



Chaffee County Commissioners Meeting
March 21, 2023

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 March 21, 2023, at the Buena Vista Community Center. Board members present were Chair Keith Baker, Commissioner Greg Felt, and Commissioner P. T. Wood.

Others present in person were Director of Finance Dan Short, Deputy Director of Administration Beth Helmke, Assistant County Attorney/Planning Director Miles Cottom, and Planning & Code Compliance Technician Brandon Wolff.

Others present remotely were Sophia Gibb with Chaffee County Public Health and Deputy County Clerk Brandy Coscarella.

1. Pledge of Allegiance

Following the Pledge of Allegiance, Chair Baker called the meeting to order at 9:00 a.m.

2. Approve Agenda

Commissioner Wood 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

Chair Baker asked for public comments on items that are *not* on the agenda, stating that by giving public comment, you are agreeing to speak only what you know to be true, are going to follow normal rules of civility and conducting business in the public square, and have 3 minutes to speak. When called upon, please come to the podium and speak your name and address for the record.

Chair Baker clarified that there would not be public comment during Item F.5. Short-term rentals (STRs); rather, public comment regarding that item would be made at this time.

Public Comment was given regarding STRs by the following:

Tom J. (TJ) Hittle, 16800 County Rd. 240C, Maysville

Christy Frank, 12920 W County Rd. 270, Nathrop, spoke and responded to Commissioner Felt's question.

Dave Zoller, 9485 Glider Loop, Colorado Springs

Steve Quilico, 13955 County Rd. 273, Nathrop

No public comment was given on any other matter.

B. Minutes for Approval

1. Consider for Approval the Minutes of the March 14, 2023 Regular Meeting

Commissioner Felt stated that his motion was to continue the Board of Health Item E.1. to April 4, 2023, not April 5, 2023.

Commissioner Wood moved to approve the corrected minutes of the March 14, 2023 Commissioners' regular meeting. Commissioner Felt seconded the motion. The motion carried unanimously.

C. Contracts/Grant Consideration

There were none.

D. Consent Agenda

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

1. Approve Resolution 2023-29 Approving the Post-Madden Heritage Water Subdivision Exemption (as Approved by the BOCC on March 7 2023)
2. Acknowledge the Treasurer's Report
3. Approve Resolution 2023-30 regarding Land Use Code Text Amendment regarding Heritage Water Subdivision Exemption (as Approved by the BOCC on March 14, 2023)
4. Ratify the Sol Vista/Matt Landis Contract as Discussed at the March 13, 2023 Work Session

E. Hearing- Consent Agenda- Agenda Items are listed on the Hearing Consent Agenda because no testimony is expected. In the event a Commissioner or any member of the public wishes to testify regarding an item on the Consent Agenda, the item will be removed and considered with the Regular Agenda. These items, if approved, will include signing authority to the Chair of the Board on the related Resolution(s)

Chair Baker stated that these items are those that would normally require a hearing, but no public testimony is expected. In the event a Commissioner or any member of the public wishes to testify regarding an item on the Consent Agenda, the item will be removed and considered under the Regular Agenda.

Chair Baker asked if anyone from the public wished to speak on the Adamson-Bird Lot Line Elimination.

There was no public comment.

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

1. Name of Project: Adamson-Bird Lot Line Elimination
Applicants: Karen Adamson and Eric Bird
Location: 7750 County Road 111, Salida
Zone: Residential
Request: To eliminate a property line that divides two adjacent properties that are both owned by Karen Adamson and Eric Bird. This Lot Line Elimination would result in a single property that is a total of 1.38 acres.
Planner: Greg Laudenslager, (719) 530-5571, glaudenslager@chaffeecounty.org

F. Regular Agenda Items

1. Consider the Quitclaim Deed Deeding the Property Owned by Chaffee County and Known as the "Buena Vista Rodeo Grounds" to the Town of Buena Vista and Approve Resolution 2023-31 Approving the Transfer of Rodeo Grounds Property to Town of Buena Vista- M Cottom

Attorney/Director Cottom addressed the Board to consider the Quitclaim Deed transferring the property owned by Chaffee County known as the "Buena Vista Rodeo Grounds" to the Town of Buena Vista and approve **RESOLUTION 2023-31 APPROVING THE TRANSFER OF RODEO GROUNDS PROPERTY TO TOWN OF BUENA VISTA.**

Attorney/Director Cottom responded to Commissioner's question.

Commissioner Felt moved to approve the Quitclaim Deed deeding the Chaffee County property known as the "Buena Vista Rodeo Grounds" to the Town of Buena Vista and approve **RESOLUTION 2023-31 APPROVING THE TRANSFER OF RODEO GROUNDS PROPERTY TO TOWN OF BUENA VISTA** that memorializes that. Commissioner Wood seconded the motion. The motion carried unanimously.

Chair Baker opened up this matter to a public hearing.

Attorney/Director Cottom stated that this was properly noticed.

Chair Baker asked for public comment.

Attorney/Director Cottom spoke.

There was no public comment, and the public comment portion of the hearing closed.

2. Approve Proclamation Declaring April 3-9 2023 as National Public Health Week in Chaffee County

Sophie Gibb with Chaffee County Public Health addressed the Board to approve a Proclamation declaring April 3-9, 2023 as National Public Health Week in Chaffee County.

Chair Baker read the Proclamation into the record.

Commissioner Felt moved to approve the Proclamation declaring April 3-9, 2023 as National Public Health Week in Chaffee County. Commissioner Wood seconded the motion. The motion carried unanimously.

3. Consider CCAT Membership - K Baker

Chair Baker addressed the Board to consider Counties & Commissioners Acting Together (CCAT) membership.

Discussion ensued during which Director Short responded to Commissioners' questions.

Commissioner Baker moved to join Counties & Commissioners Acting Together (CCAT) at a Tier 2 level of membership as soon as we can effectuate the membership. Commissioner Wood seconded the motion. The motion carried unanimously.

4. Consider Authorizing the County Attorney to Pursue Legal Action Against Monarch Lodge, 22720 West Hwy 50/ Hotel Finance Partners Inc- Swallow/Tom

Attorney/Director Cottom addressed the Board regarding authorizing the County Attorney to pursue legal action against Monarch Lodge, 22720 West Hwy. 50/Hotel Finance Partners Inc.

Discussion ensued during which Attorney/Director Cottom responded to Commissioner's questions.

Commissioner Felt moved to direct the Building Dept. and Legal Staff to take action to remedy the 29 listed health and safety violations at the Monarch Lodge, 22720 West Hwy. 50. Commissioner Wood seconded the motion. The motion carried unanimously.

9. Consider for Approval Notice of Award Decision on Poncha Pass Fuels Mitigation Project- Helmke
Director Helmke addressed the Board to consider for approval a Notice of Award Decision on the Poncha Pass Fuels Mitigation Project.

JT Shaver with the Colorado State Forest Service addressed the Board recommending that the bid for approximately 142 acres on the Poncha Pass East Doug Fir fire prevention and suppression project be awarded to CRS Timber Products.

Shaver responded to Commissioner's question.

Commissioner Wood moved to approve the Notice of Award Decision on the Poncha Pass Fuels Mitigation Project. Commissioner Felt seconded the motion. Chair Baker stated that the amount of this award is \$267,500, and the documents authorize the Chair to sign on behalf of the County. The motion carried unanimously.

5. Update Regarding General Short-Term Rental Licenses and Renewals. - M. Cottom, Planning Director; B. Wolff, Planning & Code Compliance Technician
Attorney/Director Cottom and Technician Wolff updated the Board regarding general short-term rental licenses and renewals.

Discussion ensued during which Attorney/Director Cottom and Technician Wolff responded to

Commissioners' questions.

No formal action was taken.

A short break was taken at 10:32 a.m.

The meeting resumed at 10:40 a.m.

11. **10:30 a.m.** - Consider a Special Event Permit for Renewal 2023 to be held September 21-23, 2023 at the Meadows Farm, 14822 County Road 350, Buena Vista. The event is proposed for 7500 spectators. There will be amplified sound and a liquor license.

Attorney/Director Cottom addressed the Board to consider a Special Event Permit for Renewal 2023 to be held September 21-23, 2023 at the Meadows Farm, 14822 County Road 350, Buena Vista, and stated that proper public notice was given.

Scotty Stoughton, 786 Majestic Circle, Steamboat Springs, for Applicant, addressed the Board.

Attorney/Director Cottom responded to Commissioner's question regarding cell on wheels (COW).

The public comment portion of the hearing opened at 11:12 a.m.

Public comments were given by:

Wendy Hall, 16051 County Rd. 356, Buena Vista, spoke on behalf of Betsy Dittenber, Executive Director of Chaffee County Community Foundation.

Scott Johnson, 1111 River Park Rd., Buena Vista

Mark Krasnow, 103 River Run Ct., Buena Vista

Barb Zucker, 602 W Main St., Buena Vista (did not step to podium)

Brian Carter, Music Production Manager at Surf Hotel, 33A Trailside Circle, Salida

Libby Fay, 328 Waters Ave., Buena Vista, (not speaking as Mayor; rather speaking as self)

Gene Arkfeld, 310 S. Gunnison Ave., Buena Vista

Tana Deklevar, 18435 Trail West Drive, Buena Vista

Sara Anderson, 19905 Nachtrieb Ranches Rd., Buena Vista, spoke and responded to Commissioner's question.

Leslie Quilico, 13955 County Rd. 273, Nathrop

Leanna Miller, 623 Cedar Lane, Buena Vista

Zach Alexander, 30100 County Rd. 353, Buena Vista

Don Triantafillou, 323 S. Gunnison Ave., Buena Vista

Clarke Poos, 210 Brookdale Ave., Buena Vista

Rebecca Poos, 210 Brookdale Ave., Buena Vista

Jeff Determan, 17290 County Rd. 291, Nathrop

A short break was taken at 11:55 a.m.

The meeting resumed at 12:00 p.m.

Public Comment continued with the following:

Rebecca Hauser, 11264 County Rd. 198, Nathrop

Chair Baker brought up consideration of accepting into the record any correspondence received after

the cutoff date.

Commissioner Wood moved to accept into the record any correspondence received since the cutoff. Commissioner Felt seconded the motion, adding that when there is an application that is partly for conditional approval and there are additional elements that are a work in progress, we need to approach public comment in that way too, in terms of being formally willing to accept input as it may bear on ultimately having a better outcome. The motion carried unanimously.

The public comment portion of the hearing closed at 12:05 p.m.

Discussion ensued during which Stoughton spoke and responded to Commissioners' comments and questions.

Attorney/Director Cottom spoke.

Stoughton spoke further and responded to Attorney/Director Cottom's question.

Commissioners deliberated during which Attorney/Director Cottom and Stoughton spoke and Attorney/Director Cottom responded to Commissioner's question.

Commissioner Wood moved to conditionally approve the Special Event Permit for Renewal 2023 to be held September 21-23, 2023 at the Meadows Farm, 14822 County Road 350, Buena Vista, and direct staff to prepare a resolution for consideration at the April 4, 2023 meeting. Commissioner Felt seconded the motion. Commissioner Wood encouraged the Board to consider a multi-year permit going forward. The motion carried unanimously.

6. Chaffee Housing Authority Hiring Update - Helmke

Director Helmke updated the Board regarding the hiring of the Chaffee Housing Authority Director.

No formal action was taken.

7. Electric Vehicle (EV) Readiness Grant Through Colorado Energy Office- Helmke

Director Helmke addressed the Board regarding an electric vehicle (EV) readiness grant through the Colorado Energy Office.

Commissioner Wood moved to pursue the EV readiness grant through the Colorado Energy Office. Commissioner Felt seconded the motion. The motion carried unanimously.

8. Consider Letter of Support for USGS Groundwater Study - Helmke

Director Helmke addressed the Board to consider a Letter of Support for a USGS Groundwater Study.

Commissioner Felt moved to direct staff to prepare a Letter of Support from the Commissioners to include with the final application to the Colorado Water Conservation Board Water Supply Reserve Grant in collaboration with Upper Arkansas Water Conservation District as fiscal agent and U.S. Geographical Survey – Colorado Water Science Center as research partner, for purposes of supporting a county-wide cooperative Groundwater Study and give signing authority to the Chair.

Commissioner Wood seconded the motion. The motion carried unanimously.

10. Discuss and Give Direction to Staff on County Administrator Hiring Negotiations

Director Helmke addressed the Board for discussion and for the Board to give direction to Staff regarding County Administrator hiring.

Commissioner Wood moved to hire Don Reimer for the position of County Administrator, to direct staff to issue Mr. Reimer an offer of employment for this position, and to negotiate with Mr. Reimer to enter into an employment agreement with signature authority for the Chair. Commissioner Felt seconded the motion. The motion carried unanimously.

G. Active Projects

H. Adjourn

Commissioner Wood moved to adjourn the meeting. Commissioner Felt seconded the motion. The motion carried unanimously. The meeting was adjourned at 1:10 p.m.

Attest:

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

Lori Mitchell, County Clerk