



Chaffee County Commissioners Special Meeting
August 22, 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 special meeting of the Board of Commissioners was held on August 22, 2022, at the Chaffee County Courthouse. Board members present were Chairman Greg Felt and Commissioner Rusty Granzella. Commissioner Keith Baker was present 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, Principal Planner Greg Laudenslager, and Short Term Rentals Staff Debbie Fesenmeyer.

Others present remotely were Jen Gardenr of Logan Simpson, Planning Manager Jon Roorda, Emergency Manager Rich Atkins, Engineer Gary Greiner, and Deputy County Clerk Brandy Coscarella.

1. Pledge of Allegiance

Chairman Felt called the meeting to order at 8:02a.m, followed by the Pledge of Allegiance.

2. Approve the Agenda

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

B. Consent Agenda

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

1. Pay the Bills

2. Approve the Letter of Support for Chaffee Housing Trust

3. Ratify Diversus Health Network Contract

4. Approve Purchase Contract of Approx 12.7 Acres of land, CR 140, Salida, 81201, Adjacent to the Airport

C. Regular Agenda Items

1. **Public Hearing (continued from August 16) for Module 1 LUC Update Topics**

Chair Felt addressed the Board to consider Module 1 Land Use Code update topics.

Jen Gardner of Logan Simpson presented Land Use Code Module 1 updates, continued from the August 16th regular meeting. Discussion between Commissioners and Attorneys Cottom and Tom followed. Gardner answered questions. Staff member Fesenmeyer and Planner Laudenslager spoke. The process and future steps were discussed.

The Chairman asked for public comment.

The public comment portion of the hearing opened at 9:42a.m. Public comment was given by:

Gwen Merrezuko 16895 CR 338 Buena Vista spoke and promised to tell the truth.
Commissioners and Attorney Cottom spoke.

Joe Cooper, 9325 CR 160 spoke and promised to tell the truth.
Chair Felt responded to questions.

Marilyn Taylor, 1467 Travis Road, Kentwood Louisiana spoke and promised to tell the truth.
Chair Felt and Attorney Tom spoke.

The public comment portion of the hearing closed at 10:06 a.m.

With the future process set, by consensus, no formal action was taken.

2. **Consider Ballot Measures on Lodging Tax Reallocation and Commissioner Term Limits
Public Hearing to Consider Ballot Language for Ballot Measure on Change to Commissioner
Term Limits and Adoption of Related Resolution 2022-60**

Attorney Tom addressed the Board to consider ballot language for a ballot measure on a change to board of county commissioner term limits and adoption of the related Resolution 2022-60.

Chair Felt, PAO Helmke, Commissioner Granzella, and Commissioner Baker spoke.

The Chairman asked for public comments. The public comment portion of the hearing opened at 10:12 a.m. There were no comments, and the public comment portion of the hearing was closed.

Commissioner Granzella moved to approve Resolution 2022-60 a resolution providing for the referral to the registered, qualified electors of Chaffee County a ballot question expanding term limits of the Board of County Commissioners by one additional term for a maximum of three consecutive terms, said question to be submitted at the election to be held November 8 2022. Commissioner Baker seconded the motion. The motion carried unanimously.

**Public Hearing to Consider Ballot Language for Ballot Measure on Lodging Tax Reallocation
and Adoption of Related Resolution 2022-58**

Attorney Tom addressed the Board to consider ballot language for a ballot measure on reallocation of the lodging tax and adoption of the related Resolution 2022-58.

Commissioners discussed the item with staff input. Attorney Tom edited the Resolution with the

Commissioners' direction.

The Chairman asked for public comments. The public comment portion of the hearing opened at 11:25 a.m.

Public comments were given by:

Becky Gray, Chaffee Housing Authority Director, promised to tell the truth and spoke.

Salty Riggs, 6820 CR 104 Salida, promised to tell the truth and spoke.

The public comment portion of the hearing closed at 11:33 a.m.

Commissioners spoke. Attorney Tom spoke and continued to edit the resolution at the Commissioners' direction. PAO Helmke spoke. Discussion continued among Commissioners and Staff.

The Board took a break from 12-1:30pm.

Commissioner Granzella moved to approve Resolution 2022-58 Providing for the Referral To The Registered, Qualified Electors Of Chaffee County, Including The Municipalities Of Buena Vista, Salida And Poncha Springs, A Question Authorizing The Expanded Use Of The Existing One And Nine Tenth Of A Percent (1.9%) Lodging Tax, To Include Childcare And Housing For Local Workers, And Facilitating And Enhancing Of Visitor Experience, Together With The Continued Current Use Of Advertising And Marketing For Local Tourism, Said Question To Be Submitted At The Election To Be Held November 8, 2022; and setting the ballot title and ballot question for the election finding and conclusions and to propose the agreed upon ballot language as worked on today. Attorney Tom spoke. Commissioner Baker seconded the motion. The motion carried unanimously.

3. **Consider Adoption of Resolution 2022-59 Amending Resolution 2022—52 Consenting To The Chaffee Housing Authority Seeking Voter Consideration For An Increase In *Ad Valorem* Property Taxes From Three And One-Half (3.5) Mills To Two And One-Half (2.5) Mills**

Chair Felt and Commissioners Baker spoke about the adoption of a Resolution consenting to the Chaffee Housing Authority seeking voter consideration for an increase in *Ad Valorem* property taxes from three and one-half (3.5) mills to two and one-half (2.5) mills.

Becky Gray, Chaffee Housing Authority, spoke. Commissioners discussed with Attorney Tom and PAO Helmke. Gray answered Commissioner Granzella's question.

Commissioner Baker moved to approve the amended resolution to reflect "up to 3.5 mills" and strike the change to 2.5 mills. Commissioner Granzella seconded the motion to approve the amended Resolution. The motion carried unanimously.

4. Executive Session under CRS 24-6-402(4)(B) for purposes of receiving legal advice on County infrastructure-related matters; County Attorney Tom, Attorney Cottom, Administrator Christiansen, Finance Director Short, County Engineer Greiner and Public Affairs Officer Helmke may attend.

Chair Felt announced the executive session under CRS 24-6-402(4)(b) for the purpose of receiving legal advice on County infrastructure-related matters. County Attorney Tom stated that this executive session is under CRS 24-6-402(4)(b) for the purpose of receiving legal advice on specific legal questions involving county infrastructure related matters. This portion of the meeting would constitute attorney-client communication, and no further recording of this portion of the meeting would be required.

Commissioner Granzella moved to go into executive session. Commissioner Baker seconded the motion. The motion carried unanimously. The Board of Commissioners moved into executive session at 1:41 p.m. The Board of Commissioners came out of executive session at 2:14p.m. with no decisions being made.

I, Daniel Tom, Chaffee County Attorney, do hereby attest that the unrecorded statements and discussions that took place during the executive session held on August 22, 2022 constituted privileged attorney-client communication.

Daniel Tom

Daniel Tom, 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 August 22, 2022 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

After the executive session, there was no other business, and the meeting was adjourned.

D. Adjourn

Commissioner Granzella moved to adjourn the meeting. Commissioner Baker seconded the motion. The motion carried unanimously. The meeting was adjourned at 2:14 p.m.

Attest:



Lori Mitchell, County Clerk