments/Whiting:

- Top 3 are deal-breakers - High cost and/or half-measures.
- In most of these options we can reduce Sheriff Admin. by 5000' to 12,000'. (Saving \$1,500,000) *Average new square footage in comparably sized communities is 1 square foot of Sheriff Admin. per capita.
- Mees/Dawson land swap has no significant impact. Creates artificial sense of momentum.

Archuleta County Colorado

Sheriff + Courts + County Administrative Offices

1

Total Project Cost Model
11.23.15

A. Site Acquisition		TBD
Site yet to be selected		
B. Sitework		\$2,500,000
Off-site and On-site Sitework. Assume 10 acres @ \$250K/acre Hazardous Materials Remediation, if any, not included		
C. New Sheriff Admin + Law Enforcement Building		\$5,305,800
17,686 gross square feet (2038 requirement)	17,686 gsf @ \$300	
D. New Sheriff Detention Center		\$7,620,800
19,052 gross square feet (2038 requirement)	19,052 gsf @ \$400	
E. New Courts + Probation Building		\$6,440,000
18,400 gross square feet	18,400 gsf @ \$350	
F. New Building for C+R, Assessor, Treasurer, Human Services		
15,520 gross square feet (20,834 gsf if Administration is included)	15,520 gsf @ \$300	\$4,656,000
<hr/> Subtotal Construction Costs (B - F)		\$26,522,600
G. Professional Services		\$2,652,260
Architect/Engineer (inc. Reimbursable Expenses)	2,387,034	
Surveying + Geotechnical Investigations	20,000	
Materials Testing during Construction	245,226	
H. Permit, Tap and Plant Investment Fees		TBD
Plan Review and Building Permit	Included in B - F	
Sanitary sewer and Domestic water Tap & Development Fees		
State, County, and City Sales and Use Taxes	Not Included in B- F	
I. Miscellaneous		TBD
New Mattresses in Detention Center Addition	50 @ \$125	6,300
Furniture for Sheriff Admin + Law Enforcement		TBD
Furniture for Clerk + Recorder, Assessor, Treasurer		TBD
Fiber Optics		TBD
Courtroom Technology		By State
Court Furniture		By State
Court Telephone System (excluding Switch)		By State
Telephone Switch in new Courts Building		
New Multipurpose Room furniture in Detention Center		2,000
Voice/Data cabling in new Courts Building		By State
J. Sub-total A thru I		\$29,174,860
K. Contingency @ 15% of "J"		\$4,376,229
L. Total including Contingency		\$33,551,089

All figures assume a "Bid Date" in Fall 2016
All cost figures, except costs/sf, are rounded to the nearest hundred

Hot Springs Boulevard Concept

Sheriff Law Enforcement | Detention + Courts | Probation

01.07.16

Sitework **\$2,000,000**

Assumes cast-in-place concrete retaining wall on east side of building without any "vener"

Assume \$175K in snow-melting systems

Assumes property is environmentally "clean" and that no remediation of dirt is req'd.

Deed Restriction Removal **TBD**

Deed Restriction must be removed for construction of Detention Center.

2-Story Sheriff Law Enforcement | Courts | Probation Building **\$12,025,000**

1st Floor. Sheriff Law Enforcement Offices + Lobbies (2) 18,500 gsf @ \$300/gsf 5,550,000

2nd Floor. Courts + Probation 18,500 gsf @ \$350/gsf 6,475,000

New Detention Center **\$7,920,000**

Street Level 17,000 gsf @ \$400/gsf 6,800,000

Second Floor (Inmate Housing) 2,800 gsf @ \$400/gsf 1,120,000

Remodel Existing Jail Building for County Administration **TBD**

Clerk + Recorder | Treasurer | Assessor

BOCC | County Mgr | HR | Atty | Finance + Budget

Subtotal Construction **\$21,945,000**

Add 27% "Soft Costs" including 15% Contingency **\$5,925,200**

Total Construction + "Soft Costs" **\$27,870,200**

Downtown Concept

All Uses Remain Downtown requiring Purchase of Moity + possibly other Property
01.05.16

Purchase adjacent Moity Property TBD

Purchase other downtown property for use as Parking TBD

The purchase of this other downtown property will likely be required to meet the Town's parking rqmts.

Sitework (on 0.86A Moity property) \$300,000

*Assumes property is environmentally "clean" and that no remediation of dirt is req'd
Assumes no significant investment for Storm Water detention + water quality*

Sitework (on "other" purchased property) TBD

Remodel Existing Jail Building for Courts + Probation \$3,600,000

Basement (demo, new exit corridor, new Inmate Elevator)	9,000 sf @ \$015/sf	135,000
Street Level (includes new Exit Stair + Inmate Elevator)	15,400 sf @ \$225/sf	3,465,000

New Detention Center \$7,196,000

Street Level (including all of Mechanical + Electrical)	15,200 sf @ \$400	6,080,000
Second Floor (Inmate Housing)	2,790 sf @ \$400	1,116,000

New Sheriff Law Enforcement Offices \$4,579,100

Below-grade Parking Garage and Evidence Storage	7,110 sf @ \$125/sf	888,800
Street Level Public Lobby + LE offices (including both stairs)	5,956 sf @ \$300/sf	1,786,800
Second Floor LE offices (including both stairs)	6,345 sf @ \$300/sf	1,903,500

Subtotal Construction (excluding property purchase) \$15,675,100

Add 27% "Soft Costs" including 15% Contingency \$4,232,300

Total Construction + "Soft Costs" \$19,907,400

The purchase of additional property will likely be required to meet the Town's parking rqmts.

Buy Parelli Building + Remodel Detention Center for Continued Use
04.19.16

Purchase Parelli property + buy option for 2 adjacent lots (Lots 2 + 3)	4,500,000
Sitework (on-site)	0
None required at either site at this time	
Limited Remodel 1st Flr of Parelli Bldg for Sheriff Office+Probation	\$1,500,000
Includes 2 new Exit Stairs + Entry Vestibule	15,000 sf @ \$100/sf
Fill opening in 2nd Floor of Parelli Building	\$50,000
	1,000 sf @ \$50/sf
Add Inmate Elevator to Office Building	\$150,000
	2 stops at \$75K/stop
Remodel 2nd Floor of Parelli Building for Courts	\$3,000,000
Includes 2 new Exit Stairs	15,000 sf @ \$200/sf
Remodel portion of Parelli Building Warehouse for Sheriff	\$100,000
Ramp + Evidence Storage	2,000 sf @ \$50/sf
Repair existing Detention Center for "safe + secure" use	\$1,760,000
	8,800 sf @ \$200/sf
Subtotal Construction (excluding property purchase)	\$6,560,000
Add 27% "Soft Costs"	\$1,771,200
Total Construction + "Soft Costs"	\$8,331,200
Grand Total w/ assumed \$4.5M property purchase	\$12,831,200

Archuleta County Colorado

Option 5A

Downtown Concept

All Uses Remain Downtown requiring Purchase of Moity + possibly other Property
04.18.16

Purchase adjacent Moity Property **\$600,000**

Purchase other downtown property for use as Parking **TBD**

The purchase of this other downtown property will likely be required to meet the Town's parking needs.

Sitework (on 0.86A Moity property) **\$300,000**

*Assumes property is environmentally "clean" and that no remediation of dirt is req'd.
Assumes no significant investment for Storm Water detention + water quality*

Sitework (on "other" purchased property) **TBD**

Repair existing Detention Center for "safe + secure" use **\$1,760,000**
8,800 sf @ \$200/sf

Build new 1-Story Courts + Probation Building **\$6,125,000**
Street Level 17,500 sf @ \$350 6,125,000

Build Parking Structure under the New Courts + Probation Building **\$2,100,000**
Below-grade Parking Garage 17,500 gsf @ \$120/sf 2,100,000

Subtotal Construction (excluding property purchase) **\$10,285,000**
Add 27% "Soft Costs" including 15% Contingency **\$2,777,000**

Total Construction + "Soft Costs" **\$13,062,000**

Grand Total w/ assumed \$600K property purchase **\$13,662,000**

The purchase of additional property will likely be required to meet the Town's parking needs.

