



**REGULAR MEETING AGENDA – FEBRUARY 13, 2024 AT 9:00 A.M.
GILPIN COUNTY BOARD OF COUNTY COMMISSIONERS**

Marie A. Mornis, District 1 Susan Berumen, District 2 Sandy Hollingsworth, District 3

This meeting will be held in-person at the Historic Courthouse, 203 Eureka St., Central City, CO.

Please visit tinyurl.com/GilpinCommissioners to attend virtually.

Please silence all electronic devices and keep quiet while the meeting is in session.

Please sign up for public or press comments prior to start of meeting.

- 9:00 a.m.**
- 1.** Call to Order, Agenda Review and Conflicts of Interest
 - 2.** Public or Press Comment (limited to three minutes each)
 - 3.** CONSENT AGENDA
 - Human Services 4th Quarter 2023 Report – Janey Barker, Human Services Director
 - Clerk & Recorder January 2024 End of Month Report – Sahari McCormick, Clerk & Recorder
 - Gilpin County Semi-Annual Report, ending December 2023 – Mary Lorenz, Treasurer
 - County Held Tax Liens – Mary Lorenz, Treasurer
 - Resolution 24-36, Authorizing the Execution for a Grant Agreement with the Colorado Department of Local Affairs for the Strong Communities Grant Program – Rob Gutierrez, Community Development Director & Jamie Boyle, Grant Manager and Writer
 - Approval of Meeting Minutes for January 9, 2024 meeting – Lyndsey Denton, Deputy Clerk to the Board
 - Approval of Meeting Minutes for January 23, 2024 meeting – Sharon Cate, Deputy Clerk
 - 4.** New Employee Introductions – Chanda Johnson, Human Resources Director
 - 5.** Proclamation for Black History Month – Melanie Bleyler, Community Engagement Officer
 - 6.** Resolution 24-37, Appointing a Member to the Foothills Regional EMS & Trauma Advisory Council (FRETAC) Board of Directors– Cody Carroll, Gilpin Ambulance Authority Chief
- 9:30 a.m.**
- 7.** **PUBLIC HEARING – Board of Adjustment** -- Resolution BOA-23-2(B), An Appeal to Extend Temporary Housing Permit TPHS-22-2 for 105 Conestoga Road, Black Hawk – Rob Gutierrez, Community Development Director
 - 8.** Childcare Steering Committee Recommendations – Lyndsey Denton, Deputy Clerk to the Board & Steering Committee Members

Public hearings will begin at the noticed time or later. All other agenda times are estimates and may be heard earlier or later than designated. To request an accommodation to participate in or attend the Commissioners' meeting, please notify Deputy Clerk Lyndsey Denton at 303-582-6010, at least 24 hours prior to the meeting.



9. Resolution 24-35, Adopting the Fee Schedule for Gilpin County Parks & Recreation – Gabrielle Chisholm, Parks & Recreation Director and Rob Gutierrez, Community Development Director
10. Resolution 24-47, Adopting the Temporary Position of Maintenance Worker – Chanda Johnson, Human Resources Director
11. Resolution 24-48, Adopting the Temporary Position of Public Works – Office Assistant – Chanda Johnson, Human Resources Director
12. Resolution 24-39, Authorizing the Submission of a Grant Application to the Colorado Department of Local Affairs for the Community Development Block Grant for Public Facilities – Jamie Boyle, Grant Manager and Writer
13. Resolution 24-38, Approving Acceptance of the 2024 Retail Flexible Funding Model Grant Offered to Gilpin County through the National Environmental Health Association (NEHA) and United States Food and Drug Administration (FDA) – Alisa Witt, Public Health Director & Jamie Boyle, Grant Manager and Writer
14. Resolution 24-40, Approving A Voting Service and Polling Center (VSPC) Location for the Gilpin County June 25, 2024 Primary Election – Sahari McCormick, Clerk & Recorder
15. Resolution BLA-23-3, Approving A Boundary Line Adjustment (Amy Grooters and John Kuepper Revocable Living Trust and Valerie P. Kuepper Revocable Living Trust, Owners) – James Shrout, Planner
16. Resolution BLE-23-3, Approving a Boundary Line Elimination (Joseph Kopacz, Applicant – James Shrout, Planner
17. Resolution 24-41, Temporarily Designating the County Manager as the Hearing Officer for Employee Termination Hearings – Ray Rears, County Manager
18. County Attorney’s Report
19. County Manager’s Report
20. Board of County Commissioners Report and Notice of Public Meetings
21. Public or Press Comment (limited to three minutes each)
22. Adjourn

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Gilpin County Human Services
15193 Highway 119
Black Hawk, CO 80422
303-582-5444 (phone)
303-582-5798 (fax)

Gilpin County Human Services

4th Quarter Update

State Fiscal Year – 2nd Quarter

Director: Janey Barker

Non-financial numbers are complete for October, November & December 2023

State Financial numbers are for October, November & December 2023 (normal state spending % should be at 50%) County Financial numbers are for October & November 2023.

SFY 24: State Fiscal Year July 2023 – June 2024

Child Welfare and Adult Protection:

*** CW - SFY 24: Allocation: \$389,948; 31.06% for spent Child Welfare, Core Services Allocation \$78,278; 4.05% for Core**

- Children in out of home placement: 2
- Children in Relative Guardian Homecare: 3
- New Reports of Abuse or Neglect: 25
- Reports Assigned High Risk: 2
- Reports Assigned Family Assessment Response: 8
- Family Assessment Response w/ Services: 1
- Cases non-court involved: 0
- Cases Court involved: 4

*** APS - SFY 24: Allocation: \$30,000; 60.23% spent**

- New Adult Protection Reports: 13
- Reports Assigned: 6
- On-going Cases: 5
- Guardianship Cases: 1

Community Benefits:

***SFY 24: Allocation: TANF: \$95,580, 37.25% spent, Child Care Assistance Program: \$130,195, 51.17% spent, County Admin: \$157,002, 75.41% spent**

- # Of Electronic Benefits Cards issued: 55
- New Benefits Applications: 189
- Redeterminations of Benefits: 632
- Basic Cash Assistance Participants: 5
- Diversion: 8
- Child Care: 33

- Medicaid Participants: 901
- Long Term Care Participants: 27
- Adult Financial Participants: 26
- Food Assistance Participants: 328

Child Support Services

40/60 FTE shared with Clear Creek County

- # of cases 76
- # of cases with Support Orders 64
- Percent of cases that have current support paid 70.10%
- Monthly Child Support Collections \$14,815.14

Emergency Assistance Funding:

- Budget: \$20,000; Spending through November 2023 \$7,531.18

Senior Services and Transport:

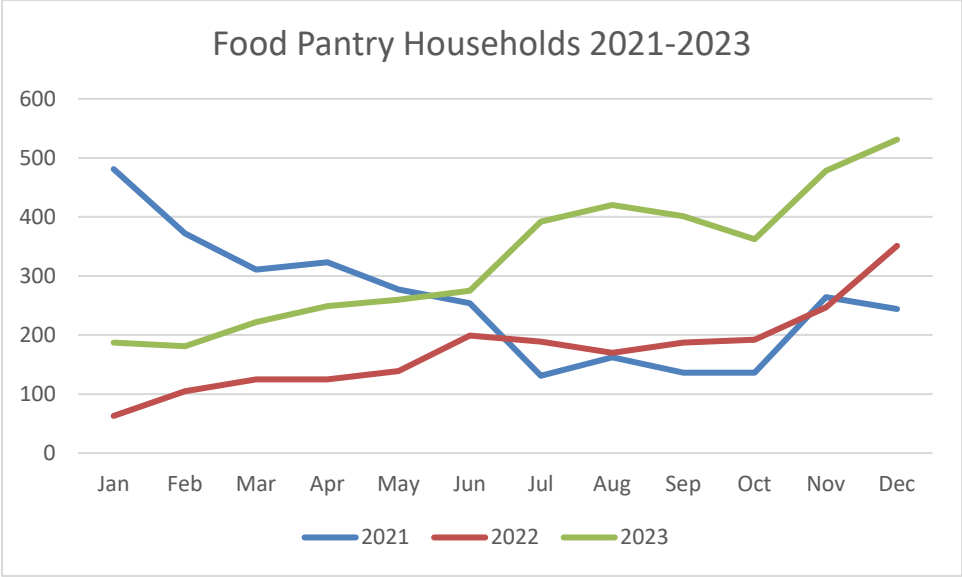
- Meals on Wheels: 43 Participants (avg 14/mo), 778 Meals Delivered (avg 259/mo)
- Market Meals: 24 Participants (avg 8/mo)
- Congregate Lunches served: 125 Participants (avg 42/mo), 532 Lunches served (avg 177/mo)
- Transportation: Participants 91 (avg 30/mo), 548 Trips (avg 183/mo)

Veterans:

- Number of Contacts: 246
- Appointments: 31
- Transports: 16
- Seniors: 24
- Homeless: 2

Food Pantry:

- # of Households Served: 1,371 (avg 457/mo)
- # of Individuals Served: 3,015 (avg 1005/mo)
- Donation balance through Nov is at \$33,032.46
- Thanksgiving & December Holiday boxes 210 Households



Open Positions in Human Services:
 Child Welfare Prevention Case Worker II
 Senior Services Part-time Aide



GILPIN COUNTY
 Clerk & Recorder's Monthly Report to the Treasurer
 JANUARY 2024

Funds Collected	Disbursements										
	Dept of Revenue	Domestic	State Health	Electronic Recording Technology	County Treasurer	County Clerk	Black Hawk	Central City	POST	Secretary of State	
Recording Fees						\$2,923.50					
Recording Surcharges	\$3,032.50					\$109.00					
Documentary Fees	\$2,433.60					\$2,433.60					
Marriage Licenses	\$0.00	\$0.00	\$0.00			\$0.00					
Liquor Licenses	\$225.00					\$225.00					
State Surcharge Fees	\$218.00			\$218.00							
Recording Misc (copies, reports, dis Over Recording)	\$481.05					\$481.05					
RECORDINGS	\$6,390.15	\$0.00	\$0.00	\$0.00	\$218.00	\$0.00	\$6,172.15	\$0.00	\$0.00	\$0.00	
Specific Ownership Tax	\$92,293.29	\$476.60			\$90,894.61	\$922.08					
License Fee/Permit	\$77,922.69	\$74,827.26			\$2,514.27	\$136.00	\$120.73	\$283.65	\$40.78	\$0.00	
Sales & Use Tax/Vendor Fees	\$31,838.50	\$14,920.66				\$513.97	\$5,602.80	\$10,801.07			
MV Late Fee	\$6,035.00	\$4,995.00				\$1,040.00					
Titles	\$1,088.21	\$481.70				\$606.51					
SMM 2% Rental	\$1,014.19				\$1,014.19						
Lien Filing Fee	\$1,160.00					\$1,160.00					
Clerk Hire Fee	\$3,460.00					\$3,460.00					
Materials Fees	\$1,294.18	\$1,294.18				\$0.00					
Credit/Overpymt/SBAs	(\$116.73)					(\$116.73)					
Insurance Judgment	\$89.00					\$89.00					
External Debts	\$201.00	\$1.00				\$200.00					
MOTOR VEHICLE	\$216,279.33	\$96,996.40	\$0.00	\$0.00	\$0.00	\$94,423.07	\$8,010.83	\$5,723.53	\$11,084.72	\$40.78	
Election Reimb from CDs	\$0.00					\$0.00					
Voter Confidentiality Program	\$0.00									\$0.00	
Treasurer Fee Bad Check	\$0.00				\$0.00						
Election Grant	\$0.00					\$0.00					
Election Misc/Refund	\$50.00					\$50.00					
Over/Under	\$0.00										
ELECTIONS & MISC.	\$50.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$50.00	\$0.00	\$0.00	\$0.00	
2024 TOTAL	\$222,719.48	\$96,996.40	\$0.00	\$0.00	\$218.00	\$94,423.07	\$14,232.98	\$5,723.53	\$11,084.72	\$40.78	\$0.00
2023 Totals	\$157,800.24	\$63,803.59	\$80.00	\$12.00	\$268.00	\$61,720.47	\$19,696.94	\$2,627.04	\$9,560.53	\$31.67	\$0.00
2023-2024 VARIANCE	\$64,919.24	\$33,192.81	(\$80.00)	(\$12.00)	(\$50.00)	\$32,702.60	(\$5,463.96)	\$3,096.49	\$1,524.19	\$9.11	\$0.00
2022 TOTALS	\$196,676.83	\$72,142.80	\$60.00	\$9.00	\$504.00	\$89,211.72	\$24,701.37	\$1,776.50	\$8,233.37	\$38.07	\$0.00

STATE OF COLORADO
 I, Sahari McCormick, Clerk & Recorder in and for the County of Gilpin, do hereby certify that this is a true, complete copy of all money collected in JANUARY 2024 and disbursed in FEBRUARY 2024.

Sahari McCormick

 Gilpin County Clerk & Recorder

2/5/24

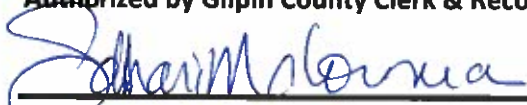
 Date



GILPIN COUNTY
 Clerk & Recorder's Monthly Distribution Report
 JANUARY 2024

Account	Item	Amt	Method
0100-22-4212	County Gen C&R Fees	\$12,887.71	
0100-22-4267	County Electronic Filing	\$109.00	
6500-00-4652	State Health	\$0.00	separate check
6500-00-4652	Domestic Abuse	\$0.00	separate check
0100-22-4262	Liquor Licenses	\$225.00	
8951-00-4267	State Electronic Fee	\$218.00	wire to ST
6400-00-4652	Specific Ownership	\$91,908.80	
6200-00-4652	Auto	\$77,079.74	
6300-00-4652	State Sales Tax	\$14,920.66	separate check
6700-00-4652	Late Fee State Motor V	\$4,995.00	
0100-22-4265	MV Late Fee	\$1,040.00	
0100-22-4266	Insurance Judgment	\$89.00	
0200-00-4212	Road & Bridge MV Fees	\$2,514.27	
6000-00-4652	Black Hawk MV Fees	\$120.73	wire
6000-00-4652	Black Hawk Sales Tax	\$5,602.80	wire
6100-00-4652	Central City MV Fees	\$283.65	wire
6100-00-4652	Central City Sales Tax	\$10,801.07	wire
0100-30-4341	POST	\$40.78	wire GCSO
0100-23-4264	County Gen Election Fees	\$0.00	
8952-00-4264	VCP	\$0.00	Separate check
0100-24-4575	Treasurer Fee BC	\$0.00	
0100-22-4212	Misc - refund of expenses	(\$116.73)	
0100-23-4651	Election Grant	\$0.00	
	Total	\$222,719.48	

Authorized by Gilpin County Clerk & Recorder.


 Sahari McCormick


 Date



GILPIN COUNTY
Clerk & Recorder's Authorization for Payment
JANUARY 2024

Remit to	Amount	Treasurer's Notes
CO DEPARTMENT OF REVENUE Division of Motor Vehicle Svcs BOC - Rm 147 PO Box 173350 Denver, CO 80217	\$ 96,996.40	
CO DEPARTMENT OF HUMAN SERVICES Attn: Colorado Domestic Abuse Fund 1575 Sherman St., 6 th Floor Denver, CO 80203	\$ -	
CO DEPARTMENT OF HEALTH Data Management 4300 Cherry Creek Dr. South Denver, CO 80222-1530	\$ -	
STATE OF COLORADO, COLORADO STATE TREASURY Electronic Recording Technology Board Brad Lang, Controller & Budget Director	\$ 218.00	
COLORADO SECRETARY OF STATE Voter Confidentiality Program Attn: Cashier's Office 1700 Broadway, Suite 200 Denver, CO 80290	\$ -	
CITY OF BLACK HAWK P.O. Box 68 Black Hawk, CO 80422	\$ 5,723.53	
CITY OF CENTRAL P. O. Box 249 Central City, CO 80427	\$ 11,084.72	

Authorized by Gilpin County Clerk & Recorder.



Sahari McCormick

2/5/24

Date

GILPIN COUNTY SEMI ANNUAL REPORT DECEMBER 31, 2023

<u>Account Name</u>	<u>Beginning Balance</u>	<u>Current Year Tax Collections</u>	<u>Prior Year Tax Collections</u>	<u>Specific Ownership Taxes</u>	<u>Other Collections</u>	<u>Disbursements</u>	<u>Treasurer's Fees</u>	<u>Transfers Out</u>	<u>Ending Balance</u>
9000 WORKING FUND	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
0100 COUNTY GENERAL FUND	\$17,896,597.39	\$52,645.96	\$594.94	\$129,709.69	\$20,888,371.02	(\$11,769,592.13)	(\$179,667.64)	\$0.00	\$27,018,659.23
0120 COUNTY ABATEMENT	\$2,700.38	\$39.35	\$0.00	\$96.93	\$55.01	(\$2,889.93)	(\$1.74)	\$0.00	\$0.00
0200 PUBLIC WORKS	\$2,019,037.28	\$5,553.75	\$33.00	\$13,683.41	\$2,604,289.02	(\$1,691,527.85)	(\$5,495.71)	\$0.00	\$2,945,572.90
0300 COUNTY LIBRARY FUND	\$792,577.21	\$8,117.53	\$88.11	\$20,000.08	\$16,462.98	(\$266,355.30)	(\$426.48)	\$0.00	\$570,464.13
0400 DEPARTMENT OF HUMAN SERV	\$1,409,844.63	\$2,891.59	\$32.67	\$7,124.42	\$766,121.53	(\$542,104.49)	\$0.00	\$0.00	\$1,643,910.35
0500 PUBLIC HEALTH AGENCY	\$465,910.36	\$0.00	\$0.00	\$0.00	\$143,611.31	(\$185,974.87)	(\$820.67)	\$0.00	\$422,726.13
0600 SOLID WASTE	\$607,700.55	(\$28,027.01)	\$20.90	\$4,555.75	\$169,476.52	(\$170,529.17)	(\$1,752.39)	\$0.00	\$581,445.15
0700 CONSERVATION TRUST	\$81,175.87	\$0.00	\$0.00	\$0.00	\$35,115.05	\$0.00	(\$332.97)	\$0.00	\$115,957.95
0800 PARKS & RECREATION FUND	\$1,288,879.06	\$16,851.46	\$190.44	\$41,518.74	\$210,394.72	(\$860,119.77)	(\$2,233.08)	\$0.00	\$695,481.57
0900 FREI CASH BOND	\$141,811.65	\$0.00	\$0.00	\$0.00	\$2,729.23	\$0.00	\$0.00	\$0.00	\$144,540.88
1200 LODGING TAX	\$32,136.70	\$0.00	\$0.00	\$0.00	\$83,770.11	(\$2,625.00)	(\$2,484.59)	\$0.00	\$110,797.22
1400 CAPITAL IMPROVEMENT FUND	\$1,159,454.67	\$0.00	\$0.00	\$0.00	(\$1,338,787.13)	\$179,044.60	\$287.86	\$0.00	\$0.00
3100 COAL CREEK CANYON FIRE G	\$11,966.24	\$2,031.61	\$38.20	\$1,987.22	\$80.22	(\$15,493.59)	(\$64.51)	\$0.00	\$545.39
5400 TIMBERLINE FIRE GEN	\$204,493.73	\$44,342.85	\$0.00	\$36,720.30	\$1,716.88	(\$275,814.15)	(\$1,381.83)	\$0.00	\$10,077.78
5500 TIMBERLINE CAP EXP	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
5600 TIMBERLINE FIRE PROTECTI	\$4,829.23	\$1,047.16	\$0.00	\$867.17	\$40.54	(\$6,513.50)	(\$32.61)	\$0.00	\$237.99
7100 RE-1 SCHOOL GENERAL FUND	\$15,988.55	\$21,320.39	\$356.67	\$83,124.85	\$897.70	(\$98,818.36)	(\$56.42)	\$0.00	\$22,813.38
7310 GILPIN COUNTY RE-1 MILL	\$6,484.87	\$8,647.48	\$193.55	\$33,715.17	\$373.43	(\$40,138.41)	(\$23.06)	\$0.00	\$9,253.03
7320 GILPIN COUNTY RE-1 ABATE	\$18.42	\$24.57	\$0.07	\$95.79	\$0.94	(\$113.45)	(\$0.05)	\$0.00	\$26.29
7330 GILPIN COUNTY RE-1 TRANS	\$960.63	\$1,280.98	\$25.58	\$4,994.34	\$54.72	(\$5,942.19)	(\$3.38)	\$0.00	\$1,370.68
8100 RE-2 SCHOOL GENERAL FUND	\$22,327.88	\$82,281.10	\$99.40	\$66,745.28	\$3,163.61	(\$156,085.34)	(\$213.87)	\$0.00	\$18,318.06
8200 RE-2 SCHOOL DIST BOND	\$4,122.85	\$29,880.22	\$27.85	\$0.00	\$1,147.53	(\$35,178.45)	\$0.00	\$0.00	\$0.00
8310 RE-2 SCHOOL DIST MILL LE	\$7,566.68	\$27,884.16	\$36.25	\$22,619.24	\$1,072.50	(\$52,898.57)	(\$72.47)	\$0.00	\$6,207.79
8320 RE-2 SCHOOL DIST ABATEME	\$147.20	\$542.43	\$0.84	\$440.02	\$20.90	(\$1,029.24)	(\$1.39)	\$0.00	\$120.76
8330 RE-2 SCHOOL DIST TRANSP	\$774.86	\$2,855.47	\$3.52	\$2,316.31	\$109.79	(\$5,416.82)	(\$7.43)	\$0.00	\$635.70
8340 RE-2 SCHOOL SP BLDG TECH	\$3,307.82	\$12,189.79	\$15.28	\$9,888.19	\$468.78	(\$23,124.38)	(\$31.69)	\$0.00	\$2,713.79
6000 CITY OF BLACK HAWK	\$2,009.85	\$4.50	\$0.00	\$380.62	\$5,451.95	(\$6,299.92)	(\$54.61)	\$0.00	\$1,492.39
6001 CITY OF BLACK HAWK RD &	\$623.15	\$123,395.89	\$0.00	\$0.00	\$0.00	(\$124,006.11)	\$0.00	\$0.00	\$12.93
6100 CITY OF CENTRAL	\$43,904.35	\$8,794.39	\$676.87	\$8,943.00	\$73,067.74	(\$109,097.37)	(\$924.81)	\$0.00	\$25,364.17
6101 CITY OF CENTRAL RD & BRI	\$6,553.14	\$925.04	\$29.76	\$0.00	\$5.68	(\$7,231.98)	(\$1.06)	\$0.00	\$280.58
6105 CITY OF CENTRAL FEES, FI	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
6110 CITY OF CENTRAL ABATEMEN	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
5900 BHCC SANITATION	\$8,035.75	\$174.43	\$11.81	\$1,929.02	\$8.95	(\$9,624.69)	(\$5.85)	\$0.00	\$529.42
6025 MINERS MESA COMMERCIAL M	\$63.76	\$0.00	\$0.00	\$382.47	\$0.00	(\$341.26)	\$0.00	\$0.00	\$104.97
6026 MINERS MESA COMMERCIAL M	\$467.60	\$0.00	\$0.00	\$2,804.78	\$0.00	(\$2,502.62)	\$0.00	\$0.00	\$769.76
6040 SILVER DOLLAR METRO GENE	\$43,652.81	\$0.08	\$0.00	\$10,272.30	\$0.00	(\$51,105.99)	\$0.00	\$0.00	\$2,819.20
6041 SILVER DOLLAR METRO BOND	\$182,337.77	\$0.34	\$0.00	\$42,907.36	\$0.02	(\$213,469.67)	(\$0.01)	\$0.00	\$11,775.81
6050 BLACK HAWK SPECIAL IMPRO	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
6119 CENTRAL CITY BUSINESS I	\$4,595.23	\$3,392.95	\$351.40	\$2,999.53	\$201.52	(\$10,638.50)	(\$78.92)	\$0.00	\$823.21
6120 CENTRAL CITY BUSINESS IM	\$73,535.57	\$54,287.19	\$5,622.41	\$48,064.40	\$3,224.29	(\$170,280.05)	(\$1,262.67)	\$0.00	\$13,191.14
GRAND TOTAL	\$26,546,593.69	\$483,375.65	\$8,449.52	\$598,886.38	\$23,672,717.06	(\$16,733,838.52)	(\$197,144.05)	\$0.00	\$34,379,039.73

I, Mary R Lorenz, County Treasurer in and for the County of Gilpin in the State of Colorado, do hereby certify that the above is a true statement of the condition of the various funds as they appear from the records in my office at the close of business on December 31, 2023

Received & examined by the Board of Gilpin County Commissioners this 13th day of February 2024

Gilpin County Treasurer, Mary R Lorenz

Published in the Mountain Ear February 22, 2024 for six months ending December 31, 2023

Chair Commissioner, Susan Beruman

39-11-142. Disposition of certificates held by counties. (1) In cases where a tax lien on real estate has been struck off to the county at tax sales and the county has held the certificate of sale for **three years or more**, the board of county commissioners may apply for and receive a tax deed in like manner as is provided by law in the case of delinquent tax sale certificates held by individuals. The board of county commissioners, whenever the county becomes entitled to a tax deed, may cause the treasurer to issue, serve, and publish notices, pursuant to law, of application for such tax deed in like manner as in the case of individual certificate holders.

(2) In cases where the county has held the tax certificate for **five years or more** and such real estate is not located within the limits of any incorporated town or city within the same county, the county may include in one request or demand any or all separate parcels of real estate for which it holds tax sale certificates for sales in any one year, and the board of county commissioners may apply for and receive tax deeds therefor. In cases where the county has held the tax certificate for eight years and in the opinion of the board of county commissioners such real estate is not used, operated, or maintained wholly or in part in the interest or for the benefit of the public, said board shall apply for and receive a tax deed therefor.

(3) Upon making application in the case of tax certificates held by the counties for **five years or more**, the treasurer shall not be required to give the notice that a request or demand for tax deed has been made upon him provided for in section 39-11-128. The treasurer, in lieu of such notice, at least sixty days before the day said tax deed issues, shall give notice by registered or certified mail, addressed to the last-known residence of the person in whose name the real estate is assessed for the years during which said taxes have not been paid, that a tax deed has been applied for on the particular described property and that said tax deed will issue on a day certain. The treasurer shall also post in a public place in the county courthouse, at least sixty days before said deed issues, a notice stating that a deed will be issued to the county on the real estate described in said notice. Said notice shall contain the name of the person to whom the property is assessed together with the date said tax deed will issue.

(4) In all cases, the owner of the property shall have the right of redemption of the property as provided by law.

(5) Any tax deed, when issued to the county, shall be duly recorded, but no fee shall be required to be paid therefor. Thereafter, the board of county commissioners shall list such property for sale and post such list in the county courthouse and, out of the county general fund, may make such essential repairs thereon, and pay such premiums for fire insurance as are necessary for the protection and preservation of any improvements on such property. The board of county commissioners, after a county has acquired such tax deed, in its discretion, may institute and prosecute suits to quiet the title to any such real estate so acquired under such tax deeds.

(6) (a) In all cases where a tax lien on real property has been struck off to the county at a tax sale and the county has held the certificate of sale for thirty years or more without obtaining a tax deed as provided in this section, then such certificate may be declared void and of no effect.

(b) Repealed.

(c) Upon being presented with such list, the board of county commissioners shall determine that the tax liens were struck off to the county, that such certificates of sale relating thereto have been held by the county for thirty years or more, and that no tax deed has been obtained or applied for as provided in this section. Upon making such determination, the board of county commissioners may declare that such certificates are void, and an order to that effect shall be duly entered in the recorded proceedings of the board, which order shall direct the treasurer to cancel such certificates of sale.

(d) Upon receipt of an order of the board of county commissioners declaring that any certificates of sale are void, the treasurer shall record said order in his records and shall cancel all such certificates specified in said order.

(e) Any action concerning a determination and declaration by a board of county commissioners made pursuant to this subsection (6) shall be commenced within one year after the date of the board's order, or said action shall be forever barred.

Ch. Held
Certificates

5 after 2nd
day in Dec.

MISS
P/C

Georgia Chamberlain; Irene Joyce; Irene Kincaid; Janet Cotter; James...
Kerry Carr; Karla Bagley; Karen Sheaffer; Karen Arnold; Mack Crowther; Mark Crowther; Mary Hauert; Lynn Hauert; Matt Payne; Patty...

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County Held – Currently Available for Assignment

November 2023

<u>Cert #</u>	<u>Schedule/Acct#</u>	<u>Name</u>	<u>Amount Due</u>
2010-5790	008299	Nichols, Michael L.....	\$2,030.16

The amounts due are valid until **November 30, 2023**. The amount includes a \$4.00 Assignment Fee for each Tax Lien.

The account numbers can be used on the Assessor's website in order to gather information regarding these properties. Please do the research before contacting the Treasurer's office.

County Held not to be assigned unless approved by BOCC:

<u>Cert #</u>	<u>Schedule/Acct #</u>	<u>Name</u>	<u>Amount Due</u>
2008-5426	002761	More Lots of Luck	\$267,103.38

39-11-142. Disposition of certificates held by counties. (1) In cases where a tax lien on real estate has been struck off to the county at tax sales and the county has held the certificate of sale for three years or more, the board of county commissioners may apply for and receive a tax deed in like manner as is provided by law in the case of delinquent tax sale certificates held by individuals. The board of county commissioners, whenever the county becomes entitled to a tax deed, may cause the treasurer to issue, serve, and publish notices, pursuant to law, of application for such tax deed in like manner as in the case of individual certificate holders.

(2) In cases where the county has held the tax certificate for five years or more and such real estate is not located within the limits of any incorporated town or city within the same county, the county may include in one request or demand any or all separate parcels of real estate for which it holds tax sale certificates for sales in any one year, and the board of county commissioners may apply for and receive tax deeds therefor. In cases where the county has held the tax certificate for eight years and in the opinion of the board of county commissioners such real estate is not used, operated, or maintained wholly or in part in the interest or for the benefit of the public, said board shall apply for and receive a tax deed therefor.

(3) Upon making application in the case of tax certificates held by the counties for five years or more, the treasurer shall not be required to give the notice that a request or demand for tax deed has been made upon him provided for in section 39-11-128. The treasurer, in lieu of such notice, at least sixty days before the day said tax deed issues, shall give notice by registered or certified mail, addressed to the last-known residence of the person in whose name the real estate is assessed for the years during which said taxes have not been paid, that a tax deed has been applied for on the particular described property and that said tax deed will issue on a day certain. The treasurer shall also post in a public place in the county courthouse, at least sixty days before said deed issues, a notice stating that a deed will be issued to the county on the real estate described in said notice. Said notice shall contain the name of the person to whom the property is assessed together with the date said tax deed will issue.

(4) In all cases, the owner of the property shall have the right of redemption of the property as provided by law.

(5) Any tax deed, when issued to the county, shall be duly recorded, but no fee shall be required to be paid therefor. Thereafter, the board of county commissioners shall list such property for sale and post such list in the county courthouse and, out of the county general fund, may make such essential repairs thereon and pay such premiums for fire insurance as are necessary for the protection and preservation of any improvements on such property. The board of county commissioners, after a county has acquired such tax deed, in its discretion, may institute and prosecute suits to quiet the title to any such real estate so acquired under such tax deeds.

(6) (a) In all cases where a tax lien on real property has been struck off to the county at a tax sale and the county has held the certificate of sale for thirty years or more without obtaining a tax deed as provided in this section, then such certificate may be declared void and of no effect.

(b) Repealed.

(c) Upon being presented with such list, the board of county commissioners shall determine that the tax liens were struck off to the county, that such certificates of sale relating thereto have been held by the county for thirty years or more, and that no tax deed has been obtained or applied for as provided in this section. Upon making such determination, the board of county commissioners may declare that such certificates are void, and an order to that effect shall be duly entered in the recorded proceedings of the board, which order shall direct the treasurer to cancel such certificates of sale.

(d) Upon receipt of an order of the board of county commissioners declaring that any certificates of sale are void, the treasurer shall record said order in his records and shall cancel all such certificates specified in said order.

(e) Any action concerning a determination and declaration by a board of county commissioners made pursuant to this subsection (6) shall be commenced within one year after the date of the board's order, or said action shall be forever barred.

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39-11-142

Georgia Chamberlain; Irene Josey; Karen Arnold; John Kefauver; Jim Coalington; Janet Cotter; Irene Kincade; Janet Cotter; James...
Kerry Cary; Maria Bogley; Karen Sheffer; Mary Kunkel; Melody Marks; Michelle...
Mari Kunkel; Mark Crowther; Lynn Bauer; Mark Crowther; Patty...

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Charges & Payments

Tax Year	Date	Payor	Tax	Interest	Miscellaneous	Lien	Total Billed	Total Due
2022	Aug 01, 2023	UNKNKO	\$101.00	\$4.06	\$5.00	(\$110.00)	\$110.58	\$221.16
	Total Paym..		\$0.00	\$0.00	\$0.00	(\$110.00)	\$110.58	
2021	Aug 02, 2022	UNKNKO	\$96.88	\$3.88	\$5.00	(\$105.00)	\$105.76	\$211.52
	Total Paym..		\$0.00	\$0.00	\$0.00	(\$105.00)	\$105.76	
2020	Aug 10, 2021	UNKNKO	\$81.28	\$3.25	\$5.00	(\$89.53)	\$89.53	\$179.06
	Total Paym..		\$0.00	\$0.00	\$0.00	(\$89.53)	\$89.53	
2019			\$76.32	\$12.19	\$5.00		\$93.51	\$177.88

Show All Years

Inquiry

As of Date Nov 21, 2023

First Half Whole

Show All

Total Due	\$2,033.16
Misc Due	\$7.00
Lien Due	\$1,253.16
Lien Interest Due	\$773.00

Summary

Account Id: R008299
 Remarks: County Held Tax Lien 2010-5790
 Parcel Number: 158135100078
 Owners: NICHOLS MICHAEL L
 Owner Care Of Name:
 Address: PO BOX 1520
 NEDERLAND, CO 80466
 Situs Address:
 Legal: S. 35 T. 1S R. 72W PARCEL OF LAND N 1/2 NE 1/4 DESC 652143
 (ILLEGAL TRACT)
 Last Payment Date:
 End Document Associated

Value

Area Id	Mill Levy
058 - TAX AREA 58-TIMBERLINE FD - 058	73.0220000
VACANT LESS THAN 1 ACRE - 0510	1.390
Taxes	\$101.52

Custom

2010 Taxes sold in 2011 - County Held Lien

Charges & Payments

Tax Year	Date	Payor	Tax	Interest	Miscellaneous	Lien	Total Billed	Total Due
2022	Aug 01, 2023	UNKN0	\$6,334...	\$213.40	\$5.00	(\$5,553...)	\$6,553.36	\$11,106...
			\$0.00	\$0.00	\$0.00	(\$5,553.36)		
2021	Aug 02, 2022	UNKN0	\$5,299...	\$211.99	\$5.00	(\$5,516...)	\$5,516.79	\$11,033...
			\$0.00	\$0.00	\$0.00	(\$5,516.79)		
2020	Aug 10, 2021	UNKN0	\$6,162...	\$246.52	\$5.00	(\$6,414...)	\$6,414.44	\$12,828...
			\$0.00	\$0.00	\$0.00	(\$6,414.44)		
2019			\$5,940...	\$907.47	\$5.00	(\$6,414.44)	\$6,853.07	\$13,036...

Show All Years

Inquiry

As of Date Nov 21, 2023

First Half

Whole

Show All

Total Due \$267,106.38
 Misc Due \$7.00
 Lien Due \$142,766.10
 Lien Interest Due \$124,333.28

Summary

Account Id: R002761
 Remarks: County Held Tax Lien 2008-5426
 Parcel Number: 183512401083
 Owners: MORE LOTS OF LUCK INC
 Owner Care Of Name: JOAN SNYDER
 Address: 13055 TWIN ELK LANE
 LITTLETON, CO 80127
 Situs Address: S. 12 E. 3S R. 73W S4d: CENTRAL CITY Block: 048 Lot: 012 THRU: Lot 017
 Legal: S. 12 E. 3S R. 73W S4d: CENTRAL CITY Block: 048 Lot: 012 THRU: Lot 017
 Last Payment Date:
 Last Payment Amount:

Value

Area Id: 044 - 44-CC BID - 044
 VACANT COMMERCIAL LAND - 0200
 Taxes
 Actual: 157,080
 Assessed: 45,550
 Mill Levy: 117.1230000
 Assessed: \$5,334.96

Custom

2008 Taxes sold in 2009. County Held Lien

AGENDA ITEM

Staff Report

To: Board of County Commissioners
From: Rob Gutierrez, Director of Community Development, Community Development
Date: February 13, 2024
Item: Resolution 24-36, Authorizing the Execution for a Grant Agreement with the Colorado Department of Local Affairs for the Strong Communities Grant Program
Requested Action: Resolution
Public Hearing: No

I. REQUEST OR ISSUE:

Seeking Board approval for the execution of a grant agreement with the Colorado Department of Local Affairs for the Strong Communities Grant Program. The Board previously approved grant application via Resolution 23-89. The grant agreement will be attached to the Resolution as Exhibit A.

II. RECOMMENDED ACTION / NEXT STEP:

Approve the resolution authorizing grant execution.

III. FISCAL IMPACTS:

None.

IV. LEGAL ISSUES:

Yes. Execution of a grant agreement with the Department of Local Affairs. A copy of the grant agreement is not available yet but I will attach and notify as soon as I have it available.

V. ENVIRONMENTAL IMPACTS:

None.

VI. ALTERNATIVES:

Deny resolution authorizing grant execution and decline participation in the Strong Communities Grant Program.

BEFORE THE BOARD OF COUNTY COMMISSIONERS
COUNTY OF GILPIN, STATE OF COLORADO

AUTHORIZING THE EXECUTION OF A GRANT AGREEMENT WITH THE COLORADO DEPARTMENT OF
LOCAL AFFAIRS FOR THE STRONG COMMUNITIES GRANT PROGRAM

WHEREAS, on September 26th, 2023, the Board of County Commissioners (BoCC) approved Resolution 23-89 authorizing the Director of Community Development to submit a grant application to the Colorado Department of Local Affairs (DOLA) for the Strong Communities Grant Program; and

WHEREAS, on November 21st, 2023, DOLA awarded Gilpin County \$200,000 for the Gilpin County Housing, Land Use, and Infrastructure Policy Update which includes a land use code update, a county-wide housing needs assessment, and an infrastructure standards implementation.

NOW THEREFORE BE IT RESOLVED by the Board of County Commissioners as follows:

- 1. Authorizes the execution of the grant agreement with Colorado Department of Local Affairs for the Strong Communities Grant Program.

ADOPTED this _____ day of _____, 2024, by a vote of _____ to _____.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
COUNTY OF GILPIN, COLORADO

Lyndsey Denton, Deputy Clerk

Susan Berumen, Chair

ACKNOWLEDGMENT

STATE OF COLORADO)
) ss
COUNTY OF GILPIN)

The foregoing Resolution was acknowledged before me this _____ day of _____, 2024, by Susan Berumen, Chair, and Lyndsey Denton, Deputy County Clerk, County of Gilpin.

Witness my hand and official seal.

Notary Public

RECORDING STICKER

RECORDING STICKER

AGENDA ITEM

Staff Report

To: Board of County Commissioners
From: Melanie Bleyler, Community Engagement Officer, County Manager's Office
Date: February 13, 2024
Item: Proclamation for Black History Month
Requested Action: Motion
Public Hearing: No

I. REQUEST OR ISSUE:

February is Black History Month. We are requesting that the Commissioners sign a Proclamation to this effect.

II. RECOMMENDED ACTION / NEXT STEP:

Approve the Proclamation for Black History Month

III. FISCAL IMPACTS:

None.

IV. LEGAL ISSUES:

None.

V. ENVIRONMENTAL IMPACTS:

None.

VI. ALTERNATIVES:

Approve, Deny, or Amend the Proclamation

PROCLAMATION
In Support of
Black History Month in Gilpin County, Colorado

WHEREAS, the County of Gilpin recognizes that people of African American heritage have played a vital role in the development of Central City, churches, Lincoln Hills and other aspects of the history of Gilpin County, other local communities and the nation; and

WHEREAS, the County of Gilpin recognizes the fact that people of African American heritage are an integral part of the diversity of our county, state and nation; and

WHEREAS, Gilpin County is dedicated to opposing systemic racism towards people of color, which perpetuates higher rates of poverty and income inequality, and exacerbates disproportionate health, education, and social crises; and

WHEREAS, Black History Month has been recognized by every United States President since 1976; and

WHEREAS, Black History Month is an annual celebration of achievements by African Americans and a time for recognizing their central role in U.S. history, Gilpin County strongly supports the proposition that Black History Month shall be an opportunity to celebrate the thriving cultures and values of people of African American descent; and

WHEREAS, Gilpin County encourages all residents to acknowledge the historic contributions and sacrifices made by African Americans in the development of the County, the State, the Nation, the free world, and the global economy; and

WHEREAS, Gilpin County strongly encourages schools to include the teaching of African American history in their curriculum and encourages other businesses, organizations, and institutions to recognize Black History Month.

NOW THEREFORE, BE IT RESOLVED, that the Gilpin County Board of County Commissioners, do hereby proclaim the month of February, 2024, as Black History Month.

ADOPTED this ____ day of _____, 2024.

ATTEST:

Clerk to the Board

BOARD OF COUNTY COMMISSIONERS
COUNTY OF GILPIN, COLORADO

Susan, Berumen, Chair

Marie A. Mornis, Commissioner

Sandy Hollingsworth, Commissioner

AGENDA ITEM

Staff Report

To: Board of County Commissioners
From: Cody Carroll, Chief, Gilpin Ambulance Authority
Date: February 13, 2024
Item: Resolution 24-37, Appointing a Member to the Foothills Regional Emergency Medical Services & Trauma Advisory Council (FRETAC) Board of Directors
Requested Action: Resolution
Public Hearing: No

I. REQUEST OR ISSUE:

Appointment of EMS Captain Bobby Putnam to FRETAC Board of Directors in place of Dennis Head

II. RECOMMENDED ACTION / NEXT STEP:

Adopt a resolution for appointment

III. FISCAL IMPACTS:

Yes. This could indirectly impact Gilpin County's ability to obtain money from FRETAC which could result in an increase in needed contributions from the county to Gilpin Ambulance Authority.

IV. LEGAL ISSUES:

None.

V. ENVIRONMENTAL IMPACTS:

None.

VI. ALTERNATIVES:

If Captain Putnam is not appointed, I, Cody Carroll, will be the only representative of three seats Gilpin County holds on the board. Dennis Head is no longer employed by Gilpin Ambulance Authority and does not live in Gilpin County. Therefore, it is no longer appropriate that he represents Gilpin County on the board.

BEFORE THE BOARD OF COUNTY COMMISSIONERS
COUNTY OF GILPIN, STATE OF COLORADO

APPOINTING A MEMBER TO THE FOOTHILLS REGIONAL EMERGENCY MEDICAL SERVICES & TRAUMA
ADVISORY COUNCIL (FRETAC)

WHEREAS, the Gilpin County Board of County Commissioners appoints members to several Boards, Committees, and Commissions; and

WHEREAS, the Foothills Regional Emergency Medical Services and Trauma Council (FRETAC) is a non-profit advisory council serving Boulder, Clear Creek, Gilpin, Grand, and Jefferson counties in Colorado; and

WHEREAS, the Gilpin County Board of County Commissioners appoints members to the FRETAC Board of Directors; and

WHEREAS, there is a vacancy on the current FRETAC Board of Directors that needs to be filled.

NOW THEREFORE BE IT RESOLVED by the Board of County Commissioners as follows:

1. Appoints EMS Director, Bobby Putnam to the FRETAC Board of Directors, in place of Dennis Head.

ADOPTED this _____ day of _____, 2024, by a vote of _____ to _____.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
COUNTY OF GILPIN, COLORADO

Deputy County Clerk

Chair

ACKNOWLEDGEMENT

STATE OF COLORADO)
)ss.
COUNTY OF GILPIN)

Susan Berumen, Chair, and Lyndsey Denton, Deputy County Clerk, County of Gilpin, acknowledged the foregoing Resolution before me this _____ day of _____, 2024.

Witness my hand and official seal

Notary Public

RECORDING STICKER

RECORDING STICKER

AGENDA ITEM

Staff Report

To: Board of County Commissioners
From: Rob Gutierrez, Director of Community Development, Community Development
Date: February 13, 2024
Item: Resolution BOA-23-2(B) Board of Adjustment - An Appeal to Extend Temporary Housing Permit, TPHS-22-2 for 105 Conestoga Road, Black Hawk
Requested Action: Resolution
Public Hearing: Yes

I. **REQUEST OR ISSUE:**

Returning to the Board of Adjustment for follow up on an extension of a Temporary Housing Permit for Amber Cusano at 105 Conestoga Road Black Hawk, CO 80422. Staff will conduct a site inspection on Thursday February 8th and provide photos to the Board of current progress. Building Inspector Kyle Parag will be present at the hearing to discuss the current status of the permit and recent inspections.

II. **RECOMMENDED ACTION / NEXT STEP:**

Staff are recommending approval of an extension of the Temporary Housing Permit until November 14th, 2024, to expire at the same as the current building permit BLD-22-81.

III. **FISCAL IMPACTS:**

None.

IV. **LEGAL ISSUES:**

Yes. County Attorney's Office should be aware of the petition.

V. **ENVIRONMENTAL IMPACTS:**

None.

VI. **ALTERNATIVES:**

BEFORE THE BOARD OF ADJUSTMENT
COUNTY OF GILPIN, STATE OF COLORADO

A RESOLUTION REGARDING AN APPEAL TO EXTEND TEMPORARY HOUSING PERMIT TPHS-22-2 FOR
105 CONESTOGA ROAD BLACK HAWK, CO 80422

WHEREAS, Amber Cusano (Appellant), the owner of real property at 105 Conestoga Rd. Black Hawk, Colorado 80422, has submitted a petition to the Gilpin County Board of Adjustment (Board) seeking an extension of temporary housing permit TPHS-22-2 which is associated with building permit BLD-22-81; and

WHEREAS, TPHS-22-2 was first issued on July 5th, 2023 for a period of four months and administratively extended twice for two additional four-month periods with a final expiration date of November 5th, 2023; and

WHEREAS, Gilpin County Zoning Regulations 3.5(4)(1) only allow two administrative extensions after which the permit holder may appeal to the Board of Adjustment to extend the temporary housing permit for an indefinite period of time; and,

WHEREAS, the Board previously approved an extension of Temporary Housing Permit TPHS-22-2 on October 24th, 2023 until February 13th, 2024, with the goal of 75% completion of the house by this date; and

WHEREAS, Department of Community Development staff have observed that the Appellant is making substantial progress on the construction of a single-family home associated with building permit BLD-22-81, and meeting all the requirements of both temporary housing permit issuance and extension. Staff therefore recommend to the Board that an extension of TPHS-22-2 be granted with an expiration date the same as the current BLD-22-81 of November 14th, 2024; and

WHEREAS, notice of a public hearing was published in the newspaper of record on January 25th, 2024, notice of public hearing was sent to adjacent property owners on January 22nd, 2024, and notice of public hearing sign was placed on the subject property on February 1st, 2024; and

WHEREAS, the Board held a public hearing for said petition on February 13th, 2024, for which all findings are a matter of public record.

NOW THEREFORE BE IT RESOLVED by the Gilpin County Board of Adjustment that the above petition for an extension of Temporary Housing Permit TPHS-22-2 is hereby _____ until _____.

ADOPTED this _____ day of _____, 2024, by a vote of _____ to _____.

RECORDING STICKER

RECORDING STICKER

ATTEST:

**BOARD OF ADJUSTMENT
COUNTY OF GILPIN, COLORADO**

Lyndsey Denton, Deputy Clerk

Susan Berumen, Chair

ACKNOWLEDGMENT

STATE OF COLORADO)
) ss
COUNTY OF GILPIN)

The foregoing Resolution was acknowledged before me this _____ day of _____, 2024, by Susan Berumen, Chair, and Lyndsey Denton, Deputy County Clerk, County of Gilpin.

Witness my hand and official seal.

Notary Public

RECORDING STICKER

RECORDING STICKER

105 Conestoga Exterior Photos



105 Conestoga Exterior Photos



105 Conestoga Exterior Photos



105 Conestoga Exterior Photos



105 Conestoga Exterior Photos



AGENDA ITEM

Staff Report

To: Board of County Commissioners
From: Lyndsey Denton, Deputy Clerk to the Board, County Manager's Office
Date: February 13, 2024
Item: Childcare Steering Committee Recommendations
Requested Action: Information
Public Hearing: No

I. **REQUEST OR ISSUE:**

In November, 2023, the only local early childhood care center for 5 years and under, closed. The building that the former entity used is property of Gilpin County. A Community Town Hall was held on December 5th, 2023, to discuss future childcare options. Several members of the community signed up to be part of a Steering Committee (SC) dedicated to help come up with a recommendation for a new childcare opportunity for our community.

A survey was available to the public between December 5th and December 31st, 2023. Those results were tabulated and given to the SC in early January 2024. The SC took the results into consideration. The SC was given 2 opportunities to tour the facility as well. They met weekly between January 10th and February 7th, 2024, to come up with recommendations.

II. **RECOMMENDED ACTION / NEXT STEP:**

The Steering Committee recommends that a new 501(c)(3) non-profit organization be started by members of the SC. A non-profit model was the most desired option based on the survey results. A non-profit may also have the best funding options when it comes to grants, as well as keeping tuition costs lower than a for-profit facility. Cost played a big role in the survey results as well, with most families able to pay up to \$1400/month.

The new non-profit would be supported by a robust Board of Directors (BOD) compiled of 7-9 members, each with a specialized area of expertise; a Gilpin County representative (ideally a commissioner, but someone appointed by the Board of County Commissioners (BOCC), legal, finance/accounting, IT, childcare expert, business owner, and up to 3 parents. There have been some formal and informal commitments made to nearly fill the BOD already.

It has also been recommended that the SC stay in tact going forward to become more of an Advisory Committee, dedicated to further explore childcare opportunities outside of the new non-profit, as well as being a support for the Board of Directors for the new entity.

The SC understands the urgency for the need for childcare in our community, and have also come up with recommendations for families in the interim. Colorado Shines has a great listing of all licensed childcare facilities, including home care, in the area. It was also suggested to see if Parks & Recreation could put on a babysitting clinic where people can get a babysitting certification/CPR training. A babysitting clinic may also be a revenue source for Parks & Recreation.

The SC would like to have something setup by summer break to help assist with getting Gilpin County School preschoolers care for the summer, as well as provide care for infants and toddlers who have been displaced since November or on a waitlist.

The Steering Committee requests feedback from the BOCC as to what information they would like to see brought to them during the upcoming work session being held on February 20th, 2024.

III. **FISCAL IMPACTS:**

The county has budgeted \$100,000 to go towards supporting childcare for 2024. A draft balanced budget for a new center has been compiled.

IV. **LEGAL ISSUES:**

Yes. There are items within the building that the Steering Committee would like to have if available.

V. ENVIRONMENTAL IMPACTS:

None.

VI. ALTERNATIVES:

The Steering Committee is only making a recommendation at this time. If the BOCC would like to approve or deny the recommendation, they can, but not required. More formal action may be taken at another date after the work session, if desired.

AGENDA ITEM

Staff Report

To: Board of County Commissioners
From: Rob Gutierrez, Community Development Director, Community Development
Date: February 13, 2024
Item: Resolution 24-35, Adopting the Fee Schedule for Gilpin County Parks & Recreation
Requested Action: Resolution
Public Hearing: No

I. REQUEST OR ISSUE:

Updated fee schedule for Parks and Recreation Department.

II. RECOMMENDED ACTION / NEXT STEP:

Recommend approval of updated fee schedule via Resolution 24-35.

III. FISCAL IMPACTS:

None.

IV. LEGAL ISSUES:

None.

V. ENVIRONMENTAL IMPACTS:

None.

VI. ALTERNATIVES:

Deny Resolution 24-34 and leave 2023 fees in place for Parks and Recreation, amend the resolution, or continue to another date.

BEFORE THE BOARD OF COUNTY COMMISSIONERS
COUNTY OF GILPIN, STATE OF COLORADO

ADOPTING THE FEE SCHEDULE FOR GILPIN COUNTY PARKS & RECREATION

WHEREAS, annually the Gilpin County Board of County Commissioners adopts an updated fee schedule;
and

WHEREAS, the Gilpin County Board of County Commissioners desire to provide an updated fee schedule
for the Parks & Recreation Department that is justified in cost and which can be equitably applied; and

WHEREAS, all fees established by **Exhibit A** shall supersede all previously approved fees for the Parks and
Recreation Department.

NOW THEREFORE BE IT RESOLVED by the Board of County Commissioners of Gilpin County, Colorado as
follows:

- 1. Approves the fee schedule for Gilpin County Parks and Recreation as shown on **Exhibit A**.

ADOPTED this _____ day of _____, 2024, by a vote of _____ to _____ .

ATTEST:

BOARD OF COUNTY COMMISSIONERS
COUNTY OF GILPIN, COLORADO

Deputy Clerk

Chair

ACKNOWLEDGEMENT

STATE OF COLORADO)
)ss.
COUNTY OF GILPIN)

Susan Berumen, Chair, and Lyndsey Denton, Deputy County Clerk, County of Gilpin, acknowledged the foregoing
Resolution before me this _____ day of _____, 2024.

Witness my hand and official seal

Notary Public

RECORDING STICKER

RECORDING STICKER

Parks & Recreation

250 Norton Dr. Black Hawk, CO 80422



Recreation Community Center

Daily Admission (Resident/Non-Resident)			
Age	Daily Drop-In	10 Punch Card	Lunch Special (During School) (M/W / TH) 12-3PM
0-3	FREE	FREE	FREE
4-17	\$3.00/\$6.00 \$4.00/\$7.00	\$27.00/\$55.00 \$36.00/\$63.00	\$2.00 \$3.00/\$5.00
18-59	\$4.00/\$6.00 \$5.00/\$7.00	\$35.00/\$55.00 \$45.00/\$63.00	\$2.00 \$3.00/\$5.00
60+	\$3.00/\$6.00 \$4.00/\$7.00	\$27.00/\$55.00 \$36.00/\$63.00	\$2.00 \$3.00/\$5.00
Membership Rates (Resident/Non-Resident)			
Age	1 Month Membership	3 Month Membership	Annual Membership
0-3	FREE	FREE	FREE
4-17	\$25.00/\$45.00 \$32.00/\$56.00	\$60.00/\$120.00 \$80.00/\$140.00	\$225.00/\$450.00
18-59	\$30.00/\$45.00 \$40.00/\$56.00	\$80.00/\$120.00 \$100.00/\$140.00	\$300.00/\$450.00
60+	\$25.00/\$45.00 \$32.00/\$56.00	\$60.00/\$120.00 \$80.00/\$140.00	\$225.00/\$450.00
K-6 Childcare			
Full Day		\$45.00/\$54.00	
After-School		\$8.00/\$10.00	
Field Trip		\$55.00/\$66.00	
Registration Fee		\$25.00/\$30.00	
Rec Center Miscellaneous Fees			
Locker Rental		\$10.00 per month (Day use is free, bring your own lock)	
Towel Rental		\$2.00	

Facility Rental Fees

Community Center						
Room	Capacity	Resident Rental	Non-Resident Rental	Community Group Business Meetings	Community Group Event Rental	
Multi-Purpose Room (MPR)	106	\$60.00/hour	\$75.00/hour	No Charge	\$50.00/hour	
MPR - 1/2	50	\$40/hour	\$50.00/hour	No Charge	\$30.00/hour	
Party Rental 3 hours MPR + 20 Swimmers or Gym Access	20	\$130.00 \$170	\$153 \$200	N/A	Not Available	
Fitness Studio	15	\$30.00/hour	\$36.00/hour	No Charge	Contact Director	
Gym	200	\$40.00/hour *May require one time \$200 floor fee	\$50.00/hour *May require one time \$200 floor fee	Not Available	Contact Director	
Gym - 1/2	100	\$25.00/hour *May require one time \$100 floor fee	\$30.00/hour *May require one time \$100 floor fee	Not Available	Contact Director	

Parks & Recreation

250 Norton Dr. Black Hawk, CO 80422



Facility Rental Fees

Fairgrounds					
Room	Capacity	Resident Rental	Non-Resident Rental	Community Group Business Meetings	Community Group Event Rental
Indoor Arena 65' x 150' <i>Includes Lobby Area</i>	N/A	\$20.00/hour, \$100.00/day	\$24.00/hour, \$120.00/day	No Charge	\$15.00/hour, \$75.00/day
Outdoor Arena Regulation Size	~ 250 Bleacher Seating	\$20.00/hour, \$100.00/day <i>Open ride available from 6am to 10pm no charge</i>	\$24.00/hour, \$120.00/day	No Charge	\$15.00/hour, \$75.00 days
Stock Pens Only <i>*Must Sign Stock Pen Waiver and Schedule at Least 24 Hours in Advance</i>	~ 100 heads	\$0.00/day less than 7 days \$20.00/day more than 7 days	\$0.00/day less than 7 days \$24.00/day more than 7 days	N/A	\$15.00/day
Parking Lots		\$20.00/hour, \$100.00/day	\$120.00/day	N/A	\$15.00/hour, \$75.00/day
Exhibit Building Lobby	20	Submit Application, Director Determination	(Only included if indoor arena is rented)	No Charge	No Charge
Pete Gones Park					
Fred Weber Ballfield	N/A	\$75.00/day	\$100.00/day	No Charge	\$50.00/day
Elk Ballfield	N/A	\$75.00/day	\$100.00/day	No Charge	\$50.00/day
<p>*Guests attending rentals are only allowed to be in the room rented, the rental fee does not cover admission fees. Party Rental is for the use of the MPR and pool or gymnasium only. **All rentals require a credit card to be on file for damage or other charges. ***Local non-profit or government agency qualifies as a community group. HOA, vendors, and businesses do not qualify.</p>					

Fairgrounds Miscellaneous	
Roll-Off Dumpster	\$312.00
Fairgrounds Electricity	\$50.00/turtle, \$5.00/outlet
Barn Tables	\$10.00/table
Barn Chairs	\$1.50/chair
Barn Heat	\$50.00/day
After Hours	\$25.00/hour
Bounce House	\$75.00/hour (on-site only w/ waivers)
Drag Arena	\$30/per drag

AGENDA ITEM

Staff Report

To: Board of County Commissioners
From: Chanda Johnson, HR Director, Human Resources
Date: February 13, 2024
Item: Resolution 24-47, Adopting the Temporary Position of Maintenance Worker
Requested Action: Resolution
Public Hearing: No

I. **REQUEST OR ISSUE:**

Staff has identified a need for a temporary Maintenance Worker position in the Facilities Department. The position would aid the team in work orders and supporting the team's current workload. The Facilities Department currently has two open Facilities Technician positions and are therefore under budget for staffing. The position is requested for a period of 6 (six) months once filled to support the current operations.

II. **RECOMMENDED ACTION / NEXT STEP:**

Staff recommends the approval of the position to support the business needs of the department.

III. **FISCAL IMPACTS:**

Yes. This would be a cost to the county but could have potential to offset additional overtime and or employee burnout from understaffing.

IV. **LEGAL ISSUES:**

None.

V. **ENVIRONMENTAL IMPACTS:**

None.

VI. **ALTERNATIVES:**

1. Approve the temporary position for a period of 6 months.
2. Propose another solution to current staffing and department needs.
3. Deny the resolution for future discussion.

**BEFORE THE BOARD OF COUNTY COMMISSIONERS
COUNTY OF GILPIN, STATE OF COLORADO**

ADOPTING THE TEMPORARY POSITION OF MAINTENANCE WORKER

WHEREAS, the position has been identified as a needed position by the Facilities department to serve the needs of staff and residents of Gilpin County; and

WHEREAS, the position remains within the department budget; and

WHEREAS, the position is being requested to fulfill business needs and not to exceed a period of six (6) months, once hired.

NOW THEREFORE BE IT RESOLVED by the Board of County Commissioners as follows:

1. Adopts the temporary position of Maintenance Work for a six (6) month placement into the position.
2. Adopts the job description of Maintenance Worker position, per Exhibit A attached hereto.

ADOPTED this _____ day of _____, 2024, by a vote of ____ to ____.

ATTEST:

**BOARD OF COUNTY COMMISSIONERS
COUNTY OF GILPIN, COLORADO**

Deputy County Clerk

Chair

ACKNOWLEDGEMENT

STATE OF COLORADO)
)ss.
COUNTY OF GILPIN)

Susan Berumen, Chair, and Lyndsey Denton, Deputy County Clerk, County of Gilpin, acknowledged the foregoing Resolution before me this _____ day of _____, 2024.

Witness my hand and official seal

Notary Public

RECORDING STICKER

RECORDING STICKER



**GILPIN COUNTY
JOB DESCRIPTION**

Job Title: Maintenance Worker

Department: Facilities

Immediate Supervisor: Facilities Maintenance Supervisor | Facilities Director

Supervises: None

Pay Grade: NE6 - \$19.13 - \$25.87

Hiring Range: \$19.13 - \$22.50

Status: Temporary (40-hours per week)

Classification: Non-exempt / eligible for overtime

Primary Place of Work: 495 Apex Valley Road, Black Hawk, CO

JOB DESCRIPTION: Maintenance Worker

Primary Responsibility: The Maintenance Worker takes care of snow removal, repair, cleaning and groundskeeping for Gilpin County buildings. The duties listed below are representative of this position but do not necessarily include all duties that an individual in this position may be properly called upon to perform.

Duties:

The duties listed below are representative of, but do not necessarily include, all the duties and responsibilities that an individual in this position may be called upon to perform.

General

1. Performs equipment and/or manual operation in facility maintenance and repair work, including drain clearing, furniture moving, furniture assembling, door repair, flooring repair, filter changes, lighting repair, equipment maintenance.
2. Maintains daily time and materials records.
3. Cleans work area, the shop, tools, equipment, vehicles and grounds.
4. Serves on-call as required. Responds to after-hour emergency calls in accordance with department policies.
5. Performs appropriate duties as assigned by the Facilities Maintenance Supervisor and Project Manager or Facilities Director as needed to stabilize an emergency situation.
6. May be required to work overtime, weekends and holidays.
7. May work a varying schedule and/or shift.



GILPIN COUNTY JOB DESCRIPTION

8. Includes but are not limited to the use of the following: hand tools, backhoes, front-end loaders, snowplows, excavators, utility vehicles, saws, pumps, pressure washers, air compressor and tools, wheelbarrows, and hydraulic tools.
9. May be required to support custodial operations and other duties as assigned.

Ability to:

- Read chemical labels and material safety data sheets (MSDS)..
- Ability to learn the basic procedures for maintenance and minor adjustments or repair of light and heavy equipment.
- Ability to learn and apply safety procedures and regulations
- Ability to learn the safe and proper operation of a variety of light and heavy equipment
- Ability to learn to read and interpret plans, maps, diagrams, and construction drawings.
- Ability to acquire skill in detecting equipment malfunctions and taking proper corrective action.
- Ability to use standard office equipment, computer equipment, and software, including word processing, spreadsheet applications, and electronic mail.
- Ability to communicate, understand and comply with verbal and written instructions.
- Ability to safely and lawfully operate a motor vehicle.
- Ability to demonstrate self-motivation and decisional capacity to resolve issues in accordance with workplace and county policies.
- Communicate with strong interpersonal, verbal and written communication skills. Effectively communicate and interact with all levels of the organization; and the ability to listen.
- Work efficiently and effectively as a team member. Establish and maintain effective working relationships with other employees, vendors, public officials, government agency representatives, and the public.
- Work independently with direction.

Qualifications (Knowledge, Skills and Abilities)

1. Experience and Work Ethic
 - a. Exceptional problem-solving and conflict resolution skills.
 - b. Ability to exercise professional judgment and organization skills.
 - c. Creativity and ability to remain flexible in a changing environment.
 - d. High degree of ethics and integrity.
 - e. Interest in ensuring County codes are adhered to regardless of personal feelings or relationship associated with individual matters.
2. Civic Minded
 - a. Must possess strong community interest, while understanding the County government organization, function, policy rules and regulations.
 - b. Ability to work effectively both independently and as a team member.
 - c. Ability to review and evaluate operating procedures and recommend improvements.
 - d. Use of professional and personal discretion to protect the County from any actual and/or perceived appearances of impropriety.



**GILPIN COUNTY
JOB DESCRIPTION**

- e. Applicate Federal, State and local laws, codes and regulations.
3. Personal Responsiveness
- a. Ability to establish and maintain effective working relationships with co-workers, elected and appointed officials, businesses, the general public and with the ability to communicate effectively.
 - b. Self-directed and self-motivated in job-related tasks.
 - c. Commitment that employment with the County is primary to all other forms of employment.
 - d. Be punctual and prompt for work and meetings.
 - e. Locate, organize, and retrieve department records and files in a timely fashion.
4. Education / Licensure
- a. High School diploma or GED

AND

Valid Colorado Driver's license (or the ability to receive one within 6-months of employment) with a safe driving record.
Must possess FEMA IS100 and IS700a within six months of employment. (Training provided after hired)

OR

Any combination of experience and education that would provide the required abilities, knowledge and skills as determined by Gilpin County may be substituted for the requirements above.

Mental/Physical Demands:

- Required to sit, stand, walk, talk, hear, see, use hands and fingers, reach with hands and arms, and climb, stoop, squat, kneel, crouch, crawl, perform repetitive motion, and repeatedly twist the upper body.
- Lift and carry materials and custodial equipment weighing up to 80 pounds.
- Work in wet, humid conditions, extreme cold, extreme heat, and work precarious places.
- Exposure to chemicals, fumes or airborne particles.
- Working near moving mechanical parts.
- Risk of electrical shock and explosive gases.
- Specific vision abilities required by this position include close, distance, color, and peripheral vision, as well as depth perception and the ability to adjust focus.

I, _____ have read the above job description for the Gilpin County Maintenance Worker. To the best of my knowledge, I am able to perform all duties of the job as described.

Employee

Date



GILPIN COUNTY
JOB DESCRIPTION

Supervisor

Date

The above statements are intended to describe the general nature and level of work. They are not intended to be an exhaustive list of requirements, duties and responsibilities. Gilpin County provides reasonable job-related accommodations for disabled persons. Must pass drug screen and pre-employment screening.

AGENDA ITEM

Staff Report

To: Board of County Commissioners
From: Chanda Johnson, HR Director, Human Resources
Date: February 13, 2024
Item: Resolution 24-48, Adopting the Temporary Position for Public Works - Office Assistant
Requested Action: Resolution
Public Hearing: No

I. REQUEST OR ISSUE:

Staff has identified a need for a temporary position of Office Assistant in the Public Works Department. The position would aid the team in the current administrative workload. The position is requested for a period of 6 (six) months once filled to support the operations.

II. RECOMMENDED ACTION / NEXT STEP:

Staff recommends approving the position from feedback received from the Public Works and Facilities team.

III. FISCAL IMPACTS:

Yes. This position is not budgeted for 2024 however has been requested to temporarily support the team.

IV. LEGAL ISSUES:

None.

V. ENVIRONMENTAL IMPACTS:

None.

VI. ALTERNATIVES:

1. Approve the temporary position for a period of 6 months.
2. Propose another solution to current department needs.
3. Deny the resolution for future discussion.

**BEFORE THE BOARD OF COUNTY COMMISSIONERS
COUNTY OF GILPIN, STATE OF COLORADO**

ADOPTING THE TEMPORARY POSITION OF PUBLIC WORKS – OFFICE ASSISTANT

WHEREAS, the position has been identified as a needed position by the Public Works department to serve the needs of staff and citizens of Gilpin County; and

WHEREAS, the position would be a temporary addition to department staff; and

WHEREAS, the position is being requested to fulfill business needs and not to exceed a period of six (6) months once hired.

NOW THEREFORE BE IT RESOLVED by the Board of County Commissioners as follows:

1. Adopts the addition of a six (6) month temporary position of Public Works – Office Assistant.

ADOPTED this _____ day of _____, 2024, by a vote of ____ to ____.

ATTEST:

**BOARD OF COUNTY COMMISSIONERS
COUNTY OF GILPIN, COLORADO**

Deputy County Clerk

Chair

ACKNOWLEDGEMENT

STATE OF COLORADO)
)ss.
COUNTY OF GILPIN)

Susan Berumen, Chair, and Lyndsey Denton, Deputy County Clerk, County of Gilpin, acknowledged the foregoing Resolution before me this _____ day of _____, 2024.

Witness my hand and official seal

Notary Public

RECORDING STICKER

RECORDING STICKER

AGENDA ITEM

Staff Report

To: Board of County Commissioners
From: Jamie Boyle, Grant Manager and Writer, County Manager's Office
Date: February 13, 2024
Item: Resolution 24-39, Authorizing the Submission of a Grant Application to the Colorado Department of Local Affairs (DOLA) for the Community Development Block Grant for Public Facilities (CDBG-PF)
Requested Action: Resolution
Public Hearing: No

I. **REQUEST OR ISSUE:**

Staff has been researching potential funding opportunities for the food pantry construction project and has identified three grant programs with application deadlines in the first half of 2024. All three of these are managed through the Colorado Department of Local Affairs (DOLA).

The County Manager and staff met with Gilpin County's regional DOLA representative on January 22, 2024 to discuss the food pantry construction project including estimated cost, timeline, and available funding for grant matching.

Through this discussion, the Community Development Block Grant for Public Facilities (CDBG-PF) program was identified as the best fit for the project, with the DOLA representative indicating that the work is an ideal fit for the grant program, which is intended to fund the "acquisition, design/engineering, construction, reconstruction, rehabilitation or installation of public improvements or public facilities" such as "sewer and water systems, commercial streetscape improvements, community centers, food banks, shelters, health clinics etc."

The maximum award offered through this program is \$600,000. There is no specific match amount required for this program, but a larger match makes an application more competitive to receive funding. As the total estimated cost for construction is approximately \$1,300,000, the County's match, at over 50%, would be viewed as highly competitive.

At the meeting with DOLA, staff inquired about the possibility of pairing this grant with other awards in order to get a larger portion of the overall project funded. This is permitted, but with important restrictions: no other funding sources can include federal dollars, and none of DOLA's other programs could be used to supplement the funding. The best option for seeking additional funding would be smaller-dollar grants through private or corporate foundations.

II. **RECOMMENDED ACTION / NEXT STEP:**

Approve the resolution authorizing submission of the application to DOLA's CDGB-PF program

III. **FISCAL IMPACTS:**

None.

IV. **LEGAL ISSUES:**

None.

V. **ENVIRONMENTAL IMPACTS:**

None.

VI. **ALTERNATIVES:**

Do not approve resolution, seek other possible funding opportunities.

**BEFORE THE BOARD OF COUNTY COMMISSIONERS
COUNTY OF GILPIN, STATE OF COLORADO**

**AUTHORIZING THE SUBMISSION OF A GRANT APPLICATION TO THE COLORADO DEPARTMENT OF
LOCAL AFFAIRS FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT FOR PUBLIC FACILITIES**

WHEREAS, the Gilpin County Board of County Commissioners (BoCC) has held informational hearings on the status and needs of the Gilpin County Food Pantry (Food Pantry) at three (3) regular meetings on April 5, 2022, May 17, 2022 and July 5, 2022 and at three (3) public work sessions on April 19, 2022, May 16, 2023 and August 2, 2023; and

WHEREAS, Gilpin County made a public request for area nonprofit organizations to inquire about or express interest in the possibility of taking over and/or supporting the Food Pantry's operations and scheduled a work session for this purpose on May 16, 2023, which was attended by no outside groups; and

WHEREAS, the Food Pantry served a total of 2,092 households and 4,295 individuals in 2022 and a total of 3,958 households and 8,950 individuals in 2023, representing an annual increase of 89% for households served and 108% for individuals served; and

WHEREAS, the BoCC determined that the best path forward for the Food Pantry was to construct a new facility on county property, as evidenced by the passing of Resolution 23-38, to Approve Plan Development for a New Food Pantry Facility on June 13, 2023, and Resolution 23-121, Awarding a Contract for Architect and Engineering Services for a New Food Pantry Building on December 12, 2023; and

WHEREAS, the Facility Condition Report completed for the County on April 6, 2023, calculated the total value of the existing Food Pantry facility, accounting for depreciation, to be \$9,659 as of the end of 2023, with immediate repair and rehabilitation needs identified totaling \$49,500; and

WHEREAS, the current best estimate for construction of the desired facility is approximately \$1,300,000; and

WHEREAS, Gilpin County's 2024 Budget allocates \$1,300,000 for this purpose with the intention to secure grant funding for a significant portion of the project cost; and

WHEREAS, the Department of Local Affairs (DOLA) offers "funding for the acquisition, design/engineering, construction, reconstruction, rehabilitation or installation of public improvements of public facilities" such as "sewer and water systems, commercial streetscape improvements, community centers, food banks, health clinics, etc." through the Community Development Block Grant for Public Facilities (CDBG-PF) program; and

WHEREAS, the CDBG-PF could offset Gilpin County's construction costs by up to \$600,000 if awarded; and

WHEREAS, the Grant Manager understands the requirements and obligations of the CDBG-PF program, including a Citizen Participation Plan and quarterly reporting, and commits to meeting those requirements and obligations in partnership with the Director of Facilities.

NOW THEREFORE BE IT RESOLVED by the Board of County Commissioners as follows:

1. That the BoCC does hereby authorize the Grant Manager to submit an application to DOLA for the CDBG-PF program requesting funds not to exceed \$600,000 with a match not to exceed \$700,000, for a total project cost not to exceed \$1,300,000.
2. That the BoCC does hereby commit to accepting the funds, if granted, unless the awarded amount differs from the amount listed herein by a factor of more than 10%.
3. That the BoCC does hereby authorize the County Manager to execute the award contract with County Attorney review.

ADOPTED this _____ day of _____, 2024, by a vote of ____ to ____.

ATTEST:

**BOARD OF COUNTY COMMISSIONERS
COUNTY OF GILPIN, COLORADO**

Lyndsey Denton, Deputy County Clerk

Susan Berumen, Chair

ACKNOWLEDGEMENT

STATE OF COLORADO)
)ss.
COUNTY OF GILPIN)

Susan Berumen, Chair, and Lyndsey Denton, Deputy County Clerk, County of Gilpin, acknowledged the foregoing Resolution before me this _____ day of _____, 2024.

Witness my hand and official seal

Notary Public

RECORDING STICKER

RECORDING STICKER

AGENDA ITEM

Staff Report

To: Board of County Commissioners
From: Alisa Witt, Public Health Director, Public Health Agency
Date: February 13, 2024
Item: Resolution 24-38, Approving Acceptance of the 2024 Retail Flexible Funding Model Grant Offered to Gilpin County through the National Environmental Health Association (NEHA) and United States Food and Drug Administration (FDA)
Requested Action: Resolution
Public Hearing: No

I. REQUEST OR ISSUE:

Acceptance of a grant award for Retail Food Program

II. RECOMMENDED ACTION / NEXT STEP:

Approval

III. FISCAL IMPACTS:

Yes. GCPH will receive \$9,164.00 in funding in 2025

IV. LEGAL ISSUES:

None.

V. ENVIRONMENTAL IMPACTS:

None.

VI. ALTERNATIVES:

none

**BEFORE THE BOARD OF COUNTY COMMISSIONERS
COUNTY OF GILPIN, STATE OF COLORADO**

APPROVING ACCEPTANCE OF THE 2024 RETAIL FLEXIBLE FUNDING MODEL GRANT OFFERED TO GILPIN COUNTY THROUGH THE NATIONAL ENVIRONMENTAL HEALTH ASSOCIATION AND THE UNITED STATES FOOD AND DRUG ADMINISTRATION

WHEREAS, Foodborne illness represents a substantial risk to public health, and The Gilpin County Public Health Agency (GCPH) beginning on January 1, 2023, provides inspections, annual licensing, education and support for almost 100 retail food outlets within Gilpin County (The County) under the guidance of CDPHE; and

WHEREAS, National Environmental Health Association (NEHA) and the United States Food and Drug Administration (FDA) work in partnership to provides multi-year grant funding opportunities to retail food regulatory agencies as they advance conformance with the Voluntary National Retail Food Regulatory Program Standards that reduce the occurrence of foodborne illness risk factors; and

WHEREAS, GCPH successfully applied for and is currently completing the 2023 NEHA-FDA Retail Flexible Funding Model (RFFM) Grant which includes a self-assessment of nine (9) standards and/or a Comprehensive Strategic Improvement Plan (CSIP), as well as attendance at a Self-Assessment and Verification Audit (SAVA) training workshop; and

WHEREAS, GCPH has applied for and has been awarded \$9,164.00 through NEHA-FDA RFFM Grant Program for 2024; and

WHEREAS, the NEHA-FDA RFFM Grant Program requires no financial match from the County; and

WHEREAS, GCPH understands the requirements and obligations of the 2024 NEHA-FDA RFFM Grant Program and will work to meet those during 2024.

NOW THEREFORE BE IT RESOLVED by the Gilpin County Board of County Commissioners as follows:

1. Approves acceptance of the 2024 NEHA-FDA RFFM Grant, Track 2 award and its associated requirements and obligations.

ADOPTED this _____ day of _____, 2024, by a vote of _____ to _____.

ATTEST:

**BOARD OF COUNTY COMMISSIONERS
COUNTY OF GILPIN, COLORADO**

Deputy County Clerk

Susan Berumen, Chair

RECORDING STICKER

RECORDING STICKER

ACKNOWLEDGEMENT

STATE OF COLORADO)

)ss.

COUNTY OF GILPIN)

Susan Berumen, Chair, and Lyndsey Denton, Deputy County Clerk, County of Gilpin, acknowledged the foregoing Resolution before me this _____ day of _____, 2024.

Witness my hand and official seal

Notary Public

RECORDING STICKER

RECORDING STICKER

AGENDA ITEM

Staff Report

To: Board of County Commissioners
From: Sahari McCormick, Clerk & Recorder, Clerk & Recorder
Date: February 13, 2024
Item: Resolution 24-40 Approval of Voting Service and Polling Center (VSPC) for June 25 Primary Election
Requested Action: Resolution
Public Hearing: No

I. REQUEST OR ISSUE:

The June 25, 2024 Primary Election needs to have a designated VSPC (Voting Service & Polling Center) location

II. RECOMMENDED ACTION / NEXT STEP:

Approval of the resolution to hold the election at the Courthouse

III. FISCAL IMPACTS:

None.

IV. LEGAL ISSUES:

None.

V. ENVIRONMENTAL IMPACTS:

None.

VI. ALTERNATIVES:

Approve, Deny, Amend, or Continue the resolution

BEFORE THE BOARD OF COUNTY COMMISSIONERS
COUNTY OF GILPIN, STATE OF COLORADO

APPROVING A VOTING SERVICE AND POLLING CENTER (VSPC) LOCATION FOR
THE GILPIN COUNTY JUNE 25, 2024 PRIMARY ELECTION

WHEREAS, the Gilpin County Board of County Commissioners desires to provide a fair, free and accessible Voting Service and Polling Center (VSPC) for all eligible voters; and

WHEREAS, the Old Courthouse (203 Eureka Street) in Central City is the county seat of Gilpin County; and

WHEREAS, having the VSPC location at the Old Courthouse in Central City for Gilpin County's June 25, 2024 Primary Election will ensure fair and free access for all residents.

NOW THEREFORE, BE IT RESOLVED, by the Board of County Commissioners as follows:

1. The Clerk and Recorder's Office at the Old Courthouse at 203 Eureka St in Central City will be the designated site for the June 25, 2024 Primary Election.
2. The designated VSPC (Voting Service and Polling Center) will be open from June 17, 2024 to June 24, 2024, at the Old Courthouse on Monday through Friday, from the hours of 8am to 4pm, on Saturday from 9am to 1pm and Election Day, June 25, 2024 from 7am to 7pm.

ADOPTED this _____ day of _____, 2024, by a vote of ____ to ____.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
COUNTY OF GILPIN, COLORADO

Lyndsey Denton, Deputy County Clerk

Susan Berumen, Chair

ACKNOWLEDGEMENT

STATE OF COLORADO)

)ss.

COUNTY OF GILPIN)

Susan Berumen, Chair, and Lyndsey Denton, Deputy County Clerk, County of Gilpin, acknowledged the foregoing Resolution before me this _____ day of _____, 2024.

Witness my hand and official seal

Notary Public

RECORDING STICKER

RECORDING STICKER

Staff Report

Department of Community Development

203 Eureka St. Central City, CO 80427



Board/Commission	Gilpin County Board of County Commissioners
Meeting Date & Time	February 13 th , 2023, 9:30AM or later; Not a Public Hearing
Meeting Location	203 Eureka St. Central City, CO 80427
File Number	BLA-23-3
Petition Type	Boundary Line Adjustment
Appellant	Amy Grooters and John Kuepper
Subject Property	2005 Seldom Seen Rd. and South Adjacent Parcel
Subject Property Zoning	RR, Resource Residential
Subject Property Size (Pre-BLA)	Each lot is approximately 38 acres
Subject Property Size (Post BLA)	Approximately 38 acres

Summary of Request

The appellants are petitioning the Gilpin County Board of County Commissioners for a Boundary Line Adjustment between the two properties due to an error in the placement of the underground utility lines placed by the electrical company. The as-built survey for the electrical line indicates that most of the electrical line installed underground was installed on Amy Grooters' parcel of land. The parcel owned by Kohn Kuepper has a single-family dwelling on site with a limited use restriction in place. The parcel owned by Amy Grooters is currently vacant. Amy declined to sign an easement for access and maintain the underground electrical line. Due to the cost associated with moving the power line and restoring the land, a Boundary Line Adjustment for equal portions of land to be traded has been petitioned.



Parcels subject to the Boundary Line Adjustment are highlighted in yellow.

Golden Gate Estates at the Gilpin County Jefferson County line.



Zoning Regulation Section 5.5 Subdivisions Exemptions

B. Boundary Line Adjustment Exemption (BLA)

1. *PURPOSE: BLA exemptions apply when land reconfigurations proposing to be exempted from subdivision regulations would reconfigure existing parcels by relocating and/or eliminating interior property lines, resulting in a number of parcels equal to or fewer than existing conditions.*
2. *Standards: No more than 4 adjacent parcels may be subject to a single BLA. Existing vacant parcels subject to a proposed BLA must be developable according to current zoning and OWTS regulations. Any number of developed parcels may be subject to a single BLA.*
3. *Development Application: All development applications shall be submitted in a form established by the Administrator. Development applications, when submitted, shall be made available to the public.*
4. *Application Review: Shall meet 1.6D.*
5. *Public Notice and Public Hearing: Shall not be required.*
6. *Decision: Shall be made by the BoCC.*

Existing Legal Descriptions

Amy Grooters R003404 – S:11 T:3S R:72W NE ¼ NW ¼ approximately 38.2381 acres.

John Kueppers R003405 – S:2 T:3S R:72W SE ¼ of SW ¼ approximately 38.7047 acres.

Proposed Legal Description

Amy Grooters R003404 – A certain parcel of land located in the SW ¼ of section 2 and the NW ¼ of section 11, Township 2 South Range 73 West of the 6th P.M., being more particularly described as follows: Beginning at the North ¼ corner of Section 11 Township 2 South Range 73 West of the 6th P.M., Thence N 00°57'57" E 1275.60 feet to a point; thence S 88°02'53" W 1307.70 feet to a point; thence S 00°59'10" W 1274.73 feet to a point; thence S 01°00'51" E 80.01 feet to a point; thence N 88°05'13" E 352.00 feet to a point; thence N 64°30'00" E 428.75 feet to a point; thence S 82°41'57" E 571.81 feet to the point of beginning. County of Gilpin, State of Colorado. Containing 38.2381 acres.

John Kueppers R003405 – A certain parcel of land located in the NW ¼ of Section 11 and the SW ¼ of section 2, Township 2 South range 73 West of the 6th P.M., being more particularly described as follows: : Beginning at the North ¼ corner of Section 11 Township 2 South Range 73 West of the 6th P.M., Thence S 00°32'22" E 1299.47 feet to a point; thence S 88°31'20" W 1297.23 feet to a point; thence N 01°00'13" W 1209.39 feet to a point; thence N 88°05'13" E 352.00 feet to a point; thence N 64°30'00" E 428.75 feet to a point; thence S 82°41'57" E 571.81 feet to the point of beginning. County of Gilpin, State of Colorado. Containing 38.7047 acres.

Applicants Statement of Request

Please see attached Exhibit B for the statement of request.



Staff Analysis

There are a total of 2 (two) parcels of land subject to the Boundary Line Adjustment. This Boundary Line Adjustment will not create any non-conformities with regards to the zoning regulations. An error was made outside of the control of the property owners and a resolution to this error has been identified through this petition. Amy Grooters was offered another path of resolution to this issue, but ultimately, the easement and the restoration of the land was not enough. Through this Boundary Line Adjustment, the owner of the damaged property will receive in trade an equal portion of land that is undisturbed by the installation of underground utilities to the adjacent property. Due to the cost to relocate the underground utilities and the cost of restoration of the land, this Boundary Line Adjustment was found to be the most cost-effective solution.

Exhibits Attached

Exhibit A: Before and After Plat

Exhibit B: Statement of Request

Exhibit C: Photos Provided by Applicant

Exhibit D: Quit Claim Deed

Staff Recommendation

Staff are recommending **approval** of BLA-23-3 based on the following findings of fact:

1. Approval of the BLA will not create any new non-conformities under the current zoning regulations. All parcels subject to the BLA could be developed according to zoning and OWTS regulations.
2. Approval of the BLA will not create any additional building lots and is reconfiguring the existing interior boundary line.
3. Approval of the BLA will provide relief to the property owner for the damage caused by the installation of underground utilities, eliminated the need for an easement for access and maintenance of the utility line, as well eliminate the need for court intervention to make the property owner whole.



Gilpin County Board of County Commissioners Action on BLA-23-3

This boundary line adjustment is hereby " _____ " by the Gilpin County Board of County Commissioners on this " _____ " day of " _____ " 2024.

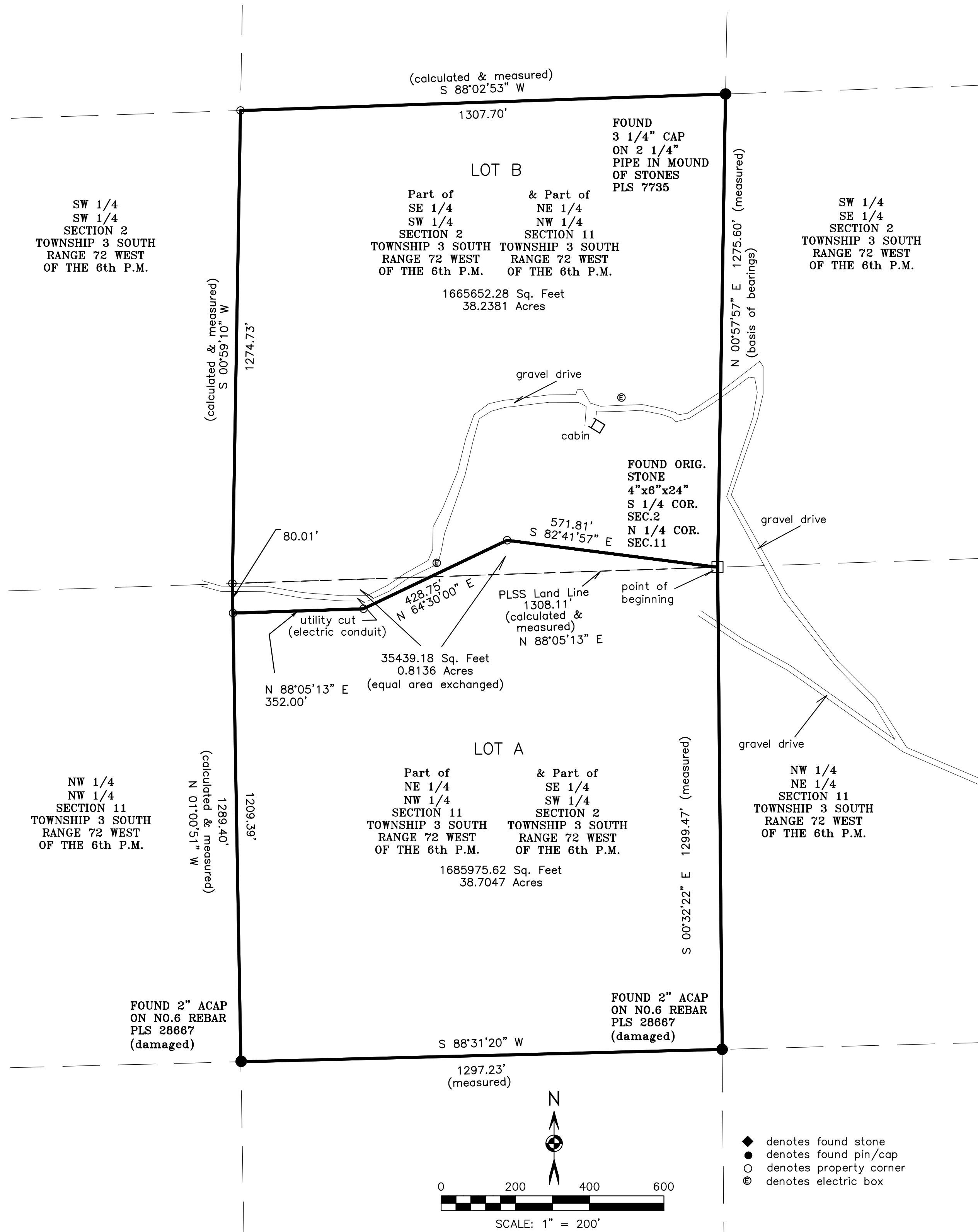
Susan Berumen
Chair, Board of County Commissioners

James Shrout
County Planner



BOUNDARY LINE ADJUSTMENT EXEMPTION SURVEY PLAT BLA 23-xx
 BEING AN ADJUSTMENT OF THE BOUNDARY BETWEEN PORTIONS OF THE NW 1/4 SECTION 11 & THE SW 1/4 SECTION 2
 CREATING LOT A & LOT B
 BEING PART OF THE NW 1/4 of Sec.11 & SW 1/4 Sec.2 T-3-S R-72-W OF THE 6th P.M.
 COUNTY OF GILPIN, STATE OF COLORADO

Resolution BLA-23-3
Exhibit A



NOTES:

1. A SEARCH FOR EASEMENTS OF RECORD WAS NOT MADE AS PART OF THIS SURVEY.
2. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508,C.R.S.
3. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY PETER M. PALOMBO P.L.S.
4. CORNERS TO BE SET ARE NO.5 REBAR WITH 1 1/2" ALLUM. CAP STAMPED PLS 33197 IN THE EVENT THAT A SET PROPERTY CORNER FALLS ON SOLID LEDGE OR CONCRETE, A WASHER AND NAIL MARKED PLS 33197 WILL BE SET.
5. DISTANCES SHOWN ARE IN U.S. SURVEY FEET.
6. THE PURPOSE OF THIS BOUNDARY LINE ADJUSTMENT PLAT IS TO ADJUST THE BOUNDARY BETWEEN THE NE 1/4 OF THE NW 1/4 SECTION 11 AND THE SE 1/4 OF THE SW 1/4 SECTION 2 TOWNSHIP 3 SOUTH RANGE 73 WEST OF THE 6TH P.M. THUS CREATING LOT A & LOT B AS DEPICTED AND DESCRIBED HEREON.

LOT A (AFTER BLA)

LEGAL DESCRIPTION: As measured and monumented

A CERTAIN PARCEL OF LAND LOCATED IN THE NW 1/4 OF SECTION 11 & THE SW 1/4 OF SECTION 2, TOWNSHIP 2 SOUTH RANGE 73 WEST OF THE 6TH P.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE NORTH 1/4 CORNER OF SECTION 11 TOWNSHIP 2 SOUTH RANGE 73 WEST OF THE 6TH P.M.;
 THENCE S 00°32'22" E 1299.47 FEET TO A POINT;
 THENCE S 88°31'20" W 1297.23 FEET TO A POINT;
 THENCE N 01°00'51" W 1209.39 FEET TO A POINT;
 THENCE N 88°05'13" E 352.00 FEET TO A POINT;
 THENCE N 64°30'00" E 428.75 FEET TO A POINT;
 THENCE S 82°41'57" E 571.81 FEET TO THE POINT OF BEGINNING.
 COUNTY OF GILPIN, STATE OF COLORADO.
 CONTAINING 38.7047 ACRES.

LOT B (AFTER BLA)

LEGAL DESCRIPTION: As measured and monumented

A CERTAIN PARCEL OF LAND LOCATED IN THE SW 1/4 OF SECTION 2 & THE NW 1/4 OF SECTION 11, TOWNSHIP 2 SOUTH RANGE 73 WEST OF THE 6TH P.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE NORTH 1/4 CORNER OF SECTION 11 TOWNSHIP 2 SOUTH RANGE 73 WEST OF THE 6TH P.M.;
 THENCE N 00°57'57" E 1275.60 FEET TO A POINT;
 THENCE S 88°02'53" W 1307.70 FEET TO A POINT;
 THENCE S 00°59'10" W 1274.73 FEET TO A POINT;
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 THENCE N 88°05'13" E 352.00 FEET TO A POINT;
 THENCE N 64°30'00" E 428.75 FEET TO A POINT;
 THENCE S 82°41'57" E 571.81 FEET TO THE POINT OF BEGINNING.
 COUNTY OF GILPIN, STATE OF COLORADO.
 CONTAINING 38.2381 ACRES.

OWNER'S CERTIFICATE AND DEDICATION: LOT A

KNOW ALL MEN BY THESE PRESENTS that the undersigned Amy Groeters being the owner of these lands described hereon, do hereby submit the Exempt Boundary Line Adjustment Plat for the approval by the Board of Gilpin County Commissioners.

Owner: Amy Groeters

NE 1/4 NW 1/4 Section 11 T-2-S R-73-W

STATE OF COLORADO)
) ss
 COUNTY OF GILPIN)

THE FOREGOING OWNERSHIP WAS ACKNOWLEDGED BEFORE ME ON

THIS _____ DAY OF _____, 2019

BY _____

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____

ADDRESS OF NOTARY: _____

OWNER'S CERTIFICATE AND DEDICATION: LOT B

KNOW ALL MEN BY THESE PRESENTS that the undersigned John Kuemper being the owner of these lands described hereon, do hereby submit the Exempt Boundary Line Adjustment Plat for the approval by the Board of Gilpin County Commissioners.

Owner: John Kuemper

SE 1/4 SW 1/4 Section 2 T-2-S R-73-W

STATE OF COLORADO)
) ss
 COUNTY OF GILPIN)

THE FOREGOING OWNERSHIP WAS ACKNOWLEDGED BEFORE ME ON

THIS _____ DAY OF _____, 2019

BY _____

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____

ADDRESS OF NOTARY: _____

BOARD OF COUNTY COMMISSIONERS APPROVAL:

This Boundary Line Adjustment approved by Gilpin County Board of Commissioners,

this _____ Day of _____, 20__

Chairperson: _____

Attest: _____

SURVEYOR'S CERTIFICATE

I Peter M. Palombo, a registered land surveyor in the State of Colorado, do hereby certify that the boundary line adjustment plat was made by me or under my supervision and that the accompanying map accurately and properly shows said adjustment and the survey thereof.

Peter M. Palombo

Registered Colorado Land Surveyor

Date: 9-20-23

Number: 33197

According to Colorado State Law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

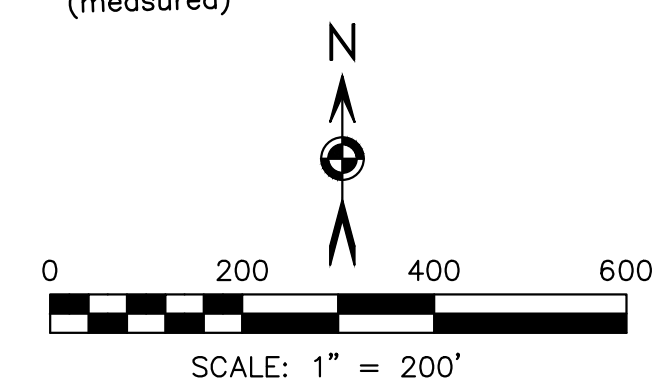


BASIS OF BEARINGS: (ASSUMED)

THE BASIS OF BEARINGS OF THIS SURVEY IS THE LINE BETWEEN THE FOUND MONUMENTS AS SHOWN AND DESCRIBED HEREON, THE LINE BETWEEN THE FOUND STONE MARKING THE S 1/4 CORNER OF SECTION 2 AND THE FOUND 3 1/4" CAP MARKING THE NORTHWEST CORNER OF LOT B, BEARS N 00°57'57" E AND MEASURES 1275.60'.

LEGAL DESCRIPTION: BEFORE BOUNDARY LINE ADJUSTMENT

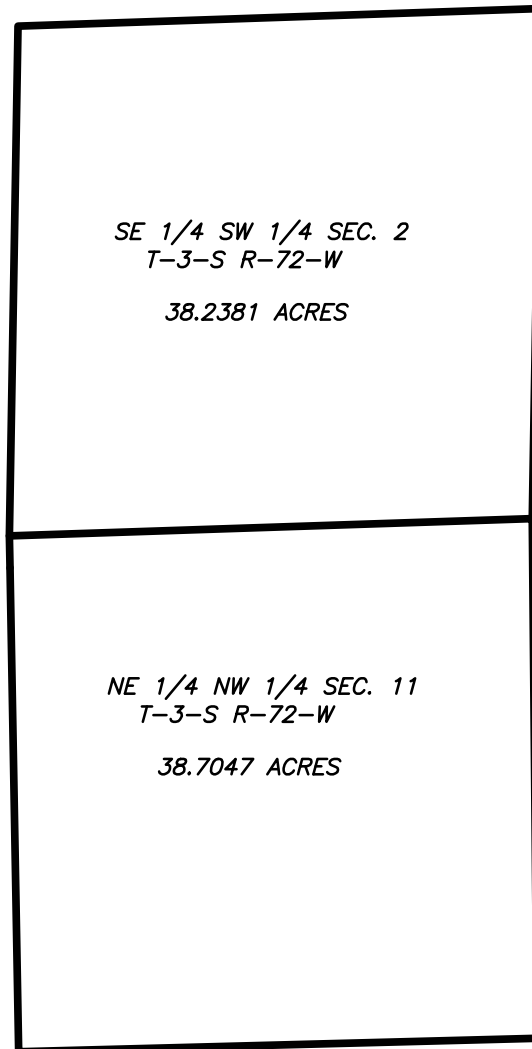
THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 SECTION 11 & THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 SECTION 2 TOWNSHIP 3 SOUTH RANGE 72 WEST OF THE 6TH P.M. COUNTY OF GILPIN STATE OF COLORADO



- ◆ denotes found stone
- denotes found pin/cap
- denotes property corner
- ⊗ denotes electric box

Tripod Geometrics Surveying LLC
 PETER M. PALOMBO PLS
 3604 Swan Lane
 Fort Collins, CO 80524
 PLS 33197 Bus: (720) 849-7509

CONDITIONS
BEFORE BOUNDARY LINE ADJUSTMENT

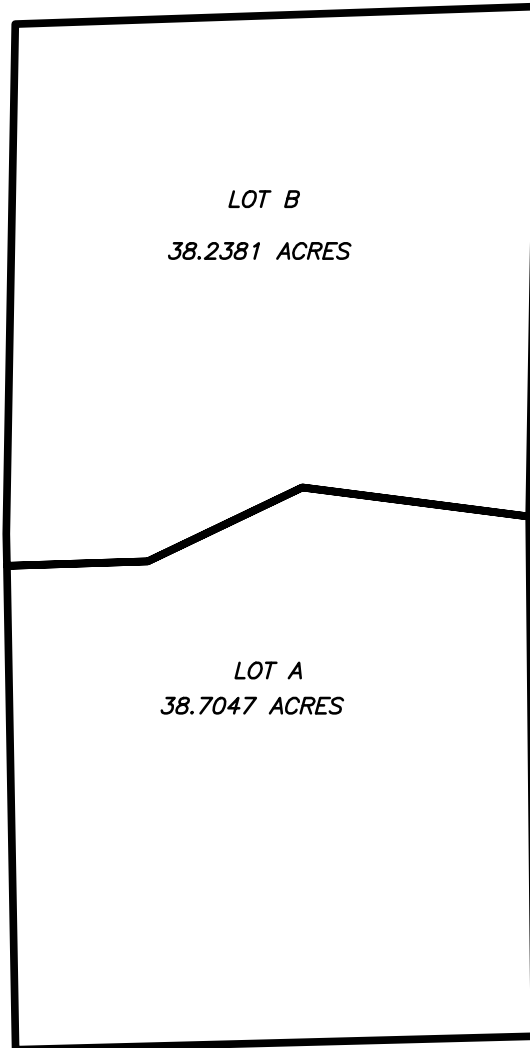


Tripod Geometrics Surveying LLC
PETER M. PALOMBO PLS

3604 Swan Lane
Fort Collins, CO 80524
PLS 33197 Bus: (720) 849-7509

DATE: 9-20-23

CONDITIONS
AFTER BOUNDARY LINE ADJUSTMENT



Tripod Geometrics Surveying LLC
PETER M. PALOMBO PLS

3604 Swan Lane
Fort Collins, CO 80524
PLS 33197 Bus: (720) 849-7509

DATE: 9-20-23

**CONDITIONS
BEFORE BOUNDARY LINE ADJUSTMENT**

LEGAL DESCRIPTION:

GROOTERS

*THE NORTHEAST ¼ OF THE
NORTHWEST ¼
SECTION 11
TOWNSHIP 3 SOUTH
RANGE 72
WEST OF THE 6TH P.M.
COUNTY OF GILPIN
STATE OF COLORADO*

LEGAL DESCRIPTION:

KUEPPER

*THE SOUTHEAST ¼ OF THE
SOUTHWEST ¼
SECTION 2
TOWNSHIP 3 SOUTH
RANGE 72
WEST OF THE 6TH P.M.
COUNTY OF GILPIN
STATE OF COLORADO*

**Tripod Geometrics Surveying LLC
PETER M. PALOMBO PLS**

3604 Swan Lane
Fort Collins, CO 80524
PLS 33197 Bus: (720) 849-7509

DATE: 9-20-23

CONDITIONS
AFTER BOUNDARY LINE ADJUSTMENT

LOT A (AFTER BLA)

*A CERTAIN PARCEL OF LAND LOCATED IN THE NW ¼ OF SECTION 11 &
THE SW ¼ OF SECTION 2,
TOWNSHIP 2 SOUTH RANGE 73 WEST OF THE 6TH P.M.,
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:*

*BEGINNING AT THE NORTH ¼ CORNER OF SECTION 11 TOWNSHIP 2 SOUTH
RANGE 73 WEST OF THE 6TH P.M.;*
THENCE S 00°32'22" E 1299.47 FEET TO A POINT;
THENCE S 88°31'20" W 1297.23 FEET TO A POINT;
THENCE N 01°00'51" W 1209.39 FEET TO A POINT;
THENCE N 88°05'13" E 352.00 FEET TO A POINT;
THENCE N 64°30'00" E 428.75 FEET TO A POINT;
THENCE S 82°41'57" E 571.81 FEET TO THE POINT OF BEGINNING.
COUNTY OF GILPIN, STATE OF COLORADO.
CONTAINING 38.7047 ACRES.

LOT B (AFTER BLA)

*A CERTAIN PARCEL OF LAND LOCATED IN THE SW ¼ OF SECTION 2 &
THE NW ¼ OF SECTION 11,
TOWNSHIP 2 SOUTH RANGE 73 WEST OF THE 6TH P.M.,
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:*

*BEGINNING AT THE NORTH ¼ CORNER OF SECTION 11 TOWNSHIP 2 SOUTH
RANGE 73 WEST OF THE 6TH P.M.;*
THENCE N 00°57'57" E 1275.60 FEET TO A POINT;
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COUNTY OF GILPIN, STATE OF COLORADO.
CONTAINING 38.2381 ACRES.

Tripod Geometrics Surveying LLC
PETER M. PALOMBO PLS

3604 Swan Lane
Fort Collins, CO 80524
PLS 33197 Bus: (720) 849-7509

DATE: 9-20-23

Narrative describing the reason for boundary line adjustment request

In the summer of 2020, the owner of the parcel north of mine (John Kuepper) cleared a previously-treed area of approximately 7000 sq feet on the northern boundary of my undeveloped parcel for installation of an underground power line to his property. He did not inform me of his plans before clearing the area, and as I was living in Louisiana at the time, I did not observe the activity as it was occurring. Mr. Kuepper did not have a survey performed to determine the location of the property boundaries before starting this work, and apparently thought he knew where the property line was based on GIS data from a hunting app on his phone. Later that summer/fall, United Power had the area excavated and an underground power line was installed.

On 12/9/2020, I received a call from Alyssia Padilla (Sr. Right of Way Agent for United Power), who informed me that they had installed a power line for Mr. Kuepper, but after having an as-built survey performed after the installation, they realized that most of the power line had been installed on my property. They asked me to sign an easement agreement to allow them access onto my property to maintain the power line, which I declined to do. I contacted Mr. Kuepper, and after some discussion by email, he indicated that he would have a survey performed to determine the correct location of the boundary, that he would have the power line moved onto his property, and that he would be responsible for the cost of restoring the area that had been cleared and excavated (as it is on a very steep grade, erosion is a major concern).

None of those things happened in 2021 and I had no communication about the situation from Mr. Kuepper. On Jan. 1, 2022, I emailed Mr. Kuepper to make clear what my expectations were in regards to moving the power line off my property, having remediation of the damaged area of my property performed, and an expected timeline. After realizing the difficulty and cost associated with both moving the power line and remediating the area given the steep slope, Mr. Kuepper asked me to consider doing a boundary line adjustment to swap an equally-sized portion of his property for the damaged portion of mine. I outlined in an email to him what I would find acceptable for a BLA in terms of the areas of land to be swapped and the survey work that would be required, and he agreed.

In May of 2022, Peter Palombo, a licensed surveyor who had previously completed work in Gilpin County near our parcels, was hired by Mr. Kuepper to complete the survey work required for the BLA. Because of a number of unforeseen events, Mr. Palombo was not able to complete the survey work and generate the required documents until late Sept, 2023.

Amy Grooters



Date: 10/31/2023

Owner of Parcel 183311200003, legal description S: 11 T: 3S R: 72W NE 1/4 NW 1/4

Gilpin County Assessor's Office account number R003405





**Resolution BOA-23-3
Exhibit C**





Resolution BOA-23-3
Exhibit C



Resolution BOA-23-3
Exhibit C



Resolution BOA-23-3
Exhibit C





The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission
(D4-10-19)(Mandatory 1-20)

QUIT CLAIM DEED

Amy M. Grooters (Grantor(s)),

whose address is 416 Bear Dr., Golden, CO 80403, County of Jefferson, State of Colorado, for the consideration of **NO CONSIDERATION, DEED TO SHOW BOUNDARY LINE ADJUSTMENT, hereby sell(s) and quitclaim(s) to

Amy M. Grooters, (Grantee(s))

whose address is 416 Bear Dr., Golden, CO 80403, County of Jefferson, State of Colorado,, the following real property in the County of Gilpin and State of Colorado, to wit:

That portion of the Northwest Quarter of Section 11 and the Southwest Quarter of Section 2, Township 2 South, Range 73 West of the 6th P.M.,
Shown as Lot A on Boundary Line Adjustment Plat, more particularly described as follows:

Beginning at the North Quarter Corner of said Section 11; thence S. 00°32'22" E., 1299.47 feet; thence S. 88°31'20 W., 1297.23 feet; thence N. 01°00'51" W., 1209.39 feet; thence N. 88°05'13" E., 352.00 feet; thence N. 64°30'00" E., 428.75 feet; thence S. 82°41'57" E., 571.81 feet to the Place of Beginning

known as: Seldom Seen Road, Black Hawk CO 80422

with all its appurtenances (Property).

Grantor(s):

_____ Amy M. Grooters

State of _____)
)ss.
County of _____)

The foregoing instrument was acknowledged before me on _____,
by Amy M. Grooters

Witness my hand and official seal.

_____ Notary Public

BEFORE THE BOARD OF COUNTY COMMISSIONERS
COUNTY OF GILPIN

APPROVING A BOUNDARY LINE ADJUSTMENT
(AMY GROOTERS AND JOHN KUEPPER REVOCABLE LIVING TRUST AND VALERIE P. KUEPPER
REVOCABLE LIVING TRUST, OWNERS)

WHEREAS, the applicants have applied to adjust boundary lines between the subject properties
R003404 and R003405, now known as Lot A and Lot B; and

WHEREAS, the proposed Boundary Line Adjustment (BLA) is consistent with current Gilpin County
Zoning Regulations Section 5.5(B) Boundary Line Adjustments; and,

WHEREAS, by approving this BLA, the Board of County Commissioners of the County of Gilpin neither
represent nor imply that the resulting parcel will be suitable for development under Gilpin County
Zoning Regulations or Gilpin County Onsite Wastewater Treatment System ("OWTS") Regulations or
guarantee access for emergency services.

NOW THEREFORE BE IT RESOLVED by the Board of County Commissioners of Gilpin County, Colorado
BLA-23-3 is hereby approved as shown on attached Exhibit A -- Boundary Line Adjustment Plat BLA-23-3,
is on file with the Gilpin County Clerk & Recorder.

ADOPTED this _____ day of _____, 2024, by a vote of _____ to _____.

ATTEST:

GILPIN COUNTY
BOARD OF COUNTY COMMISSIONERS

Lyndsey Denton, Deputy Clerk

Susan Berumen, Chair

ACKNOWLEDGMENT

STATE OF COLORADO)
) ss
COUNTY OF GILPIN)

The foregoing Resolution was acknowledged before me this _____ day of _____, 2024, by Susan
Berumen, Chair and Lyndsey Denton, Deputy County Clerk, County of Gilpin.

Witness my hand and official seal.

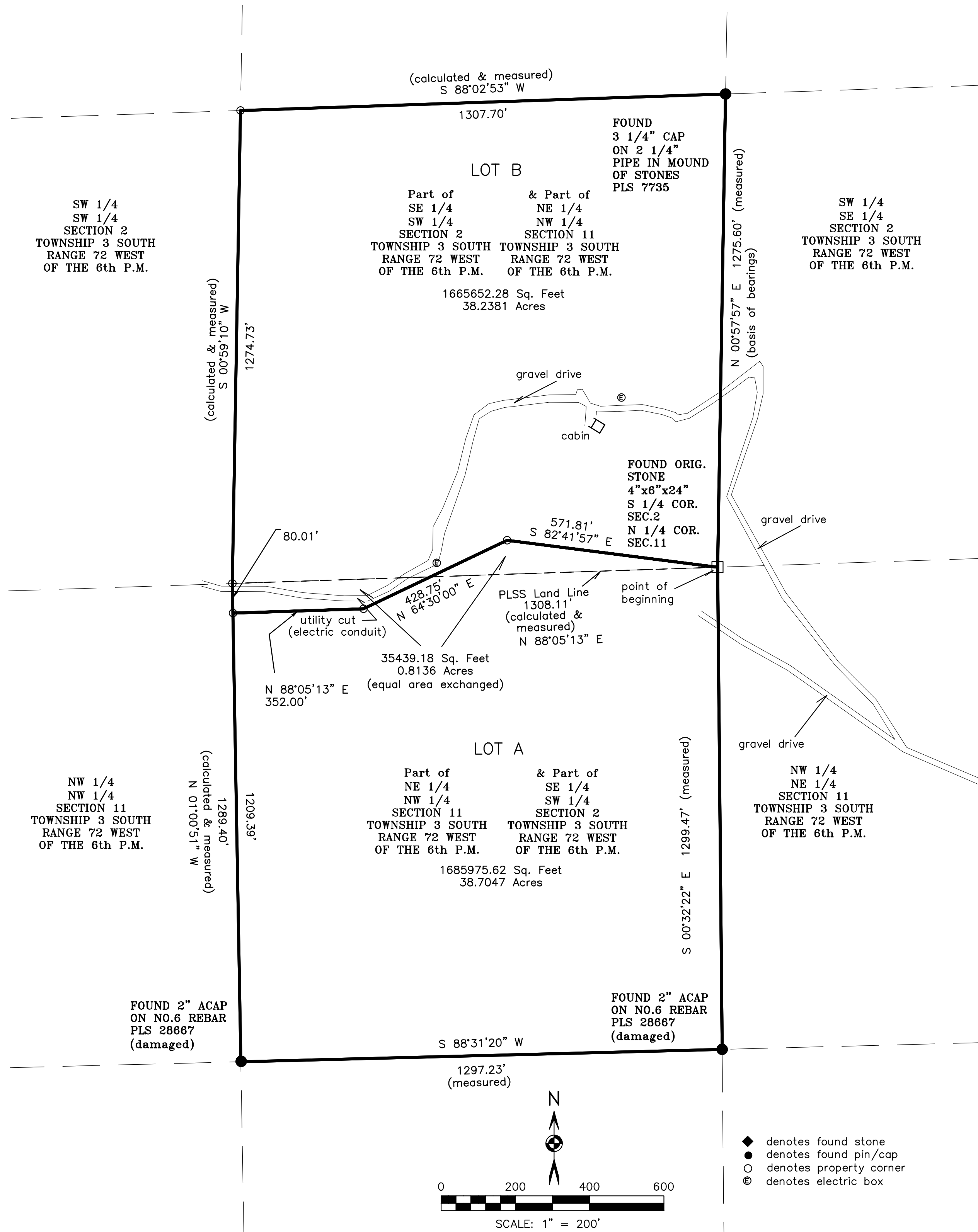
Notary Public

RECORDING STICKER

RECORDING STICKER

BOUNDARY LINE ADJUSTMENT EXEMPTION SURVEY PLAT BLA 23-xx
 BEING AN ADJUSTMENT OF THE BOUNDARY BETWEEN PORTIONS OF THE NW 1/4 SECTION 11 & THE SW 1/4 SECTION 2
 CREATING LOT A & LOT B
 BEING PART OF THE NW 1/4 of Sec.11 & SW 1/4 Sec.2 T-3-S R-72-W OF THE 6th P.M.
 COUNTY OF GILPIN, STATE OF COLORADO

Resolution BLA-23-3
Exhibit A



NOTES:

1. A SEARCH FOR EASEMENTS OF RECORD WAS NOT MADE AS PART OF THIS SURVEY.
2. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508,C.R.S.
3. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY PETER M. PALOMBO P.L.S.
4. CORNERS TO BE SET ARE NO.5 REBAR WITH 1 1/2" ALLUM. CAP STAMPED PLS 33197 IN THE EVENT THAT A SET PROPERTY CORNER FALLS ON SOLID LEDGE OR CONCRETE, A WASHER AND NAIL MARKED PLS 33197 WILL BE SET.
5. DISTANCES SHOWN ARE IN U.S. SURVEY FEET.
6. THE PURPOSE OF THIS BOUNDARY LINE ADJUSTMENT PLAT IS TO ADJUST THE BOUNDARY BETWEEN THE NE 1/4 OF THE NW 1/4 SECTION 11 AND THE SE 1/4 OF THE SW 1/4 SECTION 2 TOWNSHIP 3 SOUTH RANGE 73 WEST OF THE 6TH P.M. THUS CREATING LOT A & LOT B AS DEPICTED AND DESCRIBED HEREON.

LOT A (AFTER BLA)

LEGAL DESCRIPTION: As measured and monumented

A CERTAIN PARCEL OF LAND LOCATED IN THE NW 1/4 OF SECTION 11 & THE SW 1/4 OF SECTION 2, TOWNSHIP 2 SOUTH RANGE 73 WEST OF THE 6TH P.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE NORTH 1/4 CORNER OF SECTION 11 TOWNSHIP 2 SOUTH RANGE 73 WEST OF THE 6TH P.M.;
 THENCE S 00°32'22" E 1299.47 FEET TO A POINT;
 THENCE S 88°31'20" W 1297.23 FEET TO A POINT;
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 THENCE N 88°05'13" E 352.00 FEET TO A POINT;
 THENCE N 64°30'00" E 428.75 FEET TO A POINT;
 THENCE S 82°41'57" E 571.81 FEET TO THE POINT OF BEGINNING.
 COUNTY OF GILPIN, STATE OF COLORADO.
 CONTAINING 38.7047 ACRES.

LOT B (AFTER BLA)

LEGAL DESCRIPTION: As measured and monumented

A CERTAIN PARCEL OF LAND LOCATED IN THE SW 1/4 OF SECTION 2 & THE NW 1/4 OF SECTION 11, TOWNSHIP 2 SOUTH RANGE 73 WEST OF THE 6TH P.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE NORTH 1/4 CORNER OF SECTION 11 TOWNSHIP 2 SOUTH RANGE 73 WEST OF THE 6TH P.M.;
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 THENCE S 88°02'53" W 1307.70 FEET TO A POINT;
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 THENCE N 88°05'13" E 352.00 FEET TO A POINT;
 THENCE N 64°30'00" E 428.75 FEET TO A POINT;
 THENCE S 82°41'57" E 571.81 FEET TO THE POINT OF BEGINNING.
 COUNTY OF GILPIN, STATE OF COLORADO.
 CONTAINING 38.2381 ACRES.

OWNER'S CERTIFICATE AND DEDICATION: LOT A

KNOW ALL MEN BY THESE PRESENTS that the undersigned Amy Groeters being the owner of these lands described hereon, do hereby submit the Exempt Boundary Line Adjustment Plat for the approval by the Board of Gilpin County Commissioners.

Owner: Amy Groeters

NE 1/4 NW 1/4 Section 11 T-2-S R-73-W

STATE OF COLORADO)
) ss
 COUNTY OF GILPIN)

THE FOREGOING OWNERSHIP WAS ACKNOWLEDGED BEFORE ME ON

THIS _____ DAY OF _____, 2019

BY _____

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____

ADDRESS OF NOTARY: _____

OWNER'S CERTIFICATE AND DEDICATION: LOT B

KNOW ALL MEN BY THESE PRESENTS that the undersigned John Kuappner being the owner of these lands described hereon, do hereby submit the Exempt Boundary Line Adjustment Plat for the approval by the Board of Gilpin County Commissioners.

Owner: John Kuappner

SE 1/4 SW 1/4 Section 2 T-2-S R-73-W

STATE OF COLORADO)
) ss
 COUNTY OF GILPIN)

THE FOREGOING OWNERSHIP WAS ACKNOWLEDGED BEFORE ME ON

THIS _____ DAY OF _____, 2019

BY _____

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____

ADDRESS OF NOTARY: _____

BOARD OF COUNTY COMMISSIONERS APPROVAL:

This Boundary Line Adjustment approved by Gilpin County Board of Commissioners,

this _____ Day of _____, 20__

Chairperson: _____

Attest: _____

SURVEYOR'S CERTIFICATE

I Peter M. Palombo, a registered land surveyor in the State of Colorado, do hereby certify that the boundary line adjustment plat was made by me or under my supervision and that the accompanying map accurately and properly shows said adjustment and the survey thereof.

Peter M. Palombo

Registered Colorado Land Surveyor

Date: 9-20-23

Number: 33197

According to Colorado State Law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

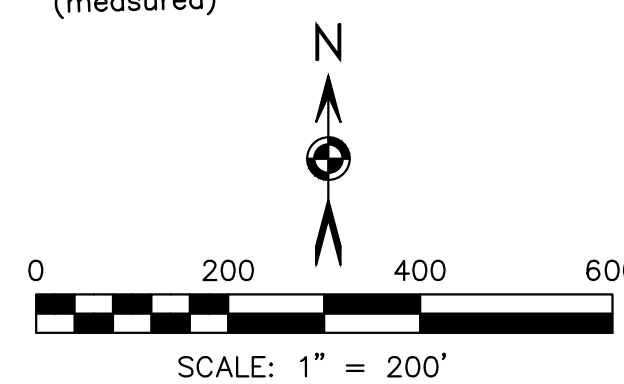


BASIS OF BEARINGS: (ASSUMED)

THE BASIS OF BEARINGS OF THIS SURVEY IS THE LINE BETWEEN THE FOUND MONUMENTS AS SHOWN AND DESCRIBED HEREON, THE LINE BETWEEN THE FOUND STONE MARKING THE S 1/4 CORNER OF SECTION 2 AND THE FOUND 3 1/4" CAP MARKING THE NORTHWEST CORNER OF LOT B, BEARS N 00°57'57" E AND MEASURES 1275.60'.

LEGAL DESCRIPTION: BEFORE BOUNDARY LINE ADJUSTMENT

THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 SECTION 11 & THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 SECTION 2 TOWNSHIP 3 SOUTH RANGE 72 WEST OF THE 6TH P.M. COUNTY OF GILPIN STATE OF COLORADO



- ◆ denotes found stone
- denotes found pin/cap
- denotes property corner
- ⊗ denotes electric box

Tripod Geometrics Surveying LLC
 PETER M. PALOMBO PLS
 3604 Swan Lane
 Fort Collins, CO 80524
 PLS 33197 Bus: (720) 849-7509

Staff Report

Department of Community Development

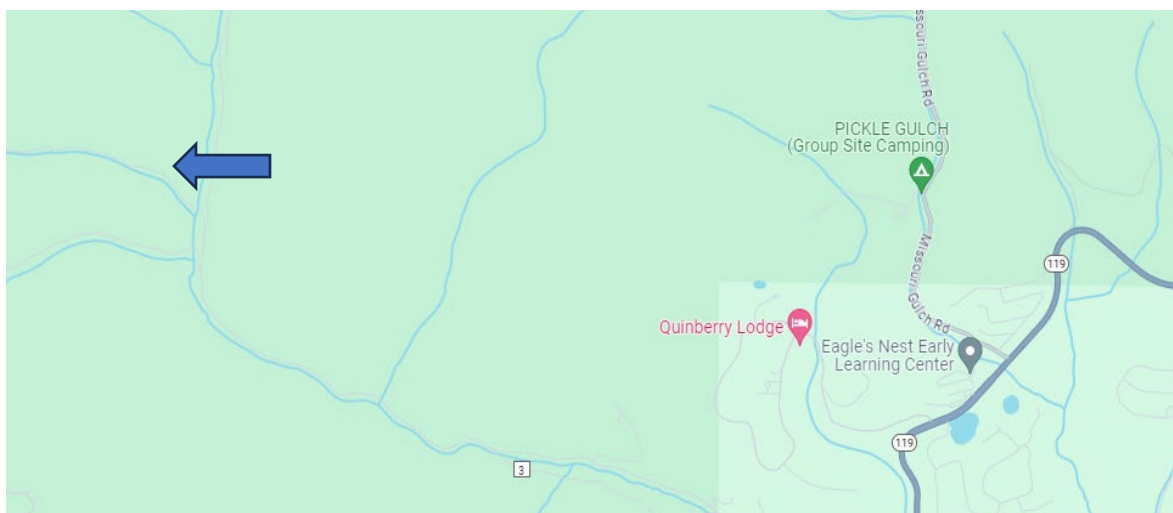
203 Eureka St. Central City, CO 80427



Board/Commission	Gilpin County Board of County Commissioners
Meeting Date & Time	February 13, 2024, 9:30 A.M. or later (Not a Public Hearing)
Meeting Location	203 Eureka St. Central City, CO 80427
File Number	BLE-23-3
Petition Type	Boundary Line Elimination
Appellant	Joseph Kopacz
Subject Property	N011094, N003266, N011095, N011096, N000231
Subject Property Zoning	RR, Resource Residential (Mining Claims)
Subject Property Size (Pre-BLE)	Each parcel is between 1.5107 and 5.1843 acres in size
Subject Property Size (Post BLE)	Approximately 18.0525 acres

Summary of Request

The applicant is seeking to eliminate the boundary line between five (5) parcels owned in the Mosquito Creek area near Apex Valley Rd., County of Gilpin, State of Colorado. The subject properties are currently vacant with plans to install a septic system and build a single-family dwelling. This Boundary Line Elimination (BLE) is subject to Section 5.5 (A)(2) of the Gilpin County Zoning Regulations for Subdivision Exemption, which states that *if all parcels to be combined are presently vacant, and if none of the subject parcels alone could be developed according to current zoning and Onsite Wastewater Treatment Systems (OWTS) regulations; then the resulting combined parcels must be able to meet all required setbacks and accommodate an OWTS.*



Zoning Regulation Section 5.5 Subdivisions Exemptions

A. *Boundary Line Elimination Exemption (BLE)*

1. *PURPOSE: BLE exemptions apply when land re-configurations proposing to be exempted from subdivision regulation would combine existing lots or parcels through the elimination of existing boundary line(s) only.*
2. *STANDARDS: Any lot or parcel may be combined with an existing developed parcel. If all parcels to be combined are presently vacant, and if none of the subject parcels alone could be developed according to current zoning and Onsite Wastewater Treatment Systems (OWTS) regulations; then the resulting combined parcel must be able to meet all required setbacks and accommodate an OWTS.*
3. *DEVELOPMENT APPLICATION: All development applications shall be submitted in a form established by the Administrator. Development applications, when submitted, shall be made available to the public.*
4. *APPLICATION REVIEW: Shall meet Section 1.6D.*
5. *PUBLIC NOTICE & PUBLIC HEARING: Shall not be required.*
6. *DECISION: Shall be made by the BOCC.*

Existing Legal Descriptions

Parcel A: (N011095) The Martin Lode Mining Claim, U.S. Mineral Survey No. 5196, as described in U.S. Patent Recorded in Book 162, Page 10, County of Gilpin, State of Colorado.

Parcel B: (N011096) The Hoosier Gil Lode Mining Claim, U.S. Mineral Survey No. 11808, as described in U.S. Patent recorded in Book 508, Page 253, excepting therefrom any portion embraced in survey nos. 5196, and 5197, as excepted in said patent, County of Gilpin, State of Colorado.

Parcel C: (N011094) The F.J. Smith Lode Mining Claim, U.S. Mineral Survey No. 6050, as described in U.S. patent recorded in Book 162, Page 12, excepting therefrom any portion embraced in survey Nos. 927, 5196, and 5197, as excepted in said patent, County of Gilpin, State of Colorado.

Parcel D: (N003266) The May B. Lode Mining Cairn, U.S. Miner Survey No 11808, as described in U.S. Patent Recorded in Book 508, Page 253, excepting therefrom any portion embraced in survey Nos. 5196 and 6050, as excepted in said patent, County of Gilpin, State of Colorado.

Parcel E: (N000231) Lot No. 1 of the Myers Placer Mining Claim, U.S. Mineral Survey No. 6051, as described in U.S. Patent Recorded July 21, 2004 at Reception No. 122690, excepting there from those portions conveyed by deeds recorded in Book 244, Page 9 and in Book 245, Page 536, County of Gilpin, State of Colorado.

Proposed Legal Description

A certain parcel of land located in the West ½ of Section 28 and the East ½ of Section 29 Township 2 South Range 73 West of the 6th P.M. being portions of MS 5196 the Martin Lode, MS 6050 the F.J. Smith Lode, MS 11808 The Hoosier Girl Lode, MS 11808 the May B. Lode and MS 6051 Myers Placer and being more particularly described as follows:



BEGINNING AT CORNER NO. 2 OF THE HOOSIER GIRL LODE MS 11808;
THENCE S 79°57'26" E 149.98 FEET TO CORNER NO. 3 OF THE HOOSIER GIRL LODE MS 11808;
THENCE S 10°23'40" W 1211.53 FEET TO A POINT;
THENCE N 56°58'11" E 57.07 FEET TO CORNER NO. 3 OF THE F.J. SMITH LODE MS 6050;
THENCE N 42°01'12" E 434.66 FEET TO CORNER NO. 4 OF THE F.J. SMITH LODE MS 6050;
THENCE S 33°27'30" E 135.89 FEET TO A POINT;
THENCE S 21°00'00" W 51.16 FEET TO THE POINT;
THENCE S 42°00'12" W 69.30 FEET TO THE POINT;
THENCE N 51°52'22" E 48.41 FEET TO CORNER NO. 4 OF THE MAY B. LODE MS 11808;
THENCE S 21°25'41" W 60.84 FEET TO THE POINT;
THENCE S 69°03'26" E 80.33 FEET TO THE POINT;
THENCE N 41°30'14" E 82.78 FEET TO CORNER NO. 3 OF THE MARTIN LODE MS 5196;
THENCE S 19°37'30" E 170.01 FEET TO CORNER NO. 4 OF THE MARTIN LODE MS 5196;
THENCE S 41°09'50" W 518.13 FEET TO CORNER NO. 5 OF THE MARTIN LODE MS 5196;
THENCE S 69°41'21" W 386.03 FEET TO CORNER NO. 4 OF MEYERS PLACER MS 6051;
THENCE S 43°15'00" E 378.39 FEET TO CORNER NO. 5 OF MEYERS PLACER MS 6051;
THENCE S 44°50'00" W 150.10 FEET TO CORNER NO. 6 OF MEYERS PLACER MS 6051;
THENCE N 43°11'54" W 343.63 FEET TO CORNER NO. 2 OF MEYERS PLACER MS 6051;
THENCE N 73°12'03" W 157.42 FEET TO THE POINT;
THENCE S 69°41'21" W 344.51 FEET TO CORNER NO. 6 OF THE MARTIN LODE MS 5196;
THENCE N 20°00'00" W 150.10 FEET TO CORNER NO. 1 OF THE MARTIN LODE MS 5196;
THENCE S 55°00'00" W 43.90 FEET TO THE POINT;
THENCE N 33°33'51" W 91.56 FEET TO CORNER NO. 2 OF THE F.J. SMITH LODE MS 6050;
THENCE N 56°58'11" E 800.17 FEET TO THE POINT;
THENCE N 10°24'31" E 1352.87 FEET TO THE POINT OF BEGINNING.
COUNTY OF GILPIN, STATE OF COLORADO.
CONTAINING 18.0525 ACRES.

Staff Analysis

There are five (5) vacant parcels of land that will be combined upon approval of this boundary line elimination plat that would allow for future development of a single-family dwelling with an Onsite-Wastewater Treatment System. The property is subject to the Zoning Regulations outlined above as all parcels are vacant and would be able to meet the zoning setbacks and OWTS regulations. Approval of this Boundary Line Elimination application would create a larger parcel of land, consistent with the intent and purposes of the zoning regulations for promoting the rural character of the County outlined in the County Master Plan.

Exhibits Attached

Exhibit A: Before and After Plat

Exhibit B: Quit Claim Deed

Staff Recommendation

Staff are recommending **approval** of BLE-23-3 based on the following findings of fact:

1. Approval of the BLE will not create any new nonconformities under the current zoning regulations.
2. Approval of the BLE will not create any additional building lots.
3. Approval of the BLE will enlarge existing residential zoned parcels, which is consistent with the intent and purposes of the boundary line elimination exemption of the Gilpin County Zoning Regulations.



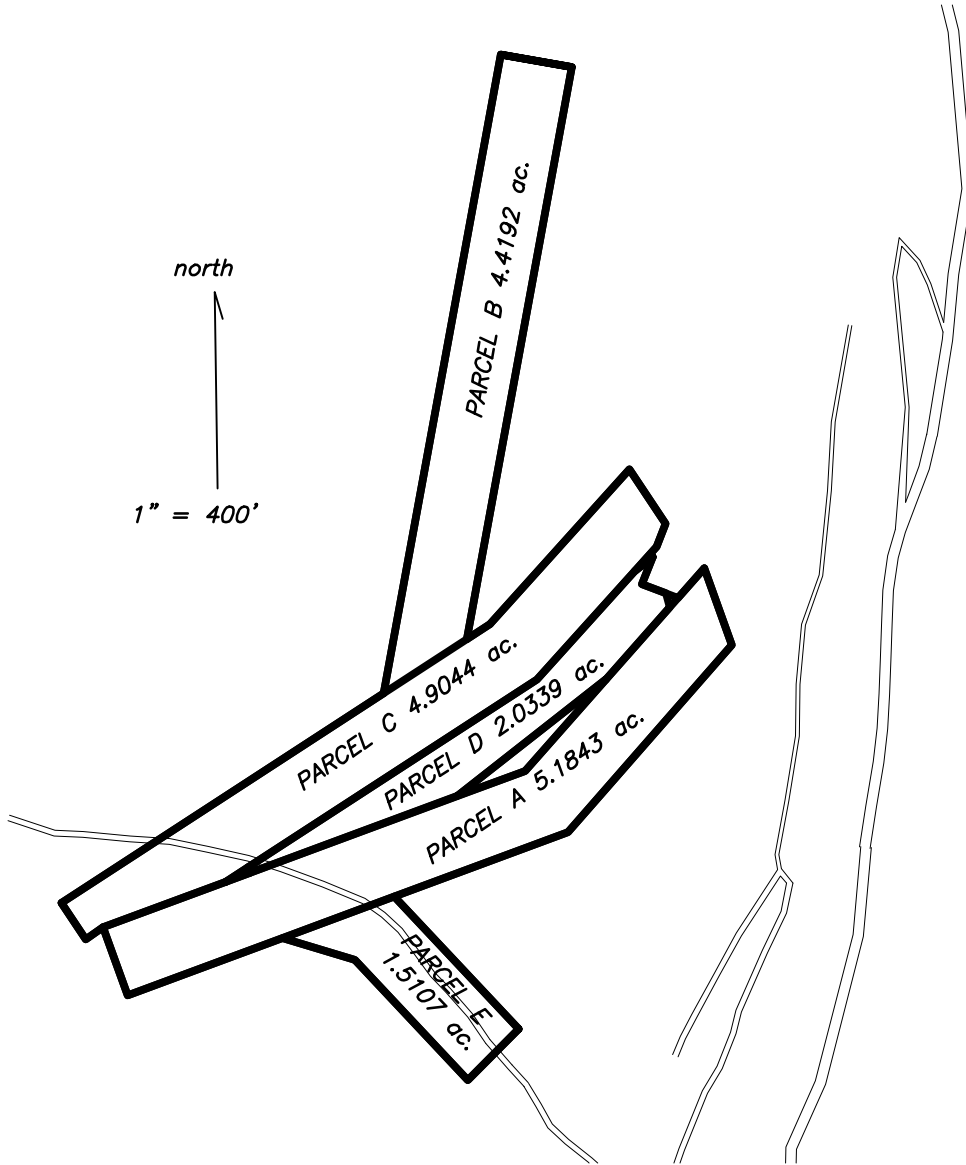
Gilpin County Board of County Commissioners Action on BLE-23-3

This boundary line elimination is hereby " _____ " by the Gilpin County Board of County Commissioners on this " _____ " day of " _____ " 2024.

Susan Berumen
Chair, Board of County Commissioners

James Shrout
County Planner

CONDITIONS
BEFORE BOUNDARY LINE ELIMINATION



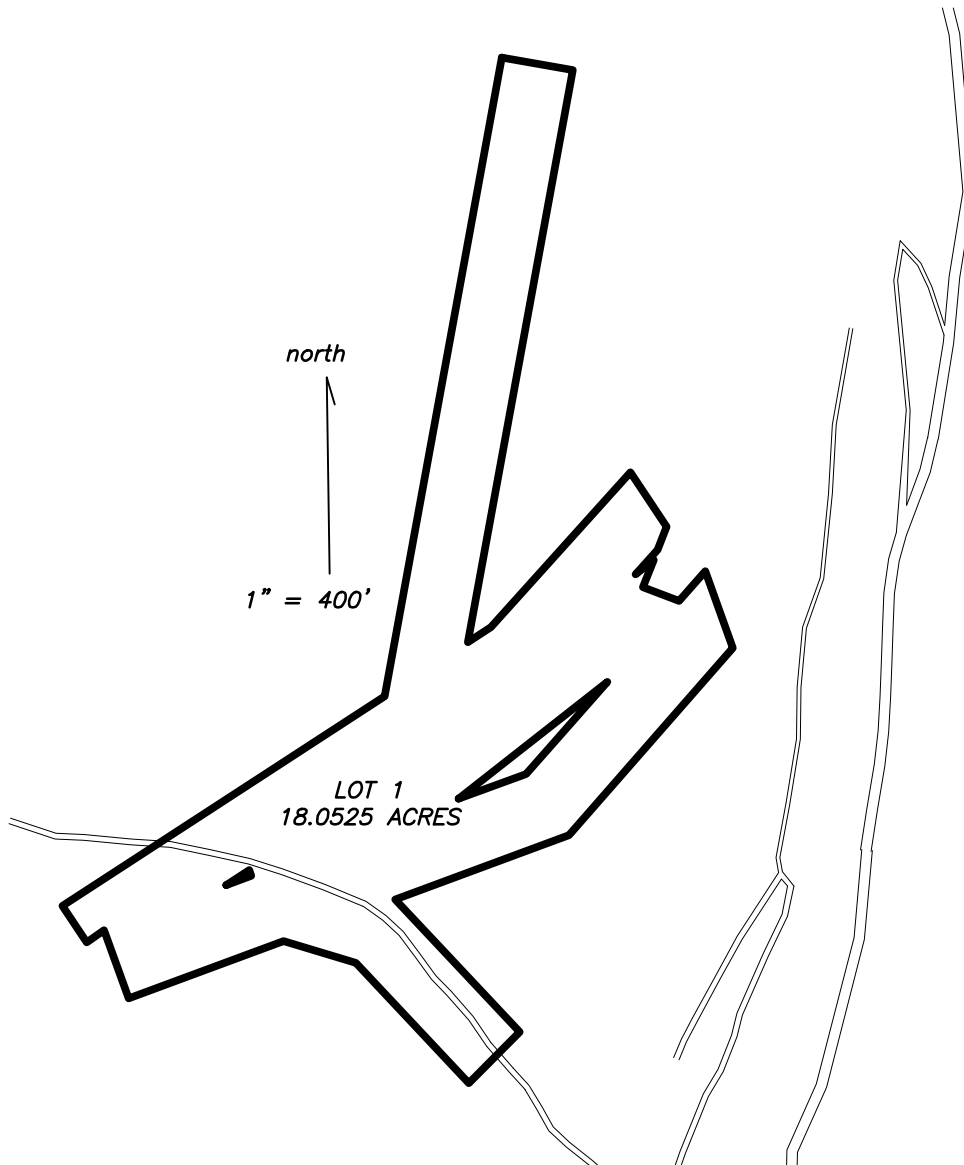
Tripod Geometrics Surveying LLC
PETER M. PALOMBO PLS

3604 Swan Lane
Fort Collins, CO 80524

PLS 33197 Bus: (720) 849-7509

DATE: 11-29-23

CONDITIONS
AFTER BOUNDARY LINE ELIMINATION



Tripod Geometrics Surveying LLC
PETER M. PALOMBO PLS

3604 Swan Lane
Fort Collins, CO 80524

PLS 33197 Bus: (720) 849-7509

DATE: 11-29-23

Prepared By:
Joseph Ryan Kopacz

After Recording Return To:
10472 Tiger Run
Lone Tree, Colorado 80124

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On December 11, 2023 THE GRANTOR(S),

- JCK Living Trust, Joseph Ryan Kopacz, Trustee

for and in consideration of: One Dollar (\$1.00) and/or other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged, conveys, releases and quitclaims to the GRANTEE(S):

- JCK Living Trust, Joseph Ryan Kopacz, Trustee, residing at 10472 Tiger Run, Lone Tree, Douglas County, Colorado 80124

the following described real estate, situated in an unincorporated area in the County of Gilpin, State of Colorado, described as follows:

Legal Description:

PARCEL A:
THE MARTIN LODE MINING CLAIM, U. S. MINERAL SURVEY NO. 5196, AS DESCRIBED IN U. S. PATENT RECORDED IN BOOK 162, PAGE 10, COUNTY OF GILPIN, STATE OF COLORADO.

Exhibit B

PARCEL B:

THE HOOSIER GIRL LODE MINING CLAIM, U. S. MINERAL SURVEY NO. 11808, AS DESCRIBED IN U. S. PATENT RECORDED IN BOOK 508, PAGE 253, EXCEPTING THEREFROM ANY PORTION EMBRACED IN SURVEY NOS. 5196 AND 6050, AS EXCEPTED IN SAID PATENT, COUNTY OF GILPIN, STATE OF COLORADO.

PARCEL C:

THE F. J, SMITH LODE MINING CLAIM, U. S. MINERAL SURVEY NO. 6050, AS DESCRIBED IN U. S. PATENT RECORDED IN BOOK 162, PAGE 12, EXCEPTING THEREFROM ANY PORTION EMBRACED IN SURVEY NOS. 927, 5196, AND 5197, AS EXCEPTED IN SAID PATENT, COUNTY OF GILPIN, STATE OF COLORADO.

PARCEL D:

THE MAY B. LODE MINING CAIRN, U. S. MINERAL SURVEY NO. 11808, AS DESCRIBED IN U. S. PATENT RECORDED IN BOOK 508, PAGE 253, EXCEPTING THEREFROM ANY PORTION EMBRACED IN SURVEY NOS. 5196 AND 6050, AS EXCEPTED IN SAID PATENT, COUNTY OF GILPIN, STATE OF COLORADO.

PARCEL E:

LOT NO. 1 OF THE MYERS PLACER MINING CLAIM, U. S. MINERAL SURVEY NO. 6051, AS DESCRIBED IN U. S. PATENT RECORDED JULY 21,2004 AT RECEPTION NO. 122690, EXCEPTING THEREFROM THOSE PORTIONS CONVEYED BY DEEDS RECORDED IN BOOK 244, PAGE 9 AND IN BOOK 245, PAGE 536, COUNTY OF GILPIN, STATE OF COLORADO.

Tax Parcel Number: N011095, N011094, N003266, N011096, N000231

With this deed, the above described parcels are being combined into one legal description for purposes of boundary line elimination. New legal description as measured and monumented is:

A CERTAIN PARCEL OF LAND LOCATED IN THE WEST 1/2 OF SECTION 28 & THE EAST 1/2 OF SECTION 29 TOWNSHIP 2 SOUTH RANGE 73 WEST OF THE 6TH P.M., BEING PORTIONS OF MS 5196 THE MARTIN LODE, MS 6050 THE F.J.SMITH LODE, MS 11808 THE HOOSIER GIRL LODE, MS 11808 THE MAY B. LODE AND MS 6051 MEYERS PLACER AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT CORNER NO. 2 OF THE HOOSIER GIRL LODE MS 11808;
THENCE S 79°57'26" E 149.98 FEET TO CORNER NO. 3 OF THE HOOSIER GIRL LODE MS 11808;
THENCE S 10°23'40" W 1211.53 FEET TO A POINT;
THENCE N 56°58'11" E 57.07 FEET TO CORNER NO. 3 OF THE F.J. SMITH LODE MS 6050;
THENCE N 42°01'12" E 434.66 FEET TO CORNER NO. 4 OF THE F.J. SMITH LODE MS 6050;
THENCE S 33°27'30" E 135.89 FEET TO A POINT;
THENCE S 21°00'00" W 51.16 FEET TO THE POINT;
THENCE S 42°00'12" W 69.30 FEET TO THE POINT;
THENCE N 51°52'22" E 48.41 FEET TO CORNER NO. 4 OF THE MAY B. LODE MS 11808;
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THENCE S 69°03'26" E 80.33 FEET TO THE POINT;
THENCE N 41°30'14" E 82.78 FEET TO CORNER NO. 3 OF THE MARTIN LODE MS 5196;
THENCE S 19°37'30" E 170.01 FEET TO CORNER NO. 4 OF THE MARTIN LODE MS 5196;
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THENCE S 43°15'00" E 378.39 FEET TO CORNER NO. 5 OF MEYERS PLACER MS 6051;
THENCE S 44°50'00" W 150.10 FEET TO CORNER NO. 6 OF MEYERS PLACER MS 6051;
THENCE N 43°11'54" W 343.63 FEET TO CORNER NO. 2 OF MEYERS PLACER MS 6051;

Exhibit B

THENCE N 73°12'03" W 157.42 FEET TO THE POINT;
THENCE S 69°41'21" W 344.51 FEET TO CORNER NO. 6 OF THE MARTIN LODE MS 5196;
THENCE N 20°00'00" W 150.10 FEET TO CORNER NO. 1 OF THE MARTIN LODE MS 5196;
THENCE S 55°00'00" W 43.90 FEET TO THE POINT;
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THENCE N 56°58'11" E 800.17 FEET TO THE POINT;
THENCE N 10°24'31" E 1352.87 FEET TO THE POINT OF BEGINNING.
COUNTY OF GILPIN, STATE OF COLORADO.
CONTAINING 18.0525 ACRES.

Grantor does hereby quitclaim all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

This document is a corrective deed that does not affect ownership rights and is solely for the purposes of boundary line elimination.

Mail Tax Statements To:
JCK Living Trust
10472 Tiger Run
Lone Tree, Colorado 80124

[SIGNATURE PAGE FOLLOWS]

Grantor Signatures:

DATED: _____

Joseph Ryan Kopacz, Trustee on behalf of JCK Living Trust

STATE OF COLORADO, COUNTY OF DOUGLAS, ss:

This instrument was acknowledged before me on this ____ day of _____,
_____ by Joseph Ryan Kopacz on behalf of JCK Living Trust.

Notary Public

Title (and Rank)

My commission expires _____

BEFORE THE BOARD OF COUNTY COMMISSIONERS
COUNTY OF GILPIN

RESOLUTION APPROVING A BOUNDARY LINE ELIMINATION
(JOSEPH KOPACZ, APPLICANT)

WHEREAS, Joseph Kopacz (“Owner”), has petitioned the Board of County Commissioners for approval of a boundary line elimination exemption plat to be known as BOUNDARY LINE ELIMINATION 23-3; Lot 1; and

WHEREAS, **Exhibit A** hereto is a legal description and survey of the parcels to be merged; and

WHEREAS, pursuant to C.R.S. §30-28-139(4) all owners of the above-described parcels have requested in writing by signing the Boundary Line Elimination (“BLE”) application that the subject parcels be merged; and

WHEREAS, pursuant to C.R.S. §30-28-139(3)(b) this Resolution shall serve as the Notice of Merger; and,

WHEREAS, said request is in accordance with Gilpin County Zoning Regulations; and

WHEREAS, by approving this BLE, the Board of County Commissioners of the County of Gilpin neither represent nor imply that the resulting parcel will be suitable for development under Gilpin County Zoning Regulations or Gilpin County Onsite Wastewater Treatment System (“OWTS”) Regulations or guarantee access for emergency services.

NOW THEREFORE BE IT RESOLVED by the Board of County Commissioners of Gilpin County, Colorado that BOUNDARY LINE ELMINATION PLAT 23-3 is hereby _____ as shown and described on attached **Exhibit B**.

ADOPTED this _____ day of _____, 2024, by a vote of _____ to _____.

ATTEST:

**BOARD OF COUNTY COMMISSIONERS
COUNTY OF GILPIN, COLORADO**

Lyndsey Denton, Deputy Clerk

Susan Berumen, Chair

RECORDING STICKER

RECORDING STICKER

ACKNOWLEDGMENT

STATE OF COLORADO)
) ss
COUNTY OF GILPIN)

The foregoing Resolution was acknowledged before me this _____ day of _____, 2024, by Susan Berumen, Chair, and Lyndsey Denton, Deputy County Clerk, County of Gilpin.

Witness my hand and official seal.

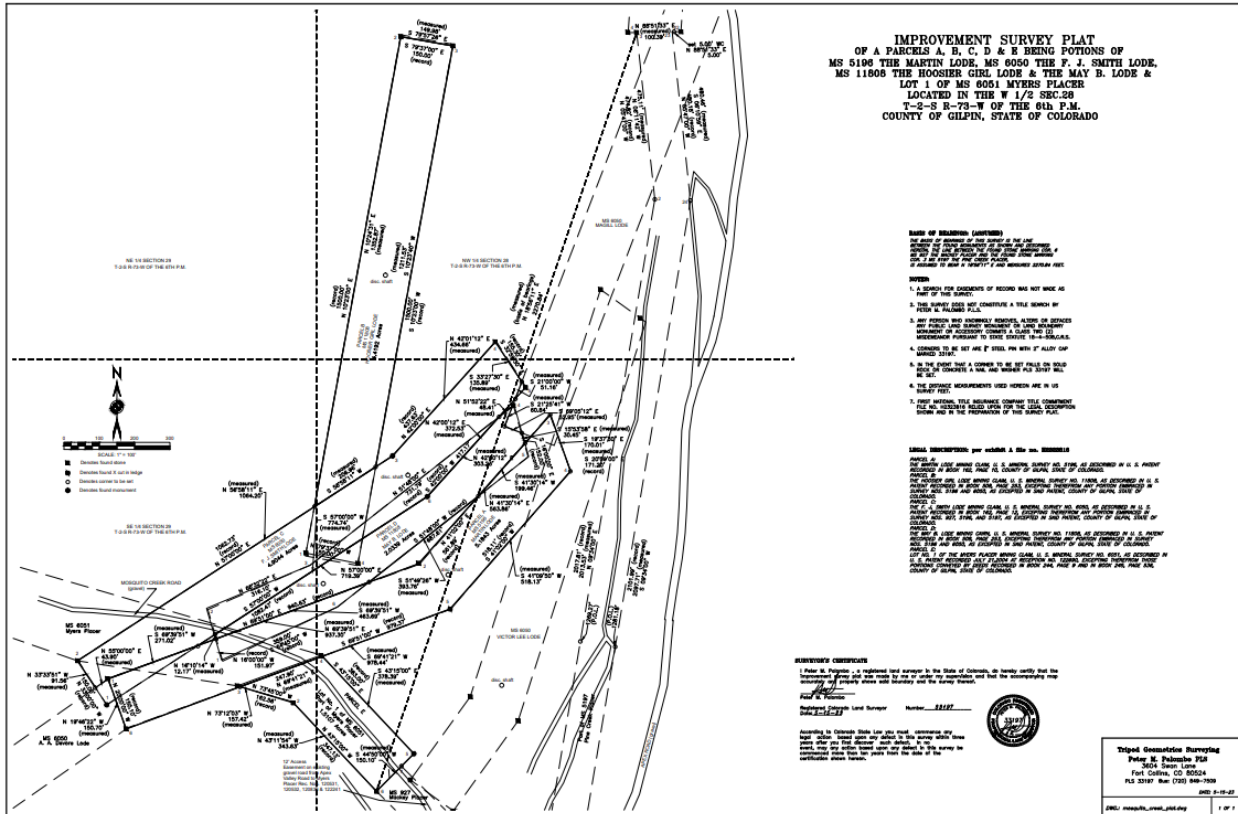
Notary Public

RECORDING STICKER

RECORDING STICKER

Exhibit A

Survey of Conditions Before BLE

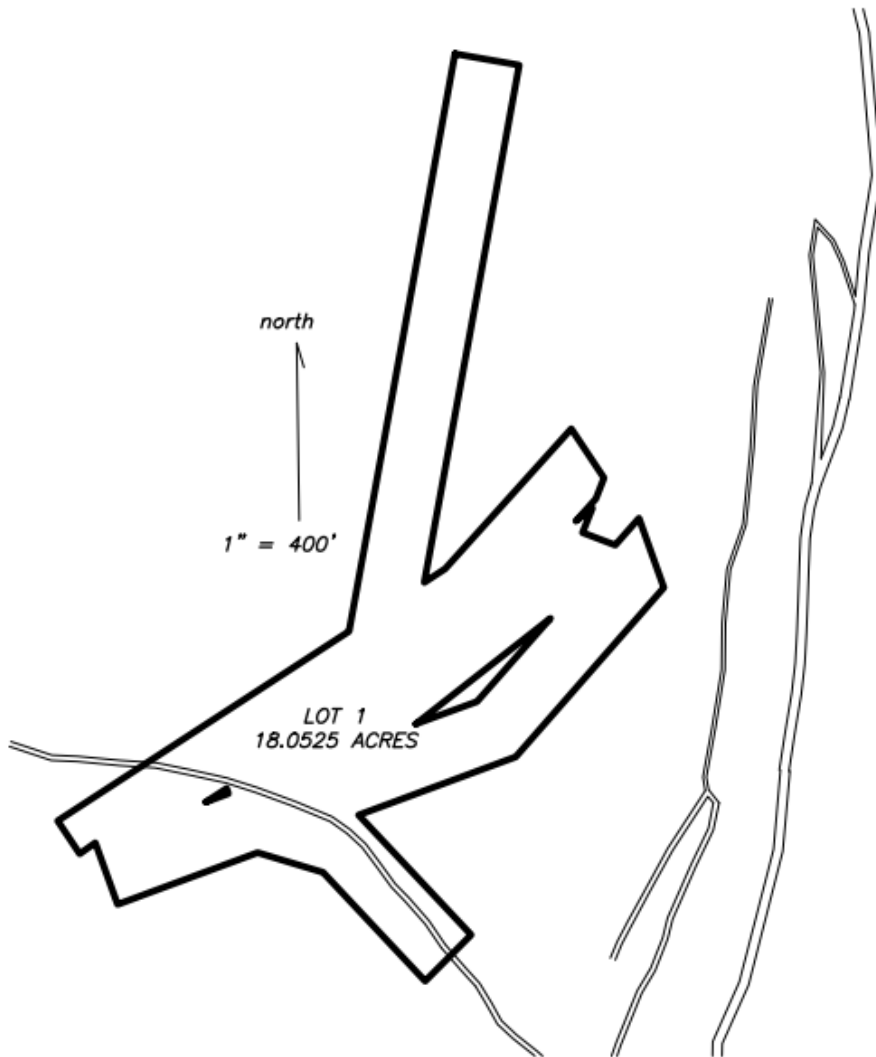


RECORDING STICKER

RECORDING STICKER

Exhibit B

Boundary Line Elimination



RECORDING STICKER

RECORDING STICKER

Exhibit B (continued)**LOT 1 (AFTER BLE)****LEGAL DESCRIPTION: As measured and monumented**

A CERTAIN PARCEL OF LAND LOCATED IN THE WEST 1/2 OF SECTION 28 & THE EAST 1/2 OF SECTION 29 TOWNSHIP 2 SOUTH RANGE 73 WEST OF THE 6TH P.M., BEING PORTIONS OF MS 5196 THE MARTIN LODE, MS 6050 THE F.J.SMITH LODE, MS 11808 THE HOOSIER GIRL LODE, MS 11808 THE MAY B. LODE AND MS 6051 MEYERS PLACER AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

*BEGINNING AT CORNER NO. 2 OF THE HOOSIER GIRL LODE MS 11808;
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 COUNTY OF GILPIN, STATE OF COLORADO.
 CONTAINING 18.0525 ACRES.*

RECORDING STICKER

RECORDING STICKER

AGENDA ITEM

Staff Report

To: Board of County Commissioners
From: Ray Rears, County Manager, County Manager's Office
Date: February 13, 2024
Item: Resolution 24-41, Temporarily Designating the County Manager as the Hearing Officer for Employee Termination Hearings
Requested Action: Resolution
Public Hearing: No

I. **REQUEST OR ISSUE:**

The Board of County Commissioners (BOCC) has authority to direct the operation of the respective offices related to employment matters. Per the Gilpin County Employee Handbook, Section V, Subsection F. states that when an employee is terminated, they may request, in writing, a hearing before the BOCC. The Employee Handbook goes on to state that the BOCC has authority to designate a hearing officer to hear the appeal and make written findings and a non-binding recommendation for decision by the BOCC.

II. **RECOMMENDED ACTION / NEXT STEP:**

To promote public health, safety, and welfare, and to expedite the hearing process; it is recommended to temporarily designate County Manager Ray Rears as a hearing officer for employee termination hearings for matters arising between the dates of January 14, 2024, and March 6, 2024.

III. **FISCAL IMPACTS:**

None.

IV. **LEGAL ISSUES:**

None.

V. **ENVIRONMENTAL IMPACTS:**

None.

VI. **ALTERNATIVES:**

They BOCC may approve, deny, or amend the resolution.

**BEFORE THE BOARD OF COUNTY COMMISSIONERS
COUNTY OF GILPIN, STATE OF COLORADO**

**TEMPORARILY DESIGNATING THE COUNTY MANAGER AS A HEARING OFFICER FOR EMPLOYEE
TERMINATION HEARINGS**

WHEREAS, the Board of County Commissioners (BoCC) has authority to direct the operation of their respective offices related to employment matters; and

WHEREAS, The BoCC approved the Gilpin County Employee Handbook (also known as the “Handbook”) per Resolution No. 23-103 on November 14, 2023; and

WHEREAS, the Handbook states in Section V – At-Will Employment and Discipline, subsection F – Notice of Termination that, “When any employee is terminated from employment with Gilpin County, the employee shall be provided with a written notice of termination, advising the employee that the termination is effective upon a date specified therein. The notice shall include the reason for the termination and advise the employee that he or she may, within seven (7) calendar days from the date of the notice, request in writing a hearing before the Board of County Commissioners”; and

WHEREAS, Section V, subsection F. of the Employee Handbook also states, “A hearing officer may be designated by the BoCC to hear the appeal and make written findings and a non-binding recommendation for decision by the BoCC”; and

WHEREAS, to promote public health, safety, and welfare and to expedite the hearing process; it is recommended to designate the County Manager as the temporary hearing officer for employee termination hearings.

NOW THEREFORE BE IT RESOLVED by the Board of County Commissioners as follows:

1. Designates the County Manager as a hearing officer for employee termination hearings for matters arising between January 14, 2024, and March 6, 2024.

ADOPTED this _____ day of _____, 2024, by a vote of _____ to _____.

ATTEST:

**BOARD OF COUNTY COMMISSIONERS
COUNTY OF GILPIN, COLORADO**

Deputy County Clerk

Chair

RECORDING STICKER

RECORDING STICKER

ACKNOWLEDGEMENT

STATE OF COLORADO)
)ss.
COUNTY OF GILPIN)

Susan Berumen, Chair, and Lyndsey Denton, Deputy County Clerk, County of Gilpin, acknowledged the foregoing Resolution before me this _____ day of _____, 2024.

Witness my hand and official seal

Notary Public

RECORDING STICKER

RECORDING STICKER



Gilpin County Attorney

Tel: 303-515-4377

Fax: 303-582-5440

bbenning@gilpincounty.org

February 5, 2024

RE: County Attorney's Office Report for February 13, 2024 BoCC Meeting

1. Water Rights Investigations and work with consultants on several matters
2. Senior Living Update
3. Working on Roads Memo.
4. Work with UCCWA on Clear Creek watershed matters
5. Contract review and follow up with contactors
 - a. CSHQA – Working with contractor on finalizing contract and timing
 - b. Bohannon Houston Agreement (housing needs assessment) – Waiting on Grant paperwork from Rob and Jamie
 - c. IGA with Nederland for emergency shelter use - waiting on Nederland's review
 - d. Major Heating & Cooling – Capital Improvement Contract – Drafting
 - e. Bowman Consulting Engineers – Capital Improvement Contract – Drafting
 - f. The Flynn Group – Capital Improvement Contract – Justice Center Roof – Drafting
 - g. The Flynn Group – Capital Improvement Contract – Community Center Roof – Drafting
 - h. Denver Fire – Capital Improvement Contract – initial draft complete – waiting for Contractor's review/response
 - i. Boulder Water Well – Capital Improvement Contract – initial draft complete – waiting for Contractor's review/response
 - j. Broadband MOU with Clear Creek and Nederland – reviewing
6. Following up with Special Counsel on 1041 to start project
7. Declined SBA's request to assist SBA's recovering money value of Eagles Nest collateral.
8. Assist Assessor's Office with Stipulation Documents for BAA Hearing
9. Assisted Coroner with Records Request
10. Assisted HR with personnel matters
11. Assisted HR and Finance with possible breach of Contract issue.
12. Preparing response to Complaint filed against the County by a Resident relative to a road issue.

County Managers' Report

February 13, 2024



- Regular staff meetings with Senior Leadership Team (SLT), Appointed Leadership Team (A-Team) and Commissioners
- Address various needs of staff and the public and Commissioners. Administrative functions
- Various meetings with vendors/consultants and outside agencies
- Central City Mayor / Chair Commissioner Meeting held

Areas of Note:

Recent Focus Areas

- Regular and Work Session Agenda Schedule and Preparation
 - BoCC meeting
 - February 27, 2024
 - June 25, 2024
 - Conflict with Primary election – cancel or reschedule?
 - Work Session Schedule (tentative)
 - Legislative Discussion
 - Feb. 12th & 26th, March 11th & 25th, April 8th & 22nd – 4 p.m.
 - October 20, 2024
 - Staffing Analysis
 - Childcare
 - Food Pantry (may need to be delayed)
 - Policies (Real Property Sale & Electioneering)
 - March 19th, April 16th, May 21st, June 4th, July 30th, August 20th, September 17th, October 1st, November 5th, December 1st
- Broadband
 - Partnerships explored / Grants explored
- Records/Files Scanning Project / Courthouse – ongoing,
- GAA Board activities
- CCEDC Board activities –
 - Rural Resilience Economic Development Mixer – Feb. 8th 5:30 – 8 P.M
- IT Specialist – Open Position / Office preparation underway
- Prop 123 Preparation – Housing Grant Explored – Regional Partnership
- Working with staff to move forward budgeted projects/efforts
- Legislative matters, onboarding staff, contract review, combined tax rate comparison (delayed until next meeting), Heritage Route Sign discussion, 1041
- Building Plan Review and Inspection Services – Town Hall planned

Grant Manager & Writer – Update to County Manager February 6, 2024

Due on the first and third Tuesday of each month.

2024

	Grant Agreements	Active	33	Value - \$4,521,207.67
		Closed	0	Value - \$0.00
		Awarded & Pending Execution	4	Value - \$8,953,356.00 (Charge Ahead CO; Strong Communities; FDA/NEHA RFFM; Capital Project Fund for Broadband – External partner applicant/recipient, Maverix Broadband; Brownfields EPA Assessment)
	Grant Applications	Submitted	3	Value - \$147,519.62 (EMPG; POMH; Brownfields EPA Assessment; STEPP; IAG)
		Denied	0	Value - \$0
		Pending Decision	3	Value - \$99,000.00 (EMPG; POMH; STEPP)
		In Progress	1	Value – approx. \$120,000.00 (Prop 123 Local Capacity Planning)

On the Radar

BoCC Grant Priorities – Upcoming Grant Programs & Application Deadlines

	1) Broadband	TBD (Q1) 2024	CBO Broadband Equity & Accessibility Deployment (BEAD)*
	2) Capital Improvements	2/23	Community Development Block Grant, Public Facilities for Food Pantry
		2/15	Prop 123 Planning and Capacity (LPC)
		Rolling	CDPHE Brownfields Cleanup Grant – East Portal Cabins
		4/1	EIAF for Food Pantry
		3/15 (for L.O.I.)	Congressionally Directed Spending
	3) Co-Responder Program		
	4) Transportation Network	Rolling	USDOT / HUD Thriving Communities Technical Assistance
		Rolling	USDOT Community Infrastructure Fund
	5) Fire Mitigation	TBD (Q1) 2024	CSFS Incentives for Local Government Grant Program
	6) Cybersecurity	TBD (May) 2024	DHSEM State and Local Cybersecurity Grant Program (SLCGP)
	7) EV Chargers	TBD (Q2) 2024	Fleet Zero
	((8) GIS / Mapping)		

In the Works

	Grant Application Updates	Next Short-Term Focus: Capital Improvements; Broadband; Food Pantry; CDS
	Active Grant Updates	Meeting pending w/Human Services; Meeting TBD w/Public Health

	Post-Close / Audit Updates	
Grant Management Misc.		
	Policy & Procedures	Next: Inventory, Letters of Support
	Technology	GrantHub Pro (grant management software) implementation underway
	Training / Education	TBD

Gilpin County

Department of
Community Development



January 19th, 2024

Re: Bobcat Ridge Preliminary Application

Nederland Board of Trustees
Nederland Planning Commission
45 W 1st St.
Nederland, CO 80466

To Whom It May Concern:

On behalf of the Gilpin County Board of County Commissioners, this letter serves as support for the Bobcat Ridge Preliminary Application with the Town of Nederland. The County Commissioners, through Resolution 22-39, have identified both short-term and long-term strategic priorities. One of those priorities is long-range planning that facilitates public needs and services such as access to broadband and housing. We believe that approval of the Bobcat Ridge project would expand access to both housing and childcare for the citizens of the Peak-to-Peak region and that includes Gilpin County.

The County Commissioners recognize that access to housing and childcare for our citizens and workforce is an important issue. The Commissioners, through Resolution 23-45, have filed a commitment with the Colorado Department of Local Affairs to increase affordable housing within Gilpin County. We'd like to extend our support to neighbors in the region also seeking to tackle this important issue.

Sincerely,

Rob Gutierrez
Director of Community Development

