



Chaffee County Commissioners Meeting  
January 12, 2021

Due to the COVID-19 pandemic and State and County safer-at-home orders, these minutes have been taken remotely via Zoom meeting. Some County staff, representatives from other governments and government agencies, and others from the public attend, including participating in the public hearing portion of the meeting, remotely via Zoom meeting as well.

**A. Call to Order**

The regular meeting of the Board of Commissioners was held on January 12, 2021, at the Chaffee County Courthouse. Board members present were Commissioner Keith Baker, Chairman Greg Felt, Commissioner Rusty Granzella.

Others present in person were Director of General Administration Bob Christiansen, Director of Finance Dan Short, Assistant County Attorney Daniel Tom, Planning Manager Jon Roorda, and IT Ethan Smith.

Others present remotely were County Attorney Jennifer Davis (very briefly) and Deputy County Clerk Barbara Tidd.

1. Pledge of Allegiance

Following the Pledge of Allegiance, Chairman Felt called the meeting to order at 9:01 a.m.

2. Review Public Meeting List

The Board reviewed the public meeting list.

3. Public Comment

The Public Comment period opened at 9:06 a.m.

Public comments were given regarding the Upchurch annexation by:  
Charlie Farrell, 8255 County Rd. 141, Salida.

Attorney Tom and Planning Manager Roorda responded to Farrell's and Commissioners' questions. Chair Felt voiced a comment from Attorney Davis.

Ann Daniels, 7700 County Rd.141D, Salida.

Dania Pettus (with David Pettus), 8210 County Rd.141B, Salida.

Mark Harrold, 8179 County Rd. 141, Salida.

Cliff Whitehouse, 8195 County Rd.141, Salida.

Attorney Tom gave the Colorado statute CRS 31-12-101 as applicable to annexations. Chair Felt stated that he will follow-up for the public.

The public comment period closed at 9:35 a.m.

**B. Minutes for Approval**

1. January 5, 2021 Regular Meeting

Commissioner Granzella moved to approve the minutes of the January 5, 2021 Commissioners' meeting. Commissioner Baker seconded the motion. The motion carried unanimously.

**C. Swearing in of Elected Officials**

District Court Chief Judge the Honorable Patrick Murphy of the Eleventh Judicial District of Colorado swore in reelected Commissioners Keith Baker and Greg Felt. Commissioner Baker spoke followed by Chair Felt.

**D. Election of Chair and Vice-Chair**

Commissioner Granzella nominated Commissioner Felt as Commissioner Chair. Commissioner Baker seconded the nomination. Commissioner Felt was elected Commissioner Chair unanimously.

Commissioner Granzella nominated Commissioner Baker as Commissioner Vice Chair. Commissioner Felt seconded the nomination. Commissioner Baker was elected Commissioner Vice Chair unanimously.

**E. Contracts/Grant Consideration**

1. Consider contract between Chaffee County and EnB Janitorial for janitorial service for the Touber Building, the Fairgrounds and the Courthouse.

Director Christiansen addressed the Board to consider three separate 3-year contracts between Chaffee County and EnB Janitorial LLC for janitorial services for the Touber building, Fairgrounds, and Administration and Judicial buildings.

Commissioner Granzella moved to approve the three separate contracts between Chaffee County and EnB Janitorial LLC for janitorial services for the Touber building, Fairgrounds, and Administration and Judicial buildings as presented following legal review and authorize the Chair to sign. Commissioner Baker seconded the motion. The motion carried unanimously.

**F. Regular Agenda Items**

1. Jim Wilson Proclamation

Chair Felt read a draft Proclamation recognizing retiring term-limited State House District 60 Representative Jim Wilson.

Commissioner Baker moved to approve the Proclamation honoring the life and works of Jim Wilson as presented. Commissioner Granzella seconded the motion. The motion carried unanimously.

Jim Wilson addressed the Board. Commissioners Baker and Granzella commented.

A short break was taken at 10:08 a.m. following approval of the CCVB Marketing Director contract, on which action was taken immediately following this matter. The meeting resumed at 10:13 a.m. for the following Public Hearings.

2. **Public Hearing - Name of Project:** Bainbridge Heritage Water Subdivision Exemption **Applicants:** Chris Bainbridge represented by Mike Henderson **Location:** 12500 County Road 190E, Salida **Zone:** Rural **Request:** To subdivide approximately 35.04 acres into two lots and 0.53 acres of right of way, to be dedicated on the plat. The Heritage Water lot will be 2.09 acres, in two sections, separated by County Road 190 E. A well and on-site wastewater treatment system will serve the existing residence. - Planning Staff

Planning Manager Roorda addressed the Board concerning the Bainbridge Heritage Water Subdivision Exemption located at 12500 County Road 190E, Salida, for Applicant Christopher Bainbridge represented by Mike Henderson. Manager Roorda responded to Commissioners' questions.

Mike Henderson, 203 G St., Salida, addressed the Board followed by Applicant Christopher Bainbridge, 826 D St., Salida. Henderson and Manager Roorda responded to Commissioners' questions.

The public comment portion of the hearing opened at 10:36 a.m. There were no comments, and the public comment portion of the hearing was closed.

Commissioners deliberated. Discussion ensued concerning marking where the sewer line crosses under the county road.

Commissioner Granzella moved to approve the Bainbridge Heritage Water Subdivision Exemption; Applicants: Chris Bainbridge represented by Mike Henderson; Location: 12500 County Road 190E, Salida, to subdivide approximately 35.04 acres, including the recommendation from Commissioner Baker of a note for the private sewer line sign, and direct staff to prepare a resolution for the February 2, 2021 meeting. Commissioner Baker seconded the motion. The motion carried unanimously.

3. **Public Hearing - Name of Project:** Olson Heritage Water Subdivision Exemption **Applicants:** Drew Welch and Kristi Olson represented by Crabtree Group, Inc. **Location:** 7600 County Road 111, Salida **Zone:** Rural **Request:** To subdivide a 5.11 acre tract into two lots with the minimum lot size being 2.08 acres. Wells and on-site wastewater treatment systems will serve the property. - Planning Staff

Planning Manager Roorda addressed the Board concerning the Olson Heritage Water Subdivision Exemption located at 7600 County Road 111, Salida, for Applicants Drew Welch and Kristi Olson represented by Crabtree Group, Inc. Manager Roorda responded to Commissioner's question.

Applicant representative Tracy Vandaveer with Crabtree Group, Inc., 325 D St., Salida, addressed the Board sharing a power point presentation on his screen. Vandaveer and Manager Roorda responded to Commissioner's questions. Manager Roorda stated that an additional letter was received following the deadline for comments.

Commissioner Baker moved to accept into the record the letter from Patrick Rick Moore dated January 8, 2021 received via email. Commissioner Granzella seconded the motion. The motion carried unanimously.

Applicants Drew Welch followed by Kristi Olson, both of 7600 County Rd. 111, Salida, addressed the Board.

Upon Applicants' request, Manager Roorda read aloud the Patrick Rick Moore letter.

The public comment portion of the hearing opened at 11:00 a.m.

Public comments were given by:

Jefferson Moore, 300 Dolorosa St., Suite 3097, San Antonio, TX 78205.

The public comment portion of the hearing closed at 11:04 a.m.

Applicant Welch responded to Moore's comments. Welch and Vandaveer responded to Commissioner's question.

Commissioners deliberated. Moore commented.

Commissioner Baker moved to approve the Olson Heritage Water Subdivision Exemption; Applicants: Drew Welch and Kristi Olson represented by Crabtree Group, Inc.; Location: 7600 County Road 111, Salida, and direct staff to prepare a resolution to that effect for the February 2, 2021 meeting. Commissioner Granzella seconded the motion. The motion carried unanimously.

4. **Public Hearing - Name of Project:** Valley View School Subdivision Exemption for Public Benefit **Applicants:** Salida School District and Estate of George Richardson **Location:** 9051 County Road 140, Salida **Zone:** Rural **Request:** To correct a previously incorrectly subdivided parcel of 2.02 acres through the Subdivision Exemption for Public Benefit process to allow School District R32J to transfer the property to Chaffee County for re-use of the historic Valley View School. A well and on-site wastewater treatment system will serve the property. - Planning Staff
- Planning Manager Roorda addressed the Board concerning the Valley View School Subdivision Exemption for Public Benefit located at 9051 County Road 140, Salida, for Applicant Salida School District represented by Donna Rhoades and Katy Grether; and Mike Henderson of Henderson Land Surveying.

Attorney Tom spoke followed by Chair Felt. Attorney Tom and Manager Roorda responded to Commissioners' questions. Discussion ensued. Chair Felt asked for comments from Applicant. Applicant was not present.

Surveyor Mike Henderson who prepared the Plat spoke.

The public comment portion of the hearing opened at 11:25 a.m. There were no comments, and the public comment portion of the hearing was closed.

Director Christiansen spoke regarding the next grant application deadline and responded to questions.

Commissioner Granzella moved to approve the Valley View School Subdivision Exemption for Public Benefit; Applicant: Salida School District; Location: 9051 County Road 140, Salida, to correct a previously incorrectly subdivided parcel of 2.02 acres through the Subdivision Exemption for Public Benefit process and direct staff to prepare a resolution for the February 2, 2021 meeting. Commissioner Baker seconded the motion. The motion carried unanimously.

5. Consider CCVB Marketing Director agreement with Scott Peterson.
- Director Christiansen addressed the Board to consider the three-year contract between Chaffee County on behalf of the Chaffee County Visitors Bureau (CCVB) and CCVB Marketing Director Scott Peterson. Director Christiansen and Attorney Tom responded to Commissioners' questions and clarified that Peterson is a contractor, not an employee. Peterson commented briefly. Brief discussion ensued.

Commissioner Baker moved to approve the contract with CCVB Marketing Director Scott Peterson as amended. Commissioner Granzella seconded the motion. The motion carried unanimously.

#### **G. Consent Agenda**

Commissioner Baker moved to approve the Consent Agenda. Commissioner Granzella seconded the motion. The motion carried unanimously.

1. Pay Bills
2. Report from the county Veteran Service Officer for the Month of December, 2020.
3. Report from the County Treasurer for the month of December, 2020.

#### **H. Active Projects**

Discussion ensued regarding the Stone Bridge.

Commissioner Baker gave an update regarding the railroad.

Chair Felt spoke about the Recreation Plan followed by Commissioner Baker.

**I. Adjourn**

The meeting adjourned at 12:01 p.m.

**J. Potential Road Trip**

Attest:

A handwritten signature in cursive script that reads "Lori Mitchell". The signature is written in dark ink on a light-colored background.

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Lori Mitchell, County Clerk