



Chaffee County Commissioners Meeting
October 4, 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 October 4, 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/ Planning Director Miles Cottom, Deputy Director of Administration Beth Helmke, Planning Manager Jon Roorda, Planner Christie Barton, Airport Manager Zech Papp, Road and Bridge Manager Mark Stacy, and Planner Brandon Wolff.

Others present remotely were County Engineer Gary Greiner, Planner Greg Laudenslager, and 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 Baker moved to 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

Public comment was taken as announced by Chair Felt.

Earl Richmond stated his address as 106 River Runner Drive, Buena Vista, and promised to tell the truth and spoke.

Public Comment was closed at 9:10 a.m.

B. Minutes for Approval

Commissioner Granzella moved to approve the minutes of the Sept 13, 2022 regular meeting and the minutes of the Sept 28, 2022 special meeting. Commissioner Baker seconded the motion. The motion

carried unanimously.

C. Contracts/Grant Consideration

1. ~9:10 a.m. - Approve _____ as the CM/GC on the North End Public Safety Complex Building Project per the Recommendation

Engineer Greiner addressed the Board to consider the recommendation of Diesslin Structures Inc for the CM/GC on the North End Public Safety Complex Building Project. Colleen Kaneda, principal at Dynamic Program Management, was available virtually and answered questions from the Commissioners. Director Helmke spoke. Discussion followed.

Commissioner Baker moved to approve Diesslin Structures Inc as the CM/GC for the North End Public Safety Complex Building Project per the Recommendation. Commissioner Granzella seconded the motion. The motion carried unanimously.

2. ~9:15 a.m. - Consider Bid Award to _____ for ANK Service Road Pavement Project-Papp/Helmke

Airport Manager Papp addressed the Board to consider Pavement Maintenance Services for the ANK Service Road Pavement Project as recommended by the Airport Board and answered questions from the Commissioners. It was clarified these are budgeted funds and not grant funded as other projects have been. Discussion followed.

Commissioner Granzella moved to award the bid to Pavement Maintenance Services for the ANK Service Road Pavement Project as recommended by the Airport Board in the amount of \$143,351.00. Commissioner Baker seconded the motion. The motion carried unanimously.

3. ~9:20 a.m. - Consider the Chaffee County Visitors Bureau Contracts/Agreements as follows:
Town of Buena Vista- advertising
Publication Printers
Buena Vista Chamber of Commerce

Scott Petersen, Marketing Director of the Chaffee County Visitors Bureau, addressed the Board to consider the Town of Buena Vista recreation advertising contract. Attorney Tom spoke. Earl Richmond of the Town of Buena Vista answered questions. Additional discussion followed.

Commissioner Baker moved to approve the Visitors Bureau Contract with Town of Buena Recreation in the amount of \$14,999 for advertising. Commissioner Granzella seconded the motion. The motion carried unanimously.

Scott Petersen of Chaffee County Visitors Bureau addressed the Board to consider the contract with Publication Printers. Commissioner Granzella moved to approve the contract with Publication Printers in the amount of \$28,396.46. Commissioner Baker seconded the motion. The motion carried unanimously.

Scott Petersen of Chaffee County Visitors Bureau addressed the Board to consider the contract with the Buena Vista Chamber of Commerce. Attorney Tom spoke. It was noted this is for 15,000 copies, in the form of a grant. Commissioner Granzella moved to approve the contract with the Buena Vista Chamber of Commerce for publication of their visitors guide in the amount of \$30,000.

Commissioner Baker seconded the motion. The motion carried unanimously.

4. ~9:25 a.m. - Consider Bid Award to _____ for the Road and Bridge Sand Shed Project- Greiner

Engineer Greiner addressed the Board to consider the Road and Bridge Sand Shed Project as recommended.

Commissioner Baker moved to approve the bid award for LM Kersteing for the Road and Bridge Sand Shed Project in the amount \$335,413.70, Commissioner Granzella seconded the motion. The motion was unanimously approved.

Attorney Tom clarified with the Board regarding several of the previous motions requesting direction for legal to draft contracts and signing authority to the Chairman. Commissioner Granzella moved on C1, 2, and 4 of the agenda for legal to draft contracts and to allow signing authority on these to the Chair once prepared. Commissioner Baker seconded the motion. The motion was unanimously approved.

Commissioner Baker passed on kudos to Manager Stacy and his crew for the work on the CR 350 crossing.

5. ~9:30 a.m. - Consider the Contract with United Roofing for the Landfill

Attorney Tom addressed the Board to consider the contract with United Roofing for the Landfill.

Commissioner Baker moved to approve the contract with United Roofing for the work at the landfill in the amount of \$66,907.92 in prebudgeted funds. Commissioner Granzella seconded the motion. The motion carried unanimously.

D. ~9:35 a.m. - Consent Agenda

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

1. Ratify the Service Contract Between Chaffee County DHS and Savio House

E. Regular Agenda Items

1. ~9:40 Consider DOLA REDI Economic Development Corporation Grant Application - Rishavy
Jake Rishavy addressed the Board to consider the DOLA REDI Economic Development Corporation Grant Application. Discussion followed.

Commissioner Granzella moved to approve the Application for the DOLA REDI Economic Development Corporation Grant with Chaffee County as the fiscal agent. Commissioner Baker seconded the motion. The motion carried unanimously.

Due to being ahead of time constraints, the Commissioners decided by consensus to take some items out of agenda order to expedite the meeting.

5. ~10:45 a.m. - Consider Support of Operation Green Light for Veterans with Proclamation
Commissioner Baker addressed the Board to consider support of Operation Green Light for Veterans with a proclamation.

Commissioner Baker moved to approve the resolution Operation Green Light for Veterans for signatures. Commissioner Granzella seconded the motion. The motion carried unanimously.

6. ~10:50 a.m. - Consider Letter of Support for DOE Grant Application

Commissioner Baker moved to approve the Letter of Support for DOE Grant Application. Commissioner Granzella seconded the motion. The motion carried unanimously.

2. **9:45 a.m. - Project:** Veltri Heritage Water Subdivision Exemption **(Request for continuation to Nov. 1 by Applicant)**

Applicant: Janice E. Veltri

Location: 9422 W. Highway 50

Zone: Rural

Request: To subdivide 7.5 acres into two parcels of 5.08 and 2.45 acres. Wells and On-site Wastewater Treatment Systems (OWTS) serve the property. Tract 1A and 1B will access from an existing easement recorded at Reception #315630

Primary Planner: Christie Barton

Planner Barton addressed the Board to consider the Veltri Heritage Water Subdivision Exemption. Applicant, stating the applicant has requested a continuance to Nov 1.

Commissioner Granzella moved to continue the Veltri Heritage Water Subdivision Exemption to Nov. 1, 2022. Commissioner Baker seconded the motion. The motion passed unanimously.

3. **9:50 a.m. - Name of Project:** Yunikar Agricultural Subdivision Exemption

Applicants: William Yunikar

Location: 9800 CR 165, Parcel No. 368322400040

Zone: Rural

Request: To subdivide 85.4 acres into Tract 1 of 6.79 acres containing the existing horse arena. The remainder Tract of 78.43 acres is designated as Tract 2 of 36.01 acres and Tract 3 of 42.42 acres, with the creation of Tract 2 & 3 being exempt from Chaffee County Subdivision regulations as they are over 35 acres. Wells and on-site wastewater treatment systems will serve the property. 1.79 acres is dedicated for CR 160 and 2.35 acres is dedicated for CR 165.

Primary Planner: Jon Roorda

Planner Barton addressed the Board to consider the Yunikar Agricultural Subdivision Exemption.

Discussion followed with Commissioners. An error was noted in the staff report. A correction will be made and this will be brought back to the Board next week.

Mike Henderson of 203 G St, Salida spoke on behalf of the applicant.

William "Willy " Yunikar of 8315 CR 160, the applicant, spoke.

Discussion followed. Director/ Attorney Cottom spoke.

Commissioner Baker moved to continue the Yunikar Agricultural Subdivision Exemption to Tues Oct 11. Commissioner Granzella seconded the motion. The motion carried unanimously.

4. **10:00 a.m. - Name of Project:** Elk Run Estates Major Subdivision Final Plat

Owner: D&G Sparks FLP II and First Son Development

Applicants: Todd Sparks (D&G Sparks FLP II) & Bruce Kramer (First Son Development)

Location: 28495 & 28505 County Road 340, Buena Vista

Zone: Rural

Request: To subdivide two (2) parcels totaling approximately 272.36 acres into thirty (30) lots, two (2) outlots, and two (2) wildlife refuge areas to be preserved in perpetuity as contiguous open space. Lots range in size from 2.84 – 5.51 acres. Outlots are 34.47 acres (Outlot 1) and 21.51 acres (Outlot 2). Wildlife Refuge Area A is 47.78 acres, and Wildlife Refuge Area B is 38.07 acres. Wells and on-site wastewater treatment systems will serve the property.

Primary Planner: Jon Roorda

Planner Barton addressed the Board to consider the Elk Run Major Subdivision Final Plat.

Discussion followed with Planner Barton answering questions from the Commissioners.

Bruce Kramer, 7341 CR 339, promised to tell the truth and spoke.

Applicant Kramer answered questions from the Board. Planning Director/Attorney Cottom spoke.

Public Comment opened at 10:58 am.

Neil Movitz, 28887 Cielo Ln Buena Vista, promised to tell the truth and spoke.

Attorney Tom spoke. Additional discussion followed with the Commissioners.

Daniel Niemela, 318 East Pine St Buena Vista, promised to tell the truth and spoke on behalf of Bruce Kramer .

Attorney/Planner Cottom spoke. Discussion followed.

Tom Larson spoke. Additional discussion followed.

Proposed items and conditions were reviewed with staff.

Commissioner Baker moved to approve the Elk Run Estates Major Subdivision Final Plat as amended with the findings and conditions worked out here and directed staff to prepare the Resolution for Oct 18. Commissioner Granzella seconded the motion. The motion carried unanimously.

8. Executive Session Under C.R.S. 24-6-402(4)(a) For Purpose Of Discussing Real Estate Matters. Administrator Christiansen, Director Short, Deputy Director of Administration Beth Helmke, Director Becky Gray, Attorneys Tom And Cottom May Attend.

The executive session under CRS 24-6-402(4)(a) for the purpose of discussing real estate matters was introduced by Attorney Tom. Those to be included in the session were the Commissioners, Administrator Christiansen, Director Short, Director Helmke, Director Becky Gray, and Attorneys Cottom and Tom. This portion of the meeting constituted attorney-client communication, and no

further recording of this portion of the meeting was required.

Commissioner Baker moved to go into executive session as noted. Commissioner Granzella seconded the motion. The motion carried unanimously. The Board of Commissioners took a lunch break and then moved into executive session at 12:20p.m.

The Board of Commissioners came out of executive session at 12:25 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 session held on Oct 4, 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 session held on Oct 4, 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 a short break and the meeting resumed at 12:35.

7. **11:00 a.m.** - Consider Land Use Code Text Amendments for Module 1- Agritourism and Private Lands Camping
Continued from August 22 2022, Sept 13 2022, and Sept 28 2022
Public Comment Closed on These Items Sept 28 2022

Attorney/Planner Cottom addressed the Board to consider the Agritourism exception. Discussion followed with questions from the Commissioners. Those adding to the discussion with the Commissioners included Planner Wolff, Attorney/ Planner Cottom, and Attorney Tom.

Commissioner Granzella moved to approve language for the Agritourism section in the Land Use Code Update including changes as noted, and directed staff to prepare a resolution for the Oct 11 meeting. Commissioner Baker seconded the motion. The motion carried unanimously.

Attorney/Planner Cottom addressed the Board to consider the Private Lands Camping Module 1 Land Use Code Text Amendments- the three sections were split out. Discussion followed on each section with questions from the Commissioners. Those adding to the discussion with the Commissioners included Attorneys Tom and Cottom, Planner Laudenslager, and Director Helmke.

Attorney/ Planner Cottom noted changes to language for each section in preparation for Resolution creation.

Commissioner Granzella moved to approve Commercial Camping on Private Land with an effective

date of Feb 1 2023 to be included in the Oct 11 Resolution. Commissioner Baker seconded the motion. The motion carried unanimously.

A 5 minute break was taken before the next section was discussed.

The meeting resumed with discussion as Attorney/Planner Cottom continued addressing the Board. Commissioners discussion followed. Director Helmke also contributed to the discussion. Attorney/Planner Cottom noted all the changes.

Commissioner Granzella moved to approve the Camping on Private Land for Personal Use for the Land Use Code as presented and amended today and directed staff to prepare the Resolution for Oct 11. Commissioner Baker seconded. The motion carried unanimously.

Attorney Planner Cottom addressed the Board to consider Private Land Use for Workforce Housing. Discussion followed as the Commissioners went thru the language and noted changes.

Commissioner Baker moved to continue to Oct 11 the deliberation and decision on Private Land Use for Workforce Housing. Commissioner Granzella seconded. The motion carried unanimously.

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 5:22 p.m.

Attest:

A handwritten signature in cursive script, reading "Lori Mitchell", is written in dark ink on a light-colored background.

Lori Mitchell, County Clerk