



Chaffee County Commissioners Meeting
October 5, 2021

These minutes have been taken remotely via Zoom. Some County staff, representatives from other governments and government agencies, and others from the public may attend, including participating in the public hearing portion of the meeting, remotely via Zoom.

A. Call to Order

The regular meeting of the Board of Commissioners was held on October 5, 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, County Attorney Jennifer Davis, Deputy County Attorney Daniel Tom, Public Affairs Officer (PAO) Beth Helmke, Principal Planner Greg Laudenslager, Planning Manager Jon Roorda, and IT Ethan Smith.

Others present remotely were Development Services Director Dan Swallow and Deputy County Clerk Barbara Tidd.

1. Pledge of Allegiance

Following the Pledge of Allegiance, Chairman Felt called the meeting to order at 9:04 a.m.

2. Review Public Meeting List

The Board reviewed the public meeting list.

3. Public Comment

There was no public comment.

B. Minutes for Approval

There were no minutes for consideration of approval.

C. Contracts/Grant Consideration

1. Consider a pledge to support the Town of Buena Vista's Land and Water Conservation Fund 2022 grant application.

Director Christiansen introduced Town of Buena Vista Recreation Director Earl Richmond who addressed the Board to consider a pledge to support the Town of Buena Vista's Land and Water Conservation Fund 2022 grant application. At the invitation of Richmond, Leonard Davis, 29805 US Hwy. 24, Buena Vista, spoke. Richmond and Director Short responded to Commissioners' questions. Discussion ensued.

Commissioner Baker moved to approve and issue a letter of support for the Town of Buena Vista's Land and Water Conservation Fund 2022 grant application in the amount of \$25,000 as presented.

Commissioner Granzella seconded the motion. The motion carried unanimously.

2. Finalize contract with Dude Solutions for SmartGov system - Planning Department

Principal Planner Laudenslager addressed the Board regarding finalizing the contract with Dude Solutions, Inc. (DSI) for the SmartGov system. Laudenslager, Attorney Tom, Director Short, and PAO Helmke responded to Commissioners' questions.

Commissioner Granzella moved to finalize the contract with Dude Solutions, Inc. for the SmartGov system for the Planning and Building Department up to \$31,000 for budget year 2022. Commissioner Baker seconded the motion. The motion carried unanimously.

3. Consider changing Closing and Possession of 185 Quigot to October 15, 2021 - Daniel Tom

Attorney Tom addressed the Board to consider changing the closing date and possession of 185 Quigot to October 15, 2021, and responded to Commissioners' questions.

Commissioner Granzella moved to approve the amendment to the Contract changing the closing date and possession of 185 Quigot to October 15, 2021. Commissioner Baker seconded the motion. The motion carried unanimously.

D. 9:15 a.m. - Public Hearings and consideration of recommendations from the Planning Commission Meetings with regard to the following matters:

1. **Public Hearing: Name of Project:** Martellaro-Veltri Minor Subdivision Final Plat **Applicants:** Marc Martellaro & Justin Veltri **Location:** 7476 County Road 145, Salida **Zone:** Residential **Request:** To subdivide approximately 16.9 acres into four (4) lots ranging in size from 3.6 to 5.5 acres. Wells and on-site wastewater treatment systems will serve the property. Proposed access will be from two points off County Road 145. A request for a waiver to Section 7.4.2 D1 to allow a second driveway to be constructed onto County Road 145 is included in the application.

Manager Roorda addressed the Board to consider the Martellaro-Veltri Minor Subdivision Final Plat; **Applicants:** Marc Martellaro & Justin Veltri; **Location:** 7476 County Road 145, Salida. Manager Roorda responded to Commissioners' questions.

Applicant Justin Veltri, 125 Starbuck Circle, Salida, stated that he promised to tell the truth and addressed the Board.

Attorney Tom spoke.

Veltri responded to Commissioners' questions.

The public comment portion of the hearing opened at 10:30 a.m. There were no comments, and the public comment portion of the hearing was closed.

Commissioners deliberated during which Manager Roorda, Veltri, and Attorney Tom responded to Commissioners' questions.

Commissioner Granzella moved to approve the Martellaro-Veltri Minor Subdivision Final Plat; **Applicants:** Marc Martellaro & Justin Veltri; **Location:** 7476 County Road 145, Salida, approving the Findings of Fact and Conditions of Approval, and moving Conditions of Approval no. 3 to Findings of Fact no. 7, and direct staff to prepare a resolution for October 19, 2021. Commissioner Baker seconded the motion. The motion carried unanimously.

The meeting recessed at 10:44 a.m. for a short break.

The meeting resumed at 10:50 a.m.

2. **Public Hearing: Name of Project:** Smith-Arkansas River Investments LLC Boundary Line Adjustment and Lot Line Elimination **Applicants:** Darrell & Kimberly Smith, and Arkansas River Investments LLC, c/o Lawrence Kersting; represented by Kevin Burdges, TOTL Surveys **Location:** 30210 & 30224 N Highway 24, Buena Vista **Zone:** Industrial **Request:** To combine four lots into two lots and to adjust property lines between the two property owners that will fix a non-conformity where the property line goes through the structure.

Manager Roorda addressed the Board to consider the Smith-Arkansas River Investments LLC Boundary Line Adjustment and Lot Line Elimination; **Applicants:** Darrell & Kimberly Smith and Arkansas River Investments LLC, c/o Lawrence Kersting; represented by Kevin Burdges, TOTL Surveys; **Location:** 30210 & 30224 N Highway 24, Buena Vista. Manager Roorda responded to Commissioners' questions.

Applicant Darrell Smith, 1606 James Circle, Colorado Springs, stated that he promised to tell the truth and stated he had nothing to add.

The public comment portion of the hearing opened at 11:01 a.m. There were no comments, and the public comment portion of the hearing was closed.

Commissioner Baker moved to approve the Smith-Arkansas River Investments LLC Boundary Line Adjustment and Lot Line Elimination; **Applicants:** Darrell & Kimberly Smith and Arkansas River Investments LLC; **Location:** 30210 & 30224 N Highway 24, Buena Vista, and direct staff to prepare a resolution to that effect. Commissioner Granzella seconded the motion. The motion carried unanimously.

E. Regular Agenda Items

1. Review Triview Metropolitan District Water Court application and consider possible course of action - Attorney Davis

Attorney Davis addressed the Board to review the Triview Metropolitan District Water Court application and consider a possible course of action. Attorney Davis responded to Commissioners' questions.

Commissioner Granzella moved to file a Statement of Opposition to the Triview Metropolitan District Water Court application. Commissioner Baker seconded the motion. The motion carried unanimously.

2. Renewal of Liquor Store License for High Peaks Liquor, 12950 US HWY 24, Buena Vista.

Chair Felt addressed the Board to consider renewal of the Liquor Store License for High Peaks Liquor, 12950 US HWY 24, Buena Vista. Attorney Tom addressed the Board.

Commissioner Granzella moved to approve the renewal of the Liquor Store License for High Peaks Liquor, 12950 US HWY 24, Buena Vista, and waive local fees if related to the COVID19 relief concern from the State. Commissioner Baker seconded the motion. The motion carried unanimously.

3. Consider Resolution 2021-73 an Amendment to Resolution 2021-55 Approving the Adams Agricultural Subdivision Exemption No. 3.

Attorney Tom addressed the Board to consider draft RESOLUTION 2021-73 AMENDMENT TO RESOLUTION 2021-55 APPROVING THE ADAMS AGRICULTURAL SUBDIVISION EXEMPTION NO. 3.

Commissioner Baker moved to approve RESOLUTION 2021-73 amending RESOLUTION 2021-55 APPROVING THE ADAMS AGRICULTURAL SUBDIVISION EXEMPTION NO. 3. Commissioner Granzella seconded the motion. The motion carried unanimously.

F. Consent Agenda

1. Pay Bills

Commissioner Baker moved to approve paying bills. Commissioner Granzella seconded the motion. The motion carried unanimously.

2. Report from the Chaffee County Veterans Service Officer for August, 2021.

Commissioner Baker moved to accept and approve the Veterans Service Officer's report. Granzella seconded the motion. The motion carried unanimously.

G. Active Projects

E. Regular Agenda Items

4. Executive Session under CRS 24-6-402(4)(b) for purpose of receiving legal advice on specific legal questions and strategy involving housing department; Jenny Davis County Attorney, Daniel Tom Deputy County Attorney, Assistant County Attorney Miles Cottom, Housing Director Becky Gray, County Administrator Bob Christiansen and Finance Director Dan Short may attend.

Chair Felt addressed the Board regarding an executive session under CRS 24-6-402(4)(b) for the purpose of receiving legal advice on specific legal questions and strategy involving the County Housing Department. Commissioners Keith Baker, Greg Felt, and Rusty Granzella and County Attorney Jennifer Davis will attend. Deputy County Attorney Daniel Tom, Assistant County Attorney Miles Cottom, Housing Director Becky Gray, Director of Administration Bob Christiansen, and Director of Finance Dan Short may also attend.

County Attorney Davis stated that this portion of the meeting would constitute attorney-client communication, and no further recording of this portion of the meeting would be required. Commissioner Baker moved to go into executive session. Commissioner Granzella seconded the motion. The motion carried unanimously. The Board of Commissioners moved into executive session at 11:46 a.m. The Board of Commissioners came out of executive session at 12:30 p.m. with no decisions being made.

I, Jennifer A. Davis, Chaffee County Attorney, do hereby attest that the unrecorded statements and discussions that took place during the executive session held on October 5, 2021 constituted privileged

attorney-client communication.

Jennifer A. Davis, Chaffee County Attorney

I, Greg Felt, Chairman of the Chaffee County Board of County Commissioners, do hereby attest that the unrecorded statements and discussions that took place during the executive session held on October 5, 2021 were confined to the topic described in the announcement of such session and authorized by the provisions of CRS 24-6-402(4)(b).

Greg Felt, Chairman

H. Adjourn

After the executive session, there was no other business, and the meeting was adjourned at 12:31 p.m.

I. Potential Road Trip

Attest:



Lori Mitchell, County Clerk