Chaffee County Commissioners Meeting
February 8, 2022

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 February 8, 2022, 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 Daniel Tom, Assistant County Attorney Miles Cottom, Public Affairs Officer (PAO) Beth Helmke, Planning Manager Jon Roorda, and Principal Planner Greg Laudenslager.

Present remotely was Deputy County Clerk Barbara Tidd.

1. Pledge of Allegiance
   Following the Pledge of Allegiance, Chairman Felt called the meeting to order at 9:02 a.m.

2. Approve the Agenda
   Discussion ensued.

   Commissioner Baker moved to take Item 6. Approve Special One Time Funding Requests from DHS Funding Reserves off the Consent Agenda and move it to Item 8. under the Regular Agenda, include approval of the Resolution under Item 2. of the Consent Agenda, and otherwise approve the Agenda. Commissioner Granzella seconded the motion. The motion carried unanimously.

3. Review Public Meeting List
   The Board reviewed the public meeting list.

4. Public Comment
   There was no public comment.

B. Minutes for Approval

Commissioner Granzella moved to approve the minutes of the January 31, 2022 Commissioners' special meeting and February 1, 2022 Commissioners' regular meeting. Commissioner Baker seconded the motion. The motion carried unanimously.

1. Approve the Minutes of the January 31 2022 Special Meeting

2. Approve the Minutes of the February 1, 2022 Board of Commissioners Regular Meeting

C. Contracts/Grant Consideration

1. ~9:10 a.m. - Consider Commercial Card Agreement with UMB Bank

Attorney Tom addressed the Board to consider the Commercial Card Agreement with UMB Bank. Director Short and Attorney Tom responded to Commissioners' questions.

Commissioner Granzella moved to approve the Commercial Card Agreement with UMB Bank as presented. Commissioner Baker seconded the motion. The motion carried unanimously.

D. ~9:15 a.m. - Consent Agenda

Commissioner Baker moved to approve the Amended Consent Agenda (as shown below). Commissioner Granzella seconded the motion. The motion carried unanimously.

1. Approve a Request by the Chaffee County Visitors Bureau to Fund Sustainable Recreation Marketing Project - Recreation Rangers/Recreation Adopters. (Scott Peterson)

2. Approve Airport Runway Rehab Grant and Resolution (Z Papp, D Tom)

3. Approve Entering Consent and Subordination Document for Centerville Ranch Conservation and Public Access Easements

4. Acknowledge the CDMVA County Veterans Service Officers Monthly Report and Certification of Pay / January 2022

5. Approve Fee Waiver for Sunrise Rotary Fairgrounds Use

7. Pay Bills as Submitted

E. Regular Agenda Items

1. **9:20 a.m. - **Continued from February 1, 2022** Consider the Resolution for the Ogden Major Subdivision Preliminary and Final Plat**

Brenda Sage,12785 County Rd. 190E, Salida, stated that she promised to tell the truth and addressed the Board regarding the Ogden Major Subdivision Preliminary and Final Plat.

Chair Felt spoke.
Sage responded to Attorney Tom and Commissioner's questions.
Attorney Tom responded to Commissioner's questions.
Attorney Cottom addressed the Board and responded to Commissioner's question.
Sage spoke.

Mike Henderson, 203 G St., Salida, spoke and affirmed that what he said was the truth.
Attorney Cottom responded to Commissioner's question.

The following persons spoke:
Henderson, Sage, Janie O'Hare, Planner Laudenslager, and Chair Felt.

Attorneys Tom and Cottom spoke and responded to Commissioner's questions.
Planner Laudenslager responded to Commissioner's question.

Commissioner Baker moved to continue the Ogden Major Subdivision Preliminary and Final Plat discussion to March 1, 2022. Commissioner Granzella seconded the motion. The motion carried unanimously.

2. **9:50 a.m. - **Continued from December 7, 2021, December 14, 2021, January 4, 2022, January 11, 2022, and February 1, 2022****
Name of Project: Tomkiewicz/Fortier Heritage Water Subdivision Exemption
Applicants: Warren C. Tomkiewicz III and Karen A. Fortier
Location: 9540 W Highway 50, Salida
Zone: Rural
Request: To subdivide 19.88 acres into two (2) lots of 11.25 and 8.63 acres. The property has a shared well and the new lot (Lot 2) will have augmentation or connection to Poncha Springs central water. An On-site Wastewater Treatment System will serve the new lot. Access is on an existing shared driveway, in accordance with an existing Roadway Easement.

Principal Planner Laudenslager addressed the Board to consider the Tomkiewicz/Fortier Heritage Water Subdivision Exemption.

Town of Poncha Springs Administrator Brian Berger addressed the Board and responded to Commissioner's questions.

Attorney Cottom responded to Commissioners' questions.

Commissioner Granzella moved to continue the Tomkiewicz/Fortier Heritage Water Subdivision Exemption matter to March 8, 2022. Commissioner Baker seconded the motion. The motion carried unanimously.

The meeting recessed for a short break at 10:32 a.m.
The meeting resumed at 10:38 a.m.

3. **10:20 a.m. - Name of Project:** Starbuck Jensen Perse Boundary Line Adjustment
Applicants: Harold Starbuck (51 pct), Melissa Starbuck (24.5 pct) & Amy Bennett (24.5 pct); Paul & Cheryl Jensen; and Cinda & Kenneth Perse
Location: 7112 County Road 125, and 8080 & 8075 W. Highway 50
Zone: Starbuck: Rural; Jensen & Perse: Commercial
Request: To replat Lot 2 of the Starbuck Trusts and Harder Enterprises Subdivision Exemption; Lot 6 of Embry Estates (Jensen); and an unplatted tract (Perse) to create a 60’ wide strip of property to be used as possible future public access to the Starbuck property. The strip of land will continue to be used for access for the Jensen and Perse properties.

Planner Laudenslager addressed the Board to consider the Starbuck Jensen Perse Boundary Line Adjustment; **Applicants**: Harold Starbuck (51 pct), Melissa Starbuck (24.5 pct) & Amy Bennett (24.5 pct); Paul & Cheryl Jensen; and Cinda & Kenneth Perse; **Location:** 7112 County Road 125, and 8080 & 8075 W. Highway 50, Salida.

Planner Laudenslager responded to Commissioners' questions.

Applicant's surveyor Mike Henderson, 203 G St., Salida, stated that he promised to tell the truth and spoke.

The Chair asked for public comments. There were none.

Applicant Harold Starbuck, 7110 County Rd. 125, Salida, stated that he promised to tell the truth and spoke.

The Chair again asked for public comments.

Public comments were given by:

Gene Milus, 8138 Lazy Daze Rd., Salida, stated that he promised to tell the truth and spoke.

Henderson spoke.

The public comment period was closed.

Commissioner Baker moved to approve the request to replat Lot 2 of the Starbuck Trusts and Harder Enterprises Subdivision Exemption; Lot 6 of Embry Estates and an unplatted tract to create a 60 foot wide strip of property to be used as possible future public access to the Starbuck property, and the strip of land will continue to be used for access by the Jensen and Perse properties with the conditions of further subdivision shall be subject to the subdivision regulations in the Chaffee County Land Use Code and standard Chaffee County plat certificates and notes shall be included as required by the Land Use Code.

Commissioner Granzella seconded the motion. The motion carried unanimously.

4. **10:40 a.m. - Name of Project:** Milus Plat Amendment, Lot 3, Lazy Daze Subdivision Replat
Applicants: Eugene Albert Milus Revocable Trust
Location: 8138 Lazy Daze Road, Salida
Zone: Residential
Request: To amend the 25’ setback on the west side to the correct location; to reduce the 25’ building setback on the east side to the County minimum; and to reduce the existing 30’ building setback to the Bateman Ditch to 15’ on the south side of the building envelope (permission from the ditch owner has been received).

Manager Roorda addressed the Board to consider the Milus Plat Amendment, Lot 3, Lazy Daze Subdivision Replat; **Applicants**: Eugene Albert Milus Revocable Trust; **Location:** 8138 Lazy Daze Road, Salida.

Manager Roorda responded to Commissioner's question.

Applicant Gene Milus had no comment.

The Chair asked for public comments. There were none.

Commissioner Granzella moved to approve the Milus Plat Amendment, Lot 3, Lazy Daze Subdivision Replat; **Applicants**: Eugene Albert Milus Revocable Trust; **Location:** 8138 Lazy Daze Road, Salida, and direct staff to prepare a resolution for March 1, 2022.
Commissioner Baker seconded the motion. The motion carried unanimously.

5. **11:00 a.m. - Name of Project:** Brinkman Lot Line Elimination
Applicant: Paul Brinkman for Maysville Cabin, LLC
Location: 10725 CR 240 and Vacant Parcel 3685-212-00-033, Maysville
Zone: Recreational
Request: To remove the property line between two unplatted non-conforming parcels in order to decrease the non-conformity and merge the two parcels into one parcel.

Manager Roorda addressed the Board to consider the Brinkman Lot Line Elimination; **Applicant**: Paul Brinkman for Maysville Cabin, LLC; **Location:** 10725 CR 240 and Vacant Parcel 3685-212-00-033, Maysville. Planner Roorda responded to Commissioners' questions.

Applicant Paul Brinkman, 10725 County Rd. 240, Salida, stated that he promised to tell the truth and spoke.

The Chair asked for public comments. There were none.

Commissioner Baker moved to approve the Brinkman Lot Line Elimination; **Applicant**: Paul Brinkman for Maysville Cabin, LLC; **Location:** 10725 County Rd. 240 and Vacant Parcel 3685-212-00-033, Maysville. Commissioner Granzella seconded the motion. The motion carried unanimously.

6. ~11:05 a.m. - Consider Southern Colorado Economic Development District Dues Invoice

Commissioner Granzella addressed the Board to consider the Southern Colorado Economic Development District dues invoice.

Commissioner Granzella moved to continue membership and pay the dues of the Southern Colorado Economic Development District. Commissioner Baker seconded the motion. The motion carried unanimously.

7. ~11:10 a.m. - Consider the South Fairgrounds Property Lease (G Greiner)

Attorney Tom addressed the Board regarding the South Fairgrounds Property Lease(s) and responded to Commissioners' questions regarding Scangas' and Brights' use of the property.

Commissioner Granzella moved to approve the South Fairgrounds Property Lease(s) between Chaffee County and Scanga Ranch, LLC and between Chaffee County and the Brights and authorize the Chair to sign once reviewed by Commissioners. Commissioner Baker seconded the motion. The motion carried unanimously.

8. Approve Special One Time Funding Requests from DHS Funding Reserves

PAO Helmke addressed the Board to approve the Special One Time Funding Requests from DHS Funding Reserves.

Discussion ensued.

Commissioner Granzella moved to approve $350,000 to Jane's Place and $150,000 available for pre-school childcare related to the Early Childhood Council or Headstart or anyone interested in proposing help to promote early childhood pre-school childcare with a deadline of June 1, 2022. Chair Felt seconded the motion. The motion carried with Commissioners Granzella and Felt voting FOR and Commissioner Baker voting AGAINST the motion.

Discussion ensued for clarification regarding next steps with respect to the $150,000, during which PAO Helmke spoke.

F. Active Projects

G. Adjourn

Commissioner Baker moved to adjourn the meeting. Commissioner Granzella seconded the motion. The motion carried unanimously. The meeting was adjourned at 11:49 a.m.

H. Potential Road Trip

Attest:

Lori Mitchell

Lori Mitchell, County Clerk