

MINUTES OF THE MEETING OF THE
BOARD OF COUNTY COMMISSIONERS
GILPIN COUNTY, COLORADO

November 1, 2016

A regular meeting of the Board of County Commissioners of Gilpin County was held on November 1, 2016, at the Gilpin County Old Courthouse. Chair Isenhart called the meeting to order at 9:00 a.m. In attendance were Chair Linda Isenhart; Commissioner Buddy Schmalz; Commissioner Gail Watson; County Manager Roger Baker; County Attorney Bradford Benning; and Deputy Clerk to the Board Sharon Cate.

Memorandum of Understanding—Tri-County Workforce. The Tri-County Workforce Board for Jefferson, Gilpin and Clear Creek counties (Tri-County Workforce Area) works with the American Job Center to provide no-cost services to job seekers and employers within the Area. Today two representatives of the American Job Center, Business Services Coordinator Jill Howard and Career Coordinator Kevin Ashcraft, presented a Memorandum of Understanding (MOU) between the Workforce Board and Workforce Area partners for those services. During discussion of the MOU, the Gilpin Commissioners asked questions about the Job Center collaborating with the Gilpin County RE-1 School and with local veterans. Coordinator Howard stated that Job Center staff meet onsite with School counselors and develop ongoing relationships to facilitate services; Coordinator Ashcraft added that he works closely with all Veterans Service Officers, particularly for Veterans with specific needs.

Commissioner Watson moved to approve the Memorandum of Understanding between Gilpin County and the Tri-County Workforce Development Board. Commissioner Schmalz seconded the motion, which passed by a vote of 3 to 0.

Enterprise Zone—Central City. Central City Community Development Director Ray Rears gave an overview of his request for Gilpin County to petition for inclusion in the Colorado Enterprise Zone Program (CEZP). The CEZP is designed to promote a business-friendly environment in economically distressed areas by offering state income tax credits that incentivize businesses to locate and develop in these communities. Director Rears explained that if Gilpin County were accepted into the Program, the City of Central could utilize the state incentives as positive economic drivers to help grow the local economy and to encourage commercial property owners to rehabilitate and establish businesses in currently vacant buildings. Inclusion in the Program District would be facilitated through a working relationship between the County and the [Colorado] Northwest Council of Governments (NWCOG). Director Rears added that he planned to meet with NWCOG on November 16, 2016, and that he hoped to convey Gilpin County's support of Central City's request. Director Rears concluded his request by stating that designation as an enterprise zone would not interfere or conflict with the Gaming District and that the City of Central would pay the first year's administrative fee of \$2,000; positive interaction with the Enterprise Zone district could set up future benefits for businesses in other areas of Gilpin County.

The Board of County Commissioners agreed that the program seemed like it could be beneficial, but that they would need more time to study it and Central City's request for support. Director Rears agreed to attend the Board's November 15, 2016, meeting to provide additional information and to hopefully receive Gilpin County's letter requesting inclusion in the Colorado Enterprise Zone Program.

Treasurer/Public Trustee's Items. Treasurer/Public Trustee Alynn Huffman gave the following reports:

Public Trustee's Third Quarter, 2016. In response to a question from Commissioner Isenhart about the difference between releases and e-releases, Public Trustee Huffman stated that e-releases are done electronically, and that only one company has continued to perform e-releases; other are done manually through the mail. She went on to say that the Public Trustee's Office would issue a check to the Board of County Commissioners in the amount of \$2,891.22 from the Operating Account, and another in the amount of \$917.65 from the Reserve Account for the Public Trustee Salary Fund in the County General Fund. Commissioner Schmalz moved to accept the Public Trustee's Third Quarter, 2016, Report. Commissioner Watson seconded the motion, which passed by a vote of 3 to 0.

Treasurer's Monthly—September, 2016. The Board had no questions about the report, and Commissioner Watson said it was good to see an increase in the percentage of total taxes collected. Treasurer Huffman said the annual Tax Lien Sale will include just under 100 properties, as owners continue to pay their taxes.

Wells Fargo Bank Status Report. Treasurer Huffman introduced two representatives from Wells Fargo Bank, Ron Hostetler, Vice President, Government Accounts, and Deanne Ostertag, Vice President, Principal Industry Specialist, noting that they had spoken to the Board at an open, public work session on September 20, 2016, regarding the security of Gilpin County's accounts. Commissioner Isenhart said the Board wanted to know if additional safeguards were now in place to protect the County from the type of fraudulent account activity that had recently been discovered against some private accounts. Treasurer Huffman listed the many check and balances procedures her office performs—some in conjunction with the County Finance Officer—and then stated that her office's records are then checked against those of Wells Fargo for accuracy. She further stated that her personal bank accounts are with Wells Fargo and that she was completely confident with them.

Commissioner Watson said she was glad Treasurer Huffman is comfortable with Wells Fargo, but that the recent fraudulent activity had caused the Board to question them and their practices. Vice President Hostetler responded that his division meets with all of their customers on a regular basis, but also that if a potential issue is identified, they meet to discuss that as well as any other concerns. He said he understood that a banking relationship is built on trust, and he believed that the vast majority of Wells Fargo customers are satisfied with the bank.

The Board of County Commissioners recessed and convened as the Board of Adjustment.

Public Hearing—Variance Request—BOA #16-04. Chair Isenhardt opened the public hearing for a variance request for Carl Schembri, 435 Golden Dollar Road. Community Development Director Tony Petersen presented the applicant's request for relief from property line setback requirements to allow for the construction of a solar [panel] array, which would encroach into the required 55-foot setback by 15 feet. Applicant Carl Schembri was not present, but Sean Hanson of Solar Array Company was present to answer questions about the proposed project. Chair Isenhardt opened the hearing to public comment. There being none, Chair Isenhardt closed the hearing to public comment. Commissioner Schmalz moved to approve BOA #16-04 for Carl Schembri, 435 Golden Dollar Road, as presented. Commissioner Watson seconded the motion, which passed by a vote of 3 to 0. Chair Isenhardt closed the public hearing. (The legal recording of the public hearing, including any public comment, is an audio file available through the Clerk and Recorder's Office.)

Public Hearing—Variance Request—BOA #16-05. Chair Isenhardt opened the public hearing for a variance request, BOA #16-05, for Ben Crabb, 138 Elk Place. Community Development Director Tony Petersen presented the applicant's request for relief from property line setback requirements to allow for a 1,200-square-foot detached garage, which would encroach into the west and south property lines' required 30-foot setback by 15 feet. Applicant Ben Crabb was not present, but builder Jeff Pettus attended to answer questions. Chair Isenhardt opened the hearing to public comment. Comments were received from:

Judith Peltier, 116 Elk Place, who expressed her incomprehension of why her neighbor would want to build such a large garage, her concern that the project would be noisy, and her observation that the proposed garage would change the neighborhood.

James Peltier, 116 Elk Place, who expressed his concerns with the proximity of the project to his [adjacent] property, the construction noise, and the size of the proposed garage.

Following public comment, Chair Isenhardt closed the hearing to public comment, and Board discussion continued. Commissioner Schmalz moved to continue the public hearing for BOA #16-05 to November 15, 2016, 9:05 a.m. Commissioner Watson seconded the motion, which passed by a vote of 3 to 0. (The legal recording of the public hearing, including any public comment, is an audio file available through the Clerk and Recorder's Office.)

The Board of Adjustment adjourned and reconvened as the Board of County Commissioners.

County Manager Status Report. County Manager Baker updated the Commissioners on the following items:

Monthly Departmental Reports. The monthly departmental reports that had been submitted were noted.

County Manager Baker Project Status Report. A revised Dakota Mountain lease with Nycon Resources, Inc., for the communications tower site has been received; Bill Cook, of Cook and Associates, will attend the November 15, 2016, Board meeting to discuss the renewal of employee health insurance, and the financial impacts of self-funded insurance; and the DOLA grant agreement for Broadband planning has been received for Clear Creek and Gilpin counties' joint project. Also, Community Development Director Tony Petersen met with the board of Gilpin Senior Living to discuss a private sector option for land acquisition for the planned senior housing project, but consensus among that board has not been achieved.

Commissioner Watson asked County Manager Baker to determine if an ADA (Americans with Disabilities Act) survey had been performed on each County-owned building, to ensure compliance. County Manager Baker noted that the Secretary of State's Office had performed such an assessment of the Old Courthouse as the Gilpin County Vote Center, and of the ballot drop-off locations.

Board of County Commissioners Status Reports.

Notice of Public Meetings. The public meetings in the upcoming two weeks that could be attended by more than one Commissioner and at which public business may be discussed will include:

- Board of County Commissioners budget work session, today after the Board's regular meeting
- Conference call with Neo Connect regarding broadband planning, November 3
- Gilpin Ambulance Authority Board meeting for budget review, November 9

Planning Commission Appointments. Deputy Clerk Cate informed the Board that three Planning Commission members' terms will expire on December 31, 2016, and that each of those members had submitted a letter of interest to serve a new three-year term. Commissioner Watson moved to appoint Laura Azevedo Jenéy, Bob Haxel and Jane Billings each to a new term, ending December 31, 2019. Commissioner Schmalz seconded the motion, which passed by a vote of 3 to 0.

Meeting Minutes. Commissioner moved to approve the Board of County Commissioners Meeting Minutes for October 18, 2016. Commissioner Watson seconded the motion, which passed by a vote of 3 to 0.

Adjournment There being no further business to come before the Board, they adjourned at 10:28 a.m.

Signed this 15th day of November, 2016.