



Chaffee County Commissioners Meeting
September 6, 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.

The regular meeting of the Board of Commissioners was held on September 6, 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, Engineer Gary Greiner, Planner Christie Barton, and Airport Manager Zech Papp.

Others present remotely included Deputy County Clerk Brandy Coscarella.

1. Pledge of Allegiance

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

2. Approve the Agenda

Commissioner Granzella removed from the Consent Agenda items 2, 3, 5, 6, and 7- to be discussed as Action Items. Commissioner Granzella moved to approve the amended Agenda. Commissioner Baker seconded the motion. The motion carried unanimously.

3. Introduce IT Manager- Danny Gallegos

PAO Helmke introduced Danny Gallegos, newly hired IT manager.

4. Review Public Meeting List

The Board reviewed the public meeting list.

5. Public Comment

Chair Felt explained the Public Comment format and timing.

Public comment was given as follows:

Jeff Post stated his address as 7385 W Hwy 50 Salida, promised to tell the truth, and spoke.

Alan Seling stated his address as 29275 County Rd. 358-A Buena Vista, promised to tell the truth, and spoke

Chair Felt spoke.
Public Comment closed at 9:15 am

B. Minutes for Approval

Commissioner Granzella moved to approve the minutes of the August 16, 2022 Commissioners' regular meeting. Commissioner Baker seconded the motion. The motion carried unanimously.

Commissioner Granzella asked a question about the minutes of the August 22 2022 special meeting. PAO Helmke spoke. Commissioner Baker moved to approve the August 22, 2022 minutes. Commissioner Granzella seconded the motion. The motion carried unanimously.

C. Contracts/Grant Consideration

1. Consider Contract with Encore Electric for Generator work at Fairgrounds for \$104,491.00
Gary Greiner, county Engineer, addressed the Board to consider the contract with Encore Electric for generator work at the Fairgrounds for \$104,491.00.

Commissioners asked questions. Engineer Greiner responded. Finance Director Short spoke. Discussion ensued.

Commissioner Baker moved to approve the contract with Encore Electric for generator work at the Fairgrounds for \$104,491.00. Commissioner Granzella seconded the motion. There was further clarification from Engineer Greiner. The motion carried unanimously.

2. Accept Recommendation for Construction Manager/ General Contractor for Administration Building Addition

Engineer Greiner addressed the Board to consider the recommendation for the Construction Manager/ General Contractor for the Administration Building Addition.

Discussion followed involving Commissioners, Engineer Greiner, and Attorney Tom. Colleen Kaneda/Dynamic Program Management spoke. Additional discussion followed with clarification from PAO Helmke, Engineer Greiner, and Kaneda. Attorney Tom spoke. John Diesslin, 5440 Long Branch Road Salida, promised to tell the truth and answered questions from the Commissioners. More discussion followed.

Commissioner Granzella moved to approve the recommendation for Diesslin Structures Inc as the Construction Manager/General Contractor for the Administration Building Addition . Commissioner Baker seconded the motion. The motion carried unanimously.

3. Consider the Contract with Sarah Whittington for General Services/ Architectural Retainer

Engineer Greiner addressed the Board to consider the contract with Sarah Whittington for General Services/ Architectural Retainer. Commissioner Granzella asked questions. Attorney Tom and Engineer Greiner spoke.

Commissioner Granzella moved to approve the contract with Sarah Whittington for General Services/ Architectural Retainer. Commissioner Baker seconded the motion. The motion carried unanimously.

4. Consider First Amendment to Diesslin Hanger Contract

Airport Manager Zechariah Papp addressed the Board to consider the first amendment to the Diesslin Hanger Contract.

Commissioner Baker moved to approve the first amendment to the Diesslin Hanger Contract. Commissioner Granzella seconded the motion. The motion carried unanimously.

5. Consider Andrew Marks Request to Add a Bathroom with a Holding Tank to Hanger C- Papp

Manager Papp addressed the Board to consider Andrew Marks' request to add a bathroom with a holding tank to hangar C. Commissioner Granzella and Chair Felt asked questions. Attorney Tom and Manager Papp spoke.

Commissioner Baker moved to approve Andrew Marks' request to add a bathroom with a holding tank to hangar C. Commissioner Granzella seconded the motion. The motion carried unanimously.

6. Consider Approving Contract not to exceed \$25,000 with Green Mountain Timber Salvage for Pleasant Preserver Handwork Fire Mitigation of 5 acres, to legal to draft a contract and signature authority with the Board.

Josh Kuehn , CSFS, addressed the Board to consider a contract not to exceed \$25,000 with Green Mountain Timber Salvage for Pleasant Preserver Handicork Fire Mitigation of 5 acres, asking for legal to draft a contact with signature authority to the Board. Director Short spoke. Commissioner discussion followed. Attorney Tom spoke.

Commissioner Granzella moved to approve a contract not to exceed \$25,000 with Green Mountain Timber Salvage for Pleasant Preserver Handicork Fire Mitigation of 5 acres, asking for legal to draft a contact with signature authority to the Board. Commissioner Baker seconded the motion. The motion carried unanimously.

D. Consent Agenda

Commissioner Baker moved to approve the amended Consent Agenda- items 1 and 4 only. Commissioner Granzella seconded the motion. The motion carried unanimously.

1. Consider Renewal of Cliffhangers Liquor License

4. Ratify Letter of Support for CDOT re: Bridge Preventative Maintenance Bundle

E. Regular Agenda Items

1. **9:15 a.m.** - Consider Special Event Permit Application for 2022 Great State Tomato War (Buena Vista Rotary Club) at Here Below Ranch (CR 250) on 9/17
 - Amplified Sound as Indicated
 - Request by Group to Waive Application Fee of \$150

Attorney Cottom and Assistant Coscarella addressed the Board to consider the special event permit application for the 2022 Great State Tomato War (Buena Vista Rotary Club) at Here Below Ranch (CR 250) on 9/17 - amplified sound as indicated and a request by the group to waive the application fee of \$150. The applicant was not in attendance.

The Chairman asked for public comments. There were none and the public comment portion of the hearing closed.

Commissioner Granzella moved to approve the special event permit application for the 2022 Great State Tomato War (Buena Vista Rotary Club) at Here Below Ranch (CR 250) on 9/17 - amplified sound as indicated and a request by the group to waive the application fee of \$150, amending the motion to include "contingent upon EMS approval". Commissioner Baker seconded the motion and the amended motion. The motion carried unanimously.

2. ~9:30 a.m. -Consider a Proposal Combining a Request by the GARNA Stage and Rail Program for the Designation of Four Certain Additional County Roads as Sections of the Salida to Leadville Stage and Rail Project with a Budget for Additional Signage. As currently drafted, the amount requested for funding from a Chaffee County source is \$2,140; an in-kind volunteer labor match provided by the program is valued at \$535.

Alan Robertson addressed the Board to consider the proposal combining a request by the GARNA Stage and Rail Program for the designation of four certain additional county roads as sections of the Salida to Leadville Stage and Rail Project with a budget for additional signage. Robertson noted a slight change to the dollar amount, as noted in the motion.

Commissioner Baker moved to approve the proposal combining a request by the GARNA Stage and Rail Program for the designation of four certain additional county roads as sections of the Salida to Leadville Stage and Rail Project with a budget of \$3200 total of which \$2465 was requested from the county. Commissioner Granzella seconded the motion. The motion carried unanimously.

3. ~9:45 a.m. - Update on BTB 1041 Permit Contributions - B Helmke
PAO Helmke updated the Board on the Blue Triton Brands 1041 permit contributions. Chair Felt asked a question. POA Helmke answered.
4. ~10:00 a.m. - Update on BLM Colorado Statewide Big Game Resource Management Plan Amendment project – B Helmke
PAO Helmke updated the Board on the BLM Colorado Statewide Big Game Resource Management

Plan Amendment project. Commissioner Granzella spoke.

2. Name of Project: Armstrong-City of Salida Boundary Line Adjustment
Applicants: David & Kathleen Armstrong and the City of Salida, represented by Kathryn Dunleavy
Location: 7032 County Road 107, and Parcel #3807-081-00-001, Salida
Zone: Armstrong: Rural, City of Salida: Planned Development City of Salida jurisdiction
Request: To adjust property lines between two properties: Lot 1 (Armstrong property, Tract 2 of Richards Tracts) will decrease from 6.95 acres to 4.97 acres, and Lot 2 (City of Salida property, unplatted) will increase from 17.00 acres to 18.97 acres. The transferred property will be annexed into the City of Salida after the boundary line adjustment is complete.
Planner Barton addressed the Board to consider the Armstrong- City of Salida Boundary Line Adjustment. This item was moved from the Consent Agenda. Commissioner Granzella asked questions of Planner Barton. Chair Felt spoke.

Commissioner Granzella moved to approve the Armstrong-City of Salida Boundary Line Adjustment Applicants: David & Kathleen Armstrong and the City of Salida, represented by Kathryn Dunleavy Location: 7032 County Road 107, and Parcel #3807-081-00-001 with a Resolution prepared by staff for Sept 20 2022 . Commissioner Baker seconded the motion. The motion carried unanimously.

3. Name of Project: Reigle-Moore of Salida Boundary Line Adjustment
Applicants: David & Nancy Reigle and Lowell & Betty Moore
Location: 20480 & 20500 County Road 306, Buena Vista
Zone: Recreational
Request: To adjust property lines between two properties: the Reigle property (Tract 1, Kost/Osterbur BLA) will increase from 0.88 acres to 4.39 acres, and the Moore property (unplatted) will decrease from 72.87 acres to 69.36 acres. Both properties have existing houses on them.

Planner Barton addressed the Board to consider the Reigle-Moore Boundary Line Adjustment. This item was moved from the Consent Agenda. Commissioner Granzella asked questions of Planner Barton.

Commissioner Baker moved to approve Reigle-Moore of Salida Boundary Line Adjustment Applicants: David & Nancy Reigle and Lowell & Betty Moore Location: 20480 & 20500 County Road 306, Buena Vista and directed staff to prepare a resolution for Sept 20 2022. Commissioner Granzella seconded the motion. The motion carried unanimously.

5. Consider Chaffee County Resolution 2022-61 Amending Chaffee County Resolution 2022-55, the Approval of the Final Plat for Shaw Ranch Major Subdivision

Attorney Cottom addressed the Board to consider Resolution 2022-61 Amending Chaffee County Resolution 2022-55, the Approval of the Final Plat for Shaw Ranch Major Subdivision. Commissioner Granzella asked questions of Attorney Cottom.

Commissioner Granzella moved to approve Resolution 2022-61 Amending Chaffee County Resolution 2022-55, the Approval of the Final Plat for Shaw Ranch Major Subdivision . Commissioner Baker seconded the motion. Planner Laudenslager spoke. The motion carried

unanimously.

6. Ratify Waiver to C.R.S. 8-17-101 for Texas Environmental Plastics
Attorney Tom addressed the Board to consider the waiver to C.R.S. 8-17-101 for Texas Environmental Plastics.

Commissioner Granzella asked a question of Attorney Tom.

Commissioner Granzella moved to approve the waiver to C.R.S. 8-17-101 for Texas Environmental Plastics . Commissioner Baker seconded the motion. The motion carried unanimously.

7. Ratify the Mineral Material Free Use Permit for Case Number COC-078132
Director Short and PAO Helmke addressed the Board to consider the mineral material free use permit, requesting it is put on the agenda for September 13th 2022, once Landfill Manager Shannon Wilcox has more time to review.

5. Enter into Executive Session

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 and strategy involving land use litigation matters. This portion of the meeting would constitute attorney-client communication, and no further recording of this portion of the meeting would be required. Attorney Tom, Attorney Cottom, Outside Counsel Leslie Schluter, Administrator Christiansen, Finance Director Short, and PAO Helmke may attend.

An additional executive session followed under 24-6-402(4)b for purposes of receiving legal advice on specific legal questions and strategy involving land use litigation matters; Attorney Tom, Attorney Cottom, Administrator Christiansen, Finance Director Short and PAO Helmke may attend. Attorney Tom stated this portion of the meeting would also constitute attorney-client communication, and no further recording of this portion of the meeting would be required.

Commissioner Baker moved to go into executive sessions. Commissioner Granzella seconded the motion. The motion carried unanimously. The Board of Commissioners moved into executive session at 11:11 a.m.

The Board of Commissioners came out of executive session at 12:10 p.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 sessions held on September 6, 2022 constituted privileged attorney-client communication.

___ /s/ 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 sessions held on September 6, 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

Commissioner Baker moved to adjourn the meeting. Commissioner Granzella seconded the motion. The meeting was adjourned at 12:10 p.m.

1:00-4:00 p.m. - Budget Hearings as Scheduled

Attest:



Lori Mitchell, County Clerk