

September 24, 2019

**ARCHULETA COUNTY PROCEEDINGS
BOARD OF COUNTY COMMISSIONERS**

The Board of County Commissioners held a Special Meeting on September 24, 2019 noting County Commissioners Ronnie Maez, Steve Wadley present and Alvin Schaaf by phone, County Administrator Scott Wall, County Attorney Todd Weaver and Deputy County Clerk and Recorder Tomi Bliss present.

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

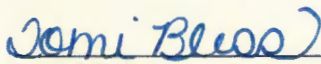
A. Resolution 2019-100 Regarding the Construction of Remodel of Space to House the Archuleta County Courts

Todd Weaver, County Attorney, presented a resolution outlining three options presented by Reynolds Ash and Associates for new courthouse facilities, to direct staff to seek grant funding and authorize the use of County funds for grant matching and for construction costs. **Commissioner Wadley moved to approve Resolution 2019-100 regarding the construction space to house the Archuleta County Courts as presented. Commissioner Schaaf seconded the motion and it carried unanimously.**

B. Resolution 2019-101 Authorizing the Purchase of 85 Harman Park Drive and the Execution of All Necessary Documents to Complete Such Purchase

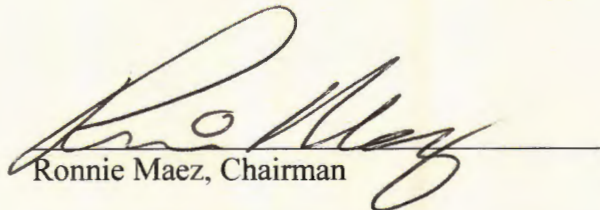
Todd Weaver, County Attorney, presented a resolution authorizing the purchase of real property located at 85 Harman Park Drive and allowing for Chairman Maez to execute all necessary documents to complete the purchase. **Commissioner Wadley moved to approve Resolution 2019-101 authorizing the purchase of 85 Harman Park Drive and the execution of all necessary documents to complete such purchase as presented. Commissioner Schaaf seconded the motion and it carried unanimously.**

With there being no further business before the Board, the meeting was adjourned at 1:43 p.m.



Tomi Bliss
Deputy County Clerk & Recorder

Approved this 1st day of October, 2019.



Ronnie Maez, Chairman



**ARCHULETA COUNTY
BOARD OF COUNTY COMMISSIONERS**

CALL TO ORDER THE SPECIAL MEETING OF THE BOARD OF COUNTY COMMISSIONERS OF SEPTEMBER 24, 2019 AT 1:30 P.M.

NEW BUSINESS

A. Consideration And Approval Of Resolution 2019-___ Regarding The Construction Or Remodel Of Space To House The Archuleta County Courts

This resolution is to consider and decide upon three options presented by Reynolds Ash for new courthouse facilities, to direct staff to seek grant funding to help cover the cost of constructing the new courthouse facilities and authorizing the use of County funds for grant matching and for construction costs.

Documents:

[2019_0918_RESOLUTION ON NEW COURTHOUSE FACILITY \(00000002\).PDF](#)
[18284_PLAN COMPARISON_9.21.2019 \(00000004\).PDF](#)

B. Consideration And Approval Of Resolution 2019-___ Authorizing The Purchase Of 85 Harman Park Drive And The Execution Of All Necessary Documents To Complete Such Purchase

This resolution authorizes the purchase of the real property located at 85 Harman Park Drive and for Commissioner Ronnie Maez to execute all necessary documents to complete this purchase.

Documents:

[2019_0918_RESOLUTION ON PURCHASE OF 85 HARMAN PARK \(00000002\).PDF](#)

ADJOURNMENT OF THE SPECIAL BOCC MEETING

All meetings to be held in the Archuleta County Administration Offices
398 Lewis Street, unless otherwise stated.
All Regular and Special BoCC Meetings are recorded.



RESOLUTION 2019 - 100

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ARCHULETA COUNTY, COLORADO, REGARDING THE CONSTRUCTION OR REMODEL OF SPACE TO HOUSE THE ARCHULETA COUNTY COURTS

WHEREAS, Archuleta County, Colorado (the “County”) is a duly and regularly created, organized and existing body corporate and politic of the State of Colorado (the “State”), existing as such under the Constitution and statutes of the State; and,

WHEREAS, the Board of County Commissioners of Archuleta County, Colorado (the “Board”) is empowered under C.R.S. § 30-11-107(e) to provide for the management of the business and concerns of the County; and,

WHEREAS, the Board is required by law to provide court facilities at the county seat pursuant to C.R.S. § 13-6-304; and,

WHEREAS, the Board retained Reynolds Ash + Associates (“Reynolds Ash”) to provide an assessment of the costs to renovate the current Archuleta County Courthouse, located at 449 San Juan Street, Pagosa Springs, CO versus the cost to construct a new courthouse on land owned by the County in the Harman Park subdivision; and,

WHEREAS, Reynolds Ash made a presentation to the Board at its September 17, 2019 and September 24, 2019 work sessions (“Presentation”) and delivered an executive summary (“Executive Summary”) of its assessment, both of which provided three potential options for the County to meet its statutory requirement to provide court facilities as set forth in C.R.S. § 13-6-304.

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

1. In its Presentation and Executive Summary, Reynolds Ash described three options for providing workable space for court facilities as follows:
 - a. Option 1 is to convert the former Archuleta County Detention Facility space into a new courthouse facility. This would require a complete demolition and rebuild of the interior space and leveling the foundation of the building. The total estimated cost of this option is just under \$5.5 million. This option would not allow for any additional expansion of the courthouse facility if so needed in the future, is not recommended by Reynolds Ash nor supported by court administration.
 - b. Option 2 includes all of Option 1 along with acquiring the vacant parcel to the west of the former Archuleta County Detention Facility space to add parking and a new west entrance. The total estimated cost of this option is just over \$7.2 million. This option would not allow for any additional expansion of the



courthouse facility if so needed in the future, is not recommended by Reynolds Ash nor supported by court administration.

- c. Option 3 is to construct a new courthouse facility adjacent to the new Archuleta County Detention Center currently under construction on County-owned property in the Harman Park subdivision. This option would allow for a direct, secure connection between the new Detention Center and the courthouse facility, minimizing the cost of transporting inmates. The total estimated cost of this option is just over \$5.8 million. This option would also allow for an expansion of the courthouse facility should the need arise in the future, is recommended by Reynolds Ash and is supported by court administration.
2. Having considered the options presented by Reynolds Ash in its Presentation and Executive Summary along with the other information contained therein, the Board believes it is in the best interest of the County and its citizens to pursue Option 3 because it allows for future expansion of the courthouse if the need so arises, and provides a centralized location with the new Archuleta County Detention Center for the County's criminal justice functions, which will increase public safety by minimizing the transport of incarcerated individuals.
3. The Board directs Reynolds Ash to move forward with site and architectural plans for Option 3 at a cost not to exceed the amount of money remaining in the grant awarded by the Underfunded Courthouse Facility Commission for the courthouse assessment.
4. The Board fully supports seeking any and all available grants and other potential funding sources to help fund the construction of the new courthouse facility, including but not limited to grants from the Underfunded Courthouse Facility Commission, Colorado Department of Local Affairs and any other state or federal grant programs for which the construction of the new courthouse facility may qualify, and directs County staff to work cooperatively and in conjunction with the 6th Judicial District to apply for any and all available grants to help fund the construction of the new courthouse facility.
5. The Board also supports using monies, up to and potentially in excess of \$900,000.00, based on the County's financial ability to do so, from the County's general fund, capital improvement fund, and whatever other fund the County Finance Director deems appropriate to provide matching funds for any grants applied for and/or awarded, and to also help cover the cost of constructing the new courthouse facility.



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Kristy Archuleta
Archuleta County

APPROVED AND ADOPTED this 24th day of September, 2019.



BOARD OF COUNTY COMMISSIONERS OF
ARCHULETA COUNTY, COLORADO

By: 
Ronnie Maez, Chairman

Attest:

Kristy Archuleta by *Jenni Blusio*
Kristy Archuleta, Deputy Clerk
County Clerk & Recorder



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Kristy Archuleta
Archuleta County

RESOLUTION 2019 - 101

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ARCHULETA COUNTY AUTHORIZING THE PURCHASE OF 85 HARMAN PARK DRIVE AND THE EXECUTION OF ALL NECESSARY DOCUMENTS TO COMPLETE SUCH PURCHASE

WHEREAS, Archuleta County, Colorado (the “County”) is a duly and regularly created, organized and existing body corporate and politic of the State of Colorado (the “State”), existing as such under the Constitution and statutes of the State; and,

WHEREAS, the Board of County Commissioners of Archuleta County, Colorado (the “Board”) is empowered under C.R.S. § 30-11-107(e) to provide for the management of the business and concerns of the County; and,

WHEREAS, the Board is empowered under C.R.S. § 30-11-101(b) to purchase and hold real property for the use of the County; and,

WHEREAS, the Board is empowered under C.R.S. § 30-11-101(d) to make all contracts and do all other acts in relation to the real property necessary to the exercise of its corporate or administrative powers; and,

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

1. On May 21, 2019, during a properly noticed Regular Meeting, the Board voted to appoint Commissioner Ronnie Maez as the lead negotiator for the possible County purchase of the real property located at 85 Harman Park Drive, Pagosa Springs, C) 81147,
2. On August 20, 2019, during a properly noticed Regular Meeting, the Board voted to direct staff to draft and present a formal offer of \$600,000.00 to the personal representatives of the Estate of Norma Harman for the purchase of the real property located at 85 Harman Park Drive, Pagosa Springs, CO 81147.
3. On September 17, 2019, during a properly noticed Regular Meeting, the Board voted to ratify Commissioner Ronnie Maez’s signature on the following documents authorizing the purchase of the real property located at 85 Harman Park Drive, Pagosa Springs, CO 81147.
 - a. Contract to Buy and Sell Real Estate (Commercial)
 - b. Residential Addendum to Contract to Buy and Sell Real Estate
 - c. Addendum To Contract To Buy And Sell Real Estate (Commercial) By The Board Of County Of Commissioners Of Archuleta County, Colorado And The Estate Of Norma Harman



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Kristy Archuleta
Archuleta County

d. Seller's Property Disclosure

- 4. By this Resolution, the Board reaffirms its previous actions described herein and authorizes the purchase of the real property located at 85 Harman Park Drive, Pagosa Springs, CO 81147 from the Estate of Norma Harman pursuant to the terms of the Contract to Buy and Sell Real Estate (Commercial) dated August 29, 2019, and further authorizes Commissioner Ronnie Maez to execute all necessary documents to complete said purchase.

APPROVED AND ADOPTED this 24th day of September, 2019.



BOARD OF COUNTY COMMISSIONERS OF
ARCHULETA COUNTY, COLORADO

By:

Ronnie Maez
Ronnie Maez, Chairman

Attest:

Kristy Archuleta by Jomi Polaris
Kristy Archuleta, Deputy Clerk
County Clerk & Recorder