



AGENDA SHEET

BOARD MEETING DATE: May 4, 2026
AGENDA CATEGORY: Consent
PREPARED AND PRESENTED BY: Agenda Sarah
LaRose

SUBJECT: Consideration of Revegetation Security Release for Grand Hogback Ranches, LLC

ATTACHMENTS: Request for release of revegetation security
Corporate Surety Faithful Performance Bond (bond no. 0848017) from Harco National Insurance Company dated December 12, 2023
Power of Attorney for bond no. 0848017
Acknowledgment of Satisfaction and Direction to the County Attorney's Office for a Revegetation Security Release

SUMMARY:

Grand Hogback Ranches LLC has requested the release of a revegetation security for the grading project associated with permit number GRAD-7638.

County staff inspected the site on April 6, 2026 with representatives of Grand Hogback Ranches, LLC (the "permittee") to evaluate the current condition of the property and the progress of revegetation. While noxious weeds are still present on-site, staff is satisfied with the permittee's efforts to manage and mitigate their spread. Their ongoing weed management practices demonstrate a reasonable level of diligence and compliance with the intent of the revegetation requirements.

The permittee no longer owns the parcels associated with GRAD-7638. However, with the assistance of County staff, the permittee plans to notify and educate the new landowners in regards to proper noxious weed identification and management as well as County resources, including cost-sharing. This proactive approach is appropriate and should contribute to continued progress in site stewardship and long-term weed control.

Based on conversations with the permittee and the measures currently in place, staff recommends approval of the request to release the revegetation security.

The County Attorney's Office has reviewed this packet.

NECESSARY BOARD ACTION:

Authorize the Chair to sign the Acknowledgement of Satisfaction and Direction to the County Attorney's Office for the Release of the Revegetation Security for Grand Hogback Ranches, LLC.

REQUEST FOR RELEASE OF REVEGETATION OR RIGHT-OF-WAY SECURITY

November 25, 2024

John Martin, Chair
Board of County Commissioners
Garfield County, Colorado
108 8th Street, Suite 101
Glenwood Springs, CO 81601

RE: Revegetation Security for Permit No. GRAD-7638
Grand Hogback Ranches, LLC

This request is written to authorize the release of security for the revegetation completed for the Grand Hogback Ranches grading permit. As a representative of the Owner, we request that the BOCC review the attached written approval from the Garfield County Vegetation Management Department indicating that the required revegetation has been performed in accordance with Permit No. GRAD-7638. The amount of the security is \$2,500.00.

Please return the security to:

Dow Rippy
10031 County Road 311
Silt, CO 81652

If further information is needed, please contact Dow Rippy, at 970-230-0427 or westdividecattle@gmail.com.

Dow Rippy, Manager
10031 County Road 311
Silt, CO 81652

CORPORATE SURETY FAITHFUL PERFORMANCE BOND

Whereas **Grand Hogback Ranches, LLC, Dow Rippy owner manager** (hereinafter referred to as "principal") has prepared a "**Vegetation Management and Reclamation Plan**" ("**Vegetation Management Plan**") to meet the conditions of approval for a **Grading Permit** as required by the County of **Garfield** (hereinafter "County") for its approval of **GRAD - 7638**; and,

Whereas, said principal is required under the terms of the **GRAD - 7638** to provide security for the faithful performance and completion of the "**Vegetation Management and Reclamation Plan**" in accordance to the Reclamation Standards section in the Garfield County Weed Management Plan. The Reclamation Standards at the date of permit issuance are cited in Sections 4.06, 4.07, and 4.08 of the Garfield County Weed Management Plan (Resolution #16-12).

Now, therefore, we, the principal and **Harco National Insurance Company** as surety, are held and firmly bound unto the Garfield County Board of County Commissioners, (the "County") as Oblige, in the penal sum of **Two Thousand and Five Hundred and 00/100 dollars (\$2,500.00)** lawful money of the United States, for the payment of which sum well and truly to be made, we bind ourselves, our heirs, successors, executors and administrators, jointly and severally, firmly by these presents.

The conditions of this obligation is such that if the above bounded principal, his/her or its heirs, executors, administrators, successors or assigns, shall in all things stand to and abide by, and well and truly keep and perform the covenants, conditions and provisions in the said agreement and any alterations thereof made as therein provided, on his/her or their part, to be kept and performed at the time and in the manner therein specified, and in all respects according to their true intent and meaning, and shall indemnify and save harmless County, its officers, agents and employees, as therein stipulated, then this obligation shall become null and void; otherwise it shall be and remain in full force and effect.

As a part of the obligation secured hereby and in addition to the face amount specified therefore, there shall be included costs and reasonable expenses and fees, including reasonable attorney's fees, incurred by the County in successfully enforcing such obligation, all to be taxed as costs and included in any judgment rendered.

The surety hereby stipulates and agrees that no change, extension of time, alteration or addition to the terms of the agreement or to the work to be performed thereunder or the specifications accompanying the same shall in any way affect its obligations on this bond, and it does hereby waive notice of any such change, extension of time, alteration or addition to the terms of the agreement or to the work or to the specifications.

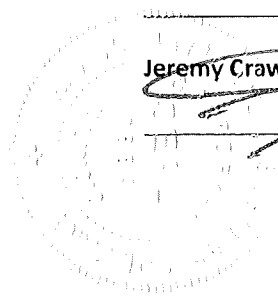
In witness whereof, this instrument has been duly executed by the principal and surety above named, on **December 12th, 2023**.

Grand Hogback Ranches

Dow Rippy, Managing Member

Harco National Insurance Company

Jeremy Crawford, Attorney-in-Fact



POWER OF ATTORNEY

Bond # 0848017

**HARCO NATIONAL INSURANCE COMPANY
INTERNATIONAL FIDELITY INSURANCE COMPANY**

Member companies of IAT Insurance Group, Headquartered: 702 Oberlin Road, Raleigh, North Carolina 27605

KNOW ALL MEN BY THESE PRESENTS: That **HARCO NATIONAL INSURANCE COMPANY**, a corporation organized and existing under the laws of the State of Illinois, and **INTERNATIONAL FIDELITY INSURANCE COMPANY**, a corporation organized and existing under the laws of the State of New Jersey, and having their principal offices located respectively in the cities of Rolling Meadows, Illinois and Newark, New Jersey, do hereby constitute and appoint

MICHAEL D. WILLAMS, JEREMY CRAWFORD

Golden Valley, MN

their true and lawful attorney(s)-in-fact to execute, seal and deliver for and on its behalf as surety, any and all bonds and undertakings, contracts of indemnity and other writings obligatory in the nature thereof, which are or may be allowed, required or permitted by law, statute, rule, regulation, contract or otherwise, and the execution of such instrument(s) in pursuance of these presents, shall be as binding upon the said **HARCO NATIONAL INSURANCE COMPANY** and **INTERNATIONAL FIDELITY INSURANCE COMPANY**, as fully and amply, to all intents and purposes, as if the same had been duly executed and acknowledged by their regularly elected officers at their principal offices.

This Power of Attorney is executed, and may be revoked, pursuant to and by authority of the By-Laws of **HARCO NATIONAL INSURANCE COMPANY** and **INTERNATIONAL FIDELITY INSURANCE COMPANY** and is granted under and by authority of the following resolution adopted by the Board of Directors of **INTERNATIONAL FIDELITY INSURANCE COMPANY** at a meeting duly held on the 13th day of December, 2018 and by the Board of Directors of **HARCO NATIONAL INSURANCE COMPANY** at a meeting held on the 13th day of December, 2018.

"**RESOLVED**, that (1) the Chief Executive Officer, President, Executive Vice President, Senior Vice President, Vice President, or Secretary of the Corporation shall have the power to appoint, and to revoke the appointments of, Attorneys-in-Fact or agents with power and authority as defined or limited in their respective powers of attorney, and to execute on behalf of the Corporation and affix the Corporation's seal thereto, bonds, undertakings, recognizances, contracts of indemnity and other written obligations in the nature thereof or related thereto; and (2) any such Officers of the Corporation may appoint and revoke the appointments of joint-control custodians, agents for acceptance of process, and Attorneys-in-fact with authority to execute waivers and consents on behalf of the Corporation; and (3) the signature of any such Officer of the Corporation and the Corporation's seal may be affixed by facsimile to any power of attorney or certification given for the execution of any bond, undertaking, recognizance, contract of indemnity or other written obligation in the nature thereof or related thereto, such signature and seals when so used whether heretofore or hereafter, being hereby adopted by the Corporation as the original signature of such officer and the original seal of the Corporation, to be valid and binding upon the Corporation with the same force and effect as though manually affixed."

IN WITNESS WHEREOF, **HARCO NATIONAL INSURANCE COMPANY** and **INTERNATIONAL FIDELITY INSURANCE COMPANY** have each executed and attested these presents on this 31st day of December, 2018



STATE OF NEW JERSEY
County of Essex

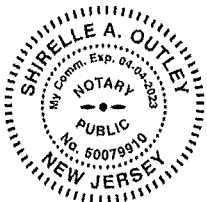
Kenneth Chapman

Executive Vice President, Harco National Insurance Company
and International Fidelity Insurance Company

STATE OF ILLINOIS
County of Cook



On this 31st day of December, 2018, before me came the individual who executed the preceding instrument, to me personally known, and, being by me duly sworn, said he is the therein described and authorized officer of **HARCO NATIONAL INSURANCE COMPANY** and **INTERNATIONAL FIDELITY INSURANCE COMPANY**; that the seals affixed to said instrument are the Corporate Seals of said Companies; that the said Corporate Seals and his signature were duly affixed by order of the Boards of Directors of said Companies.



IN TESTIMONY WHEREOF, I have hereunto set my hand affixed my Official Seal, at the City of Newark, New Jersey the day and year first above written.

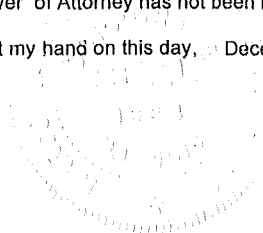
Shirelle A. Outley a Notary Public of New Jersey
My Commission Expires April 4, 2023

CERTIFICATION

I, the undersigned officer of **HARCO NATIONAL INSURANCE COMPANY** and **INTERNATIONAL FIDELITY INSURANCE COMPANY** do hereby certify that I have compared the foregoing copy of the Power of Attorney and affidavit, and the copy of the Sections of the By-Laws of said Companies as set forth in said Power of Attorney, with the originals on file in the home office of said companies, and that the same are correct transcripts thereof, and of the whole of the said originals, and that the said Power of Attorney has not been revoked and is now in full force and effect.

IN TESTIMONY WHEREOF, I have hereunto set my hand on this day, December 12, 2023

A02712



Irene Martins, Assistant Secretary

**ACKNOWLEDGMENT OF SATISFACTION AND DIRECTION TO
COUNTY ATTORNEY'S OFFICE - REVEGETATION SECURITY RELEASE**

Recitals

1. Grand Hogback Ranches, LLC obtained a revegetation bond from the Board of County Commissioners of Garfield County, Colorado ("BOCC") through the Garfield County Community Development Department dated December 12, 2023, with bond number 0848017 ("Permit").

2. As a condition of issuance of the Permit, Grand Hogback, LLC provided security to Garfield County for the revegetation required by the project in the form of a bond issued by Harco National Insurance Company dated December 12, 2023 (bond number 0848017).

3. The Garfield County Vegetation Department has presented an approval statement to the BOCC that the required revegetation has been established in accordance with the Permit.

4. Grand Hogback Ranches, LLC has requested release of the bond.

NOW THEREFORE, at the request of the above, the BOCC hereby:

1. Acknowledges full satisfaction of the security requirements relating to the conditions of the Permit transferred to Grand Hogback Ranches, LLC in connection with revegetation.

2. That Garfield County is not aware of any potential claims against Grand Hogback Ranches, LLC and Harco National Insurance Company under the terms and conditions of bond number 0848017, for any of the obligations of Grand Hogback Ranches, LLC under the terms of the Permit referenced above.

3. Releases Grand Hogback Ranches, LLC and Harco National Insurance Company from performance of its obligations under bond number 0848017 and, if needed in the absence of the original bond document, directs the Garfield County Attorney's Office to prepare and finalize and, if appropriate or requested, cause to be recorded or filed in the applicable public records, any and all further instruments that may be reasonably requested by any of the parties, or their respective successors or assigns, in order to evidence the satisfaction and release of Bond No. 0848017 as security for the revegetation obligations associated with Permit No. GRAD-7638.

DATED this ____ day of _____, 20__.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
OF GARFIELD COUNTY, COLORADO

Clerk to the Board

By _____
Chairman