



Chaffee County Commissioners Meeting
July 12, 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 July 12, 2022, at the Chaffee County Courthouse. Board members present were Vice Chair/Commissioner Keith Baker, Commissioner/Chair Greg Felt, and Commissioner Rusty Granzella. Vice Chair Baker chaired this meeting rather than Commissioner Felt because Commissioner Felt attended remotely.

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, Airport Manager Zech Papp (items C.1 and C.2 only), Administrative Assistant Brandy Coscarella (item E.6 only), Planning Manager Jon Roorda, Principal Planner Greg Laudenslager, and Deputy Assessor Rick Roberts (item E.4 only).

Others present remotely were Emergency Manager Rich Atkins (item E.5 only) and Deputy County Clerk Barbara Tidd.

1. Pledge of Allegiance
Following the Pledge of Allegiance, Vice Chairman Baker called the meeting to order at 9:01 a.m.
2. Approve the Agenda
Commissioner Granzella moved to approve the Agenda. Commissioner Felt 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

1. Approve the Minutes of the July 5, 2022 Regular Meeting of the Board of County Commissioners.

Commissioner Felt moved to approve the minutes of the July 5, 2022 Commissioners' regular meeting. Commissioner Granzella seconded the motion. The motion carried unanimously.

C. ~9:15 a.m. - Contracts/Grant Consideration

1. Consider the Recommendation from the Airport Board for D2C for the Terminal Concept Design and Cost Estimate; Direct Legal to Draft the Contract with Signing Authority to the Board Chair-Papp

Manager Papp addressed the Board to consider the recommendation from the Airport Board to enter into a contract with D2C Architects, Inc. for the Terminal Concept Design and Cost Estimate.

Commissioner Granzella moved to approve the recommendation of the Airport Board entering into a contract with D2C Architects, Inc. for the Terminal Concept Design and Cost Estimate, direct Legal to draft a contract to that effect, and grant signing authority to the Board Chair. Commissioner Felt seconded the motion. The motion carried unanimously.

2. Consider the On-Call General Services Agreement for Harriet Alexander Field - Salida Airport with Dibble Engineering; Direct Legal to Draft the Contract with Signing Authority to the Board Chair

Manager Papp addressed the Board to consider the On-Call General Services Agreement for Harriet Alexander Field - Salida Airport with Dibble Engineering.

Attorney Tom addressed the Board.

Manager Papp responded to Commissioners' questions.

Commissioner Granzella moved to approve entering into an On-Call General Services Agreement for Harriet Alexander Field - Salida Airport with Dibble Engineering, direct legal staff to draft a contract to that effect, and grant signing authority to the Board Chair for a maximum of \$24,240 with the County being responsible for one-half of that amount. Commissioner Felt seconded the motion. The motion carried unanimously.

D. ~9:30 a.m. - Consent Agenda

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

1. Approve the Colorado Department of Military and Veterans Affairs County Veterans Service Officers Monthly Report and Certification of Pay for June 2022
2. Acknowledge the CCSO Report for June 2022 as Provided
3. Pay the Bills

E. Regular Agenda Items

This item was brought up because it was not yet 9:35 a.m. for the first public hearing.

Attorney Tom addressed the Board regarding County Roads 397 and 398 and the Granite bridge and responded to Commissioner's questions and Director Christiansen's comments.

No formal action was taken.

3. ~10:30 A.M. - Review Request For Approval Of Corrective Commissioners' Deed For Property Located At 16400 CR 384 To Resolve Boundary Line Issue

Attorney Cottom addressed the Board to review a request for approval of a corrective Commissioners' Deed for property located at 16400 County Rd. 384 to resolve a boundary line issue.

Manager Roorda addressed the Board providing additional information and responded to Commissioners' questions.

Commissioner Granzella moved to approve the corrective Commissioners' Deed for property located at 16400 County Rd. 384 to resolve boundary line issues as presented. Commissioner Felt seconded the motion. The motion carried unanimously.

6. ~11:15 a.m. - Consider Fee Waiver Request from Buena Vista Pack Burro Race for Special Event Permit Application (\$150)

Vice Chair Baker addressed the Board to consider a Fee Waiver Request from Buena Vista Pack Burro Race for Special Event Permit Application (\$150).

Attorney Tom and Assistant Coscarella responded to Commissioner's questions.

Commissioner Granzella moved to approve the fee waiver request from Buena Vista Pack Burro Race, LLC for the Special Event Permit Application fee of \$150. Commissioner Felt seconded the motion. The motion carried unanimously.

The meeting recessed for a short break at 9:31 a.m.

The meeting resumed at 9:35 a.m.

1. **9:35 a.m. - Name of Project:** Three Sixty West Minor Subdivision Final Plat
Applicants: Thomas C. Simmins Living Trust, dated August 30, 2000; Thomas & Mary Simmins, Trustees
Location: 10160 County Road 190 W, Salida
Zone: Residential
Request: To re-subdivide Lot 1, Freers Subdivision of 4.42 acres into two lots: 2.38 acres (Lot 1 with existing house, well & on-site wastewater treatment system), and 2.04 acres (Lot 2, vacant). Right of way has been dedicated and is owned by the applicant.

Manager Roorda addressed the Board to consider the Three Sixty West Minor Subdivision Final Plat; **Applicant:** Thomas C. Simmins Living Trust, dated August 30, 2000; Thomas & Mary Simmins, Trustees; **Location:** 10160 County Road 190 W, Salida.
Manager Roorda responded to Commissioner's question.

Applicant representative Thomas (Tom) Simmins, 1107 Poncha Springs Lane, Poncha Springs, gave public comment.

Mike Henderson, surveyor for Applicant, 203 G St., Salida, spoke.

Simmins spoke further.

Manager Roorda spoke further and responded to Commissioner's questions.
Commissioner Felt responded to Applicant Simmins' question.
Manager Roorda responded to Henderson's and Applicant's questions.

Vice Chair Baker asked for public comment. There was none.

Commissioner Granzella moved to approve the Three Sixty West Minor Subdivision Final Plat;
Applicant: Thomas C. Simmins Living Trust, dated August 30, 2000; Thomas & Mary Simmins, Trustees; **Location:** 10160 County Road 190 W, Salida, adopt the Conditions of Approval, and direct staff to prepare a resolution for August 2, 2022. Commissioner Felt seconded the motion. The motion carried unanimously.

2. **9:50 a.m. - Name of Project:** Chavara Ranch Major Subdivision- Sketch Plan
Applicants: Chavara Ranch LLC, represented by David Gertz
Location: 9000 County Road 140, Units A & B (Rural land); and 9254 County Road 140 (Industrial land), all in Salida
Zone: Rural and Industrial
Request: To subdivide 288 acres into 108 lots: 14 Industrial lots on approximately 30 acres; 7 Homestead lots on approximately 80 acres including two existing homes and open space; and approximately 150 acres to be subdivided into 25 large lots 2-10 acres in size and 62 small lots approximately ½ acre in size

Manager Roorda addressed the Board to consider the Chavara Ranch Major Subdivision-Sketch Plan; **Applicant:** Chavara Ranch LLC, represented by David Gertz; **Location:** 9000 County Road 140, Units A & B (Rural land); and 9254 County Road 140 (Industrial land), all in Salida.
Manager Roorda responded to Commissioner's questions.

Applicant David Gertz, 9000 County Rd.140, Salida, stated that he promised to tell the truth, spoke, and responded to Commissioner's questions.

Manager Roorda, Planner Laudenslager, Applicant Gertz, and Attorneys Cottom and Tom responded to Commissioners' questions and comments. Commissioner Felt commented.

The public comment portion of the hearing opened at 10:37 a.m.

Public comment was given by:
Ed Berg, 1408 K St., Salida, speaking as a member of the Board of the Upper Arkansas Conservation District spoke and responded to Commissioner's question.

Marty Glapa, 9050 Range Lane, Salida, stated that he promised to tell the truth and spoke.

Planner Laudenslager addressed the Board.

Public comment portion of the hearing closed at 10:47 a.m.

Discussion ensued.

Commissioner Baker moved to deny the application as recommended by the Planning Commission of the Chavara Ranch Major Subdivision-Sketch Plan; **Applicant:** Chavara Ranch LLC, represented by David Gertz; **Location:** 9000 County Road 140, Units A & B (Rural land); and 9254 County Road 140 (Industrial land), all in Salida, and direct staff to prepare a resolution to that effect for Commissioners' consideration on August 2, 2022. Commissioner Felt seconded the motion. The motion carried unanimously.

The meeting recessed for a short break at 10:54 a.m.

The meeting resumed at 11:01 a.m.

4. ~10:45 a.m. - Acknowledge the Assessor's Report Including the Assessed Value Report for Previous Year/ Personal Property Non-Files/ Real & Personal Property Protests/ Valuation of Real Property - Brenda Mosby

Deputy Assessor Roberts addressed the Board to request that the Board acknowledge the Assessor's Report including the Assessed Value Report for Previous Year/ Personal Property Non-Files/ Real & Personal Property Protests/ Valuation of Real Property. Deputy Assessor Roberts and Director Short responded to Commissioners' questions.

Commissioner Granzella moved to acknowledge the Assessor's Report including the Assessed Value Report for Previous Year/ Personal Property Non-Files/ Real & Personal Property Protests/ Valuation of Real Property as presented. Commissioner Felt seconded the motion. The motion carried unanimously.

5. ~11:00 a.m. - Consider RESOLUTION 2022-47 ADOPTING THE CHAFFEE COUNTY MULTI-JURISDICTIONAL HAZARD MITIGATION PLAN 2022-2027.

Manager Atkins addressed the Board to consider draft RESOLUTION 2022-47 ADOPTING THE CHAFFEE COUNTY MULTI-JURISDICTIONAL HAZARD MITIGATION PLAN 2022-2027. Manager Atkins responded to Commissioners' questions.

Commissioner Felt moved to approve RESOLUTION 2022-47 ADOPTING THE CHAFFEE COUNTY MULTI-JURISDICTIONAL HAZARD MITIGATION PLAN 2022-2027. Commissioner Granzella seconded the motion. The motion carried unanimously.

7. ~11:30 A.M. - Discussion Regarding Chaffee County Ordinance 2022-41 As Applied To Major Subdivision Application From Ralph And April Ogden

Attorney Cottom addressed the Board regarding Chaffee County Ordinance 2022-41 as applied to the Major Subdivision application from Ralph and April Ogden. Discussion ensued during which Attorney Cottom spoke.

April Ogden, 12840 E County Rd. 190, Salida, addressed the Board and responded to Commissioner's questions.

Attorney Cottom responded to Commissioner's question.

Discussion continued.

Commissioner Felt moved to allow the Ralph and April Ogden major subdivision application that was being considered previous to the moratorium to be considered to be continued and staff work with the Applicant to schedule a continuation of those hearings. Commissioner Granzella seconded the motion. Attorney Cottom spoke in response to Commissioner's comments. The motion carried unanimously.

F. Active Projects

G. Adjourn

Commissioner Granzella moved to adjourn the meeting. Commissioner Felt seconded the motion. The motion carried unanimously. The meeting was adjourned at 12:07 p.m.

Attest:

A handwritten signature in black ink that reads "Lori Mitchell". The signature is written in a cursive, flowing style.

Lori Mitchell, County Clerk