



Chaffee County Commissioners Meeting
December 15, 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 December 15, 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 Finance Dan Short, Deputy Director of Administration Beth Helmke, County Attorney Daniel Tom, Assistant County Attorney/Planning Director Miles Cottom, and Planning Manager Jon Roorda, and Planner Christie Barton.

Others present remotely were Development Services Director Dan Swallow, Deputy Assessor Rick Roberts, Deputy County Clerk Kit Kuester, and Deputy County Clerk Barbara Tidd.

1. Pledge of Allegiance

Following the Pledge of Allegiance, Chairman Felt called the meeting to order at 9:03 a.m.

2. Approve the Agenda

Chair Felt brought up the Ogden Major Subdivision Preliminary Plan-Final Plat resolution, item 2 on the Consent Agenda. Attorney/Director Cottom responded to Chair Felt's question.

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

3. Review Public Meeting List

The Board reviewed the public meeting list.

4. Public Comment

Ralph Ogden, 12840 E County Road 190, Salida, gave public comment.

Chair Felt spoke in response to Ogden's comments.

Attorney Cottom/Director spoke.

B. Minutes for Approval

Commissioner Granzella moved to approve the minutes of the December 6, 2022 Commissioners' regular meeting. Commissioner Baker seconded the motion. The motion carried unanimously.

1. Consider for Approval the Minutes of the December 6, 2022 Regular Meeting

C. Contracts/Grant Consideration

1. Ratify the Contract to Purchase 12.7 acres TBD CR 140, adjacent to the Airport by Tracey Guccione and David Padoven

Attorney Tom addressed the Board to consider ratifying the Contract to Purchase from Tracey Guccione and David Padoven 12.7 acres TBD CR 140 Tract 1&2, adjacent to the Airport.

Commissioner Granzella moved to ratify the Purchase and Sale Contract to purchase from Tracey Guccione and David Padoven 12.7 acres TBD CR 140 Tract 1&2, adjacent to the Airport as presented. Commissioner Baker seconded the motion. The motion carried unanimously.

2. Consider a Request for Change- Otak Bridges CHA338-00.85A, CHA162-05.50 & CHA306-05.50A Rehabilitations- Greiner

Engineer Greiner addressed the Board to consider a Request for Change from Otak for Bridges CHA338-00.85A, CHA162-05.50 & CHA306-05.50A Rehabilitations.

Engineer Greiner responded to Commissioner's and Attorney Tom's questions.

Commissioner Baker moved to approve the Request for Change from Otak for Rehabilitation of Bridges CHA338-00.85A, CHA162-05.50 & CHA306-05.50A on County Roads 162 (St. Elmo), 338, and 306 as presented in the packet. Commissioner Granzella seconded the motion. The motion carried unanimously.

D. Consent Agenda

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

1. Pay the Bills
2. Consider Resolution 2022-07 Approving the Ogden Major Subdivision Preliminary Plan- Final Plat(approved Nov 8, 2022 by BOCC)
3. Consider the Veterans Service Officers Monthly Report for November 2022
4. Acknowledge the Chaffee County Sheriff's Office Report for November 2022
5. Consider for Approval the Release of Lot Sales Restriction for Strother Parcels Minor Subdivision (Planner Roorda)

E. Regular Agenda Items

1. Approve Resolution 2022-86 Reappointing Corelia Tom to the Chaffee County North Library Board
Attorney Tom addressed the Board to consider **RESOLUTION 2022-86 FILLING A VACANCY**

FOR THE NORTHERN CHAFFEE COUNTY LIBRARY DISTRICT.

Commissioner Baker moved to approve **RESOLUTION 2022-86 FILLING A VACANCY FOR THE NORTHERN CHAFFEE COUNTY LIBRARY DISTRICT.** Commissioner Felt seconded the motion. The motion carried unanimously with Commissioners Felt and Baker voting FOR the motion. Commissioner Granzella does not vote because he is not in the Northern Chaffee County Library District.

5. Consider Chaffee Housing Authority Request to Waive the Building Department Fees Associated with the Jane's Place Project

Director Helmke addressed the Board to consider Chaffee Housing Authority's request to waive the Building Department fees associated with the Jane's Place Project.

Director Swallow responded to Commissioners' comments and questions.

Commissioner Granzella moved to approve the Chaffee Housing Authority's request to waive the Building Department fees associated with the Jane's Place Project. Commissioner Baker seconded the motion. The motion carried unanimously.

6. Public Hearing - Approve Resolution 2022-85 Appropriating For Budget Variances
Director Short addressed the Board to consider **RESOLUTION 2022-85 A RESOLUTION APPROPRIATING ADDITIONAL SUMS OF MONEY TO DEFRAY EXPENSES IN EXCESS OF AMOUNTS BUDGETED FOR CHAFFEE COUNTY, COLORADO.**

Commissioner Baker moved to approve **RESOLUTION 2022-85 A RESOLUTION APPROPRIATING ADDITIONAL SUMS OF MONEY TO DEFRAY EXPENSES IN EXCESS OF AMOUNTS BUDGETED FOR CHAFFEE COUNTY, COLORADO.** Commissioner Granzella seconded the motion. The motion carried unanimously.

3. **Name of Project:** Cactus Flats Major Subdivision Sketch Plan
Applicants: Cactus Flats JV, LLC, represented by Aaron Cook of Crabtree Group, Inc.
Location: Vacant parcel #3271-272-00-047 (adjacent to 26532 CR 313), Buena Vista
Zone: Residential
Request: To subdivide approximately 9 acres into nine (9) lots, ranging in size from 0.5 to 1.36 acres, with connection to the Buena Vista Sanitary Sewer. Individual wells are proposed for each lot. Building envelopes avoid the steep slopes and the 100-year Floodplain of the Arkansas River. Access from County Road 313 is by a 40' easement across land also owned by the applicant.
Responsible planner: Christie Barton

Planner Barton addressed the Board to consider the Cactus Flats Major Subdivision Sketch Plan; **Applicant:** Cactus Flats JV, LLC, represented by Aaron Cook of Crabtree Group, Inc.; **Location:** Vacant parcel #3271-272-00-047 (adjacent to 26532 CR 313), Buena Vista.

Attorney/Director Cottom spoke. Planner Barton responded to Commissioners' questions.

Applicant representative Aaron Cook of Crabtree Group, Inc., 325 D Street, Salida, addressed the Board.

Colson Schaab of Applicant Cactus Flats JV, LLC, 612 Ash St., Denver, stated that he promised to tell the truth and spoke.

The public comment portion of the hearing opened at 9:55 a.m. There were none and the public comment portion of the hearing closed.

Planner Barton responded to Attorney Tom and Commissioners' questions.

Discussion ensued during which Attorney/Director Cottom and Planner Barton spoke and responded to Commissioners' questions.

Commissioner Baker moved to approve the Cactus Flats Major Subdivision Sketch Plan;

Applicant: Cactus Flats JV, LLC, represented by Aaron Cook of Crabtree Group, Inc. for Vacant parcel #3271-272-00-047 (adjacent to 26532 CR 313), Buena Vista, with findings and conditions as amended, and direct staff to prepare a resolution for January 3, 2023. Commissioner Granzella seconded the motion. The motion carried unanimously.

4. **Name of Project:** Cattle Creek Major Subdivision Sketch Plan

Applicants: JSBM LLC, Jesse & Sarah Pridemore

Location: Vacant parcel #3683-344-00-076 (west of 10475 CR 140), Salida

Zone: Rural

Request: To subdivide 55.12 acres in 18 lots ranging in size from 2.47 to 8.45 acres. An open space easement of 4.93 acres is proposed at the north end of the property. Wells and on-site wastewater treatment systems will serve the property. Right of way dedication of 3.27 acres is proposed

Responsible Planner: Christie Barton

Planner Barton addressed the Board to consider the Cattle Creek Major Subdivision Sketch Plan;

Applicants: JSBM LLC, Jesse & Sarah Pridemore; **Location:** Vacant parcel #3683-344-00-076 (west of 10475 CR 140), Salida.

Planner Barton and Attorney/Director Cottom responded to Commissioners' questions.

Applicants Jeff Post, 7385 US Hwy. 50, Salida, and Jesse Pridemore, 8323 Windmill Lane, Salida stated that they promised to tell the truth and spoke.

Planner Barton responded to Commissioner's questions.

The public comment portion of the hearing opened at 10:29 a.m.

Public comments were given by:

Jeff Stuyt, 10600 County Rd. 148, Salida, stated that he promised to tell the truth and spoke.

Michael Tihonovich, 8382 Vista Farms Ln., Salida, spoke and stated that he told the truth.

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

Applicant Post spoke in response to public comment and responded to Commissioner's question.

Michael Tihonovich spoke again and stated that he told the truth.

Chair Felt spoke in response to Tihonovich comments.

Discussion ensued during which Planner Barton responded to Commissioner's question.

Commissioner Granzella moved to approve the Cattle Creek Major Subdivision Sketch Plan as presented; **Applicant:** JSBM LLC, Jesse & Sarah Pridemore; **Location:** Vacant parcel #3683-344-00-076 (west of 10475 County Rd. 140), Salida, and direct staff to prepare a resolution for January 3, 2023. Commissioner Baker seconded the motion. The motion carried unanimously.

The meeting recessed for a short break at 10:45 a.m.

The meeting resumed at 10:50 a.m.

2. **10:00 a.m. - Public Hearing** - Consider Adoption of the Proposed Budget for the Ensuing Year of 2023– Director of Finance Short

- Approve Resolution 2022-80 Summarizing Expenditures and Revenues for Each Fund and Adopting a Budget for the County of Chaffee, State of Colorado, for the Calendar Year Beginning on the First Day of January, 2023 and Ending on the Last Day of December, 2023
- Approve Resolution 2022-81 Levying General Property Taxes for the Year 2022 to Help Defray the Costs of Government for the County of Chaffee, State of Colorado, for the 2023 Budget Year
- Approve Resolution 2022-82 Appropriating the Sums of Money to the Various Funds and Spending Agencies in the Amounts and for the Purposes as Set Forth Below, for the County of Chaffee, State of Colorado, for the 2023 Budget Year

Director Short addressed the Board to consider the following resolutions and responded to Commissioners' questions.

- **RESOLUTION 2022-80 SUMMARIZING EXPENDITURES AND REVENUES FOR EACH FUND AND ADOPTING A BUDGET FOR THE COUNTY OF CHAFFEE, STATE OF COLORADO, FOR THE CALENDAR YEAR BEGINNING ON THE FIRST DAY OF JANUARY, 2023 AND ENDING ON THE LAST DAY OF DECEMBER, 2023.**
- **RESOLUTION 2022-81 LEVYING GENERAL PROPERTY TAXES FOR THE YEAR 2022 TO HELP DEFRAY THE COSTS OF GOVERNMENT FOR THE COUNTY OF CHAFFEE, STATE OF COLORADO, FOR THE 2023 BUDGET YEAR.**
- **RESOLUTION 2022-82 APPROPRIATING SUMS OF MONEY TO THE VARIOUS FUNDS AND SPENDING AGENCIES IN THE AMOUNTS AND FOR THE PURPOSES AS SET FORTH BELOW, FOR THE COUNTY OF CHAFFEE, STATE OF COLORADO, FOR THE 2023 BUDGET YEAR.**

The public comment portion of the hearing opened at 11:03 a.m. There were no comments, and the public comment portion of the hearing was closed.

Commissioner Granzella moved to approve **RESOLUTION 2022-80 SUMMARIZING EXPENDITURES AND REVENUES FOR EACH FUND AND ADOPTING A BUDGET FOR THE COUNTY OF CHAFFEE, STATE OF COLORADO, FOR THE CALENDAR YEAR BEGINNING ON THE FIRST DAY OF JANUARY, 2023 AND ENDING ON THE**

LAST DAY OF DECEMBER, 2023.

Commissioner Baker seconded the motion. The motion carried unanimously.

Commissioner Baker moved to approve **RESOLUTION 2022-81 LEVYING GENERAL PROPERTY TAXES FOR THE YEAR 2022 TO HELP DEFRAY THE COSTS OF GOVERNMENT FOR THE COUNTY OF CHAFFEE, STATE OF COLORADO, FOR THE 2023 BUDGET YEAR.**

Commissioner Granzella seconded the motion. The motion carried unanimously.

Commissioner Granzella moved to approve **RESOLUTION 2022-82 APPROPRIATING SUMS OF MONEY TO THE VARIOUS FUNDS AND SPENDING AGENCIES IN THE AMOUNTS AND FOR THE PURPOSES AS SET FORTH BELOW, FOR THE COUNTY OF CHAFFEE, STATE OF COLORADO, FOR THE 2023 BUDGET YEAR for \$70,019,615.**

Commissioner Baker seconded the motion. 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 11:33 a.m.

Attest:



Lori Mitchell, County Clerk