

**GUNNISON COUNTY BOARD OF COMMISSIONERS
SPECIAL MEETING MINUTES
April 14, 2009**

The April 14, 2009 Board of Commissioners meeting was held in the Commissioner's Meeting Room at the Courthouse. Present were:

Paula Swenson, Chairperson
Jim Starr, Vice-Chairperson
Hap Channell, Commissioner

Matthew Birnie, County Manager
Katherine Haase, Clerk to the Board
Others Present as Listed in Text

CALL TO ORDER: Chairperson Swenson called the meeting to order at 11:04 am.

AGENDA REVIEW: There were no changes to the agenda.

MINUTES APPROVAL: Moved by Commissioner Channell, seconded by Commissioner Starr to approve the minutes concerning the Public Hearing on February 17, 2009 for the North Valley Sewer issue and authorize signatures. Motion carried unanimously.

DRAFT LETTER OF APPRECIATION; CONSULTANT GREG DALE; CONSULTING SERVICES DURING THE PLANNING COMMISSION RETREAT: Moved by Commissioner Channell, seconded by Commissioner Starr to approve the thank you letter to Mr. Greg Dale concerning his consultation on the planning retreat, as amended, and authorize signatures. Motion carried unanimously.

DRAFT LETTER OF APPRECIATION; REPRESENTATIVE KATHLEEN CURRY AND SENATOR GAIL SCHWARTZ; LEADERSHIP DISPLAYED REGARDING OIL AND GAS RULES: Moved by Commissioner Starr, seconded by Commissioner Channell to approve the letter to our State representatives expressing our appreciation for their work on the oil and gas regulation work that was recently completed and authorize signatures. Motion carried unanimously. The letter, addressed to the editors, will be copied to Representative Curry, Senator Schwartz, all local newspapers, the Denver Post, Shanna Koenig, and the Denver Business Journal.

DRAFT CORRESPONDENCE; CITY OF GUNNISON CITY COUNCIL; AVIGATION EASEMENT AGREEMENT: Moved by Commissioner Starr, seconded by Commissioner Channell to approve and authorize signatures on the April 14th letter to the Gunnison City Council concerning the need for an Avigation Easement on the Gunnison Rising Annexation parcel. Motion carried unanimously.

GOLD BASIN INDUSTRIAL PARK LEASES: Assistant County Manager Crosby, Assistant Planning Director Neal Starkebaum and Planning Director Joanne Williams were present for discussion.

Assistant County Manager Crosby presented information relative to Leaseholds #6 and #7 in the Gold Basin Industrial Park for discussion and approval. Assistant County Manager Crosby confirmed that all spaces are projected to be leased in the foreseeable future.

Lighting will be standardized throughout the park. The landscaping will be within a 50-foot common area inside the park boundaries.

Commissioner Channell expressed concern about the parking of vehicles as the County may not be able to determine what is or is not pertinent to the operation of the business. Assistant County Manager Crosby felt that this would be identified during the process of evaluating each individual lease. County Attorney David Baumgarten suggested adding the term "active operation" to the language. The Board agreed to add this language to both leaseholds. Commissioner Starr expressed concern about vehicle storage, but Assistant County Manager Crosby explained that vehicle storage may be designated on the site plan.

Planning Director Williams recommended that the Design Review Committee (DRC) adopt the presented approach as the overall approach for landscaping, utilities and stormwater before approving leaseholds.

Commissioner Starr suggested additional language specifying that the lessee will be required to use the site identified by the US Postal Service for mail delivery. He also requested that language be modified to mandate maintenance of live and flourishing landscaping within the leasehold.

Assistant County Manager Crosby stated that the perimeter work should begin by the end of the week and that the project would take between four and six weeks.

Moved by Commissioner Starr, seconded by Commissioner Channell to approve the proposed Design Review Committee decision format and template as amended today for the Gunnison Basin Industrial Park. Motion carried unanimously.

Moved by Commissioner Channell, seconded by Commissioner Starr to approve the Leasehold 6 Design Review Committee decision as amended. Motion carried unanimously.

Moved by Commissioner Channell, seconded by Commissioner Starr to approve the Leasehold 7 Design Review Committee decision as amended. Motion carried unanimously.

ADJOURN: Moved by Commissioner Channell, seconded by Commissioner Starr to adjourn the meeting. Motion carried unanimously. The meeting adjourned at 11:57 am.

Paula Swenson, Chairperson

Jim Starr, Vice-Chairperson

Hap Channell, Commissioner

Minutes Prepared By:

Katherine Haase, Deputy County Clerk

Attest:

Stella Dominguez, County Clerk