Chaffee County Commissioners Meeting
February 6, 2024

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 February 6, 2024, at the Chaffee County Courthouse. Board members present were Chair P. T. Wood, Commissioner Keith Baker, and Commissioner Greg Felt.

Others present in person were County Administrator Don Reimer, Deputy County Administrator Beth Helmke, Director of Finance Dan Short, County Attorney Daniel Tom, Deputy County Attorney Lynda Knowles, Planning Director Miles Cottom, Director of IT Danny Gallegos (Items C.1. and 2. only), Planning Manager Garry Baker, and Deputy County Clerk Kit Kuester (Item F.2. only).

Others present remotely were Planner Brandon Wolff and Deputy County Clerk Barbara Tidd.

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

2. Approve Agenda
   Chair Wood stated that Item E.2. would be moved to Regular Agenda Items.

   Commissioner Felt moved to approve the Agenda as amended. Commissioner Baker seconded the motion. The motion carried unanimously.

3. Review Public Meeting List
   The Board reviewed the public meeting list.

4. Public Comment
   Chair Wood asked for public comment.

   There was no public comment.

B. Minutes for Approval

Commissioner Felt moved to approve the minutes of the January 16, 2024 Commissioners' regular meeting and the January 17, 2024 Commissioners' special meeting as presented. Commissioner Baker seconded the motion. The motion carried unanimously.

1. Consider for Approval the Minutes of the January 16, 2024 Regular Meeting

2. Consider for Approval the Minutes of the January 17, 2024 Special Meeting

C. Contracts/Grant Consideration

1. Approve purchase of upgraded replacement servers for Administration and Clerk & Recorder within approved 2024 budget - Danny Gallegos

   Director of IT Gallegos addressed the Board to consider approval of the purchase of upgraded replacement servers for Administration and Clerk & Recorder within the approved 2024 budget. Director Gallegos responded to Commissioners' questions.

   Commissioner Baker moved to approve procurement of the server package as presented from DELL Technologies, with total purchase in the amount of $128,324.42, and direct IT staff to finalize work as needed to implement upgrades in Q1 2024. Commissioner Felt seconded the motion. The motion carried unanimously.

2. Approval of HMC Networks Annual Contract for Network Support - Danny Gallegos, Lynda Knowles

   Director of IT Gallegos addressed the Board to consider approval of HMC Networks annual Contract for network support.

   Commissioner Felt moved to approve the staff recommendation of the annual contract with HMC Networks Inc. for network support as presented. Commissioner Baker seconded the motion. The motion carried unanimously.

D. Consent Agenda

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

1. Pay the Bills

2. Approve Resolution for Board Appointments to the Planning Commission

3. Approve easements granted to Xcel Energy at the Chaffee County Fairgrounds, 10165 CR 120, Poncha Springs - Don Reimer

4. Approve the Veteran's Service Officer's Monthly Report for January 2024

5. Consider Release of Lot Sales Restriction for Lots 6, 7 & 20 of the High Country Village Planned Development - Garry Baker

6. Confirm the Previously Approved River Ark Subdivision Exemption - Nick Gomer; Garry Baker

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).

Item E.2. was removed from the Hearing Consent Agenda and placed as the first item under Item F. Regular Agenda Items.

Commissioner Felt moved to approve the Hearing Consent Agenda as amended, which included Item E.1. only. Commissioner Baker seconded the motion. The motion carried unanimously.

1. Consider a Multi-Year Special Event Permit for Salida Enduro - Nick Gomer

F. Regular Agenda Items

E.2. Consider Multi-Year Special Event Permit for Methodist Mountain Flowduro - Caitlynn Fortner
Moved from Hearing Consent Agenda Item E.2.

Commissioner Felt addressed the Board regarding the Multi-Year Special Event Permit for Methodist Mountain Flowduro.

Director Cottom spoke and responded to Commissioner Felt's question.

Commissioner Felt moved to continue to February 13, 2024, consideration of the Methodist Mountain Flowduro Multi-Year Special Event Permit. Commissioner Baker seconded the motion. The motion carried unanimously.

1. **Name of Project**: Cleora North Planned Development Concept Plan
Applicants: Cleora, LLC
Location: Address TBD. Approximately 55 acres east of the Salida Wastewater Treatment Plant and railroad
tracks. BLM land lies to the north and east of the subject property.
Zone: Industrial and Recreational
Request: Specify setbacks and allowed uses in a portion of the Cleora townsite
Planner: Garry Baker / 719-530-5572 / gbaker@chaffeecounty.org

Manager Baker addressed the Board to consider the Cleora North Planned Development Concept Plan; **Applicants** Cleora, LLC; **Location**: Address TBD approximately 55 acres east of the Salida Wastewater Treatment Plant and railroad tracks.

Manager Baker, Administrator Reimer, Attorney Tom, and Director Cottom responded to Commissioners' questions.

Jeff Post for Applicant, 7385 W. Hwy. 50, Salida, addressed the Board and responded to Commissioners' questions.

The public comment portion of the hearing opened at 10:03 a.m.

Public comments were given by:

Mike Sugaski, 204 W Park Ave., Salida.

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

Post addressed Sugaski's comments and responded to Commissioners' questions.

Manager Baker, Attorney Tom, Post, and Director Cottom responded to Commissioner's questions.

Commissioner Baker moved to approve the Cleora North Planned Development Concept Plan based on the Findings and Conclusions conveyed by the Planning Commission. Commissioner Felt seconded the motion. The motion carried unanimously.

2. Consider the Longfellow Parent's Association Special Event Liquor Permit Application

Amy Guldan, 8379 Yunikar Rd., Salida, on behalf of Longfellow Parent's Association (LPA) Board, addressed the Board to consider the LPA Special Event Liquor Permit Application.

Attorney Tom addressed the Board.
Deputy Clerk Kuester spoke.

The public comment portion of the hearing opened at 10:16 a.m. There were no comments, and the public comment portion of the hearing was closed.

Guldan responded to Commissioner's question.

Commissioner Felt moved to approve the Longfellow Parent's Association Special Event Liquor Permit Application. Commissioner Baker seconded the motion. The motion carried unanimously.

3. Review bids for the South Fairgrounds Property Ag Lease and award Lease

Administrator Reimer addressed the Board regarding bids received for the South Fairgrounds Property Ag Lease and to consider awarding the Lease.
Reimer stated that two bids were received, one from the current lessee Scanga Ranch, LLC and one from Ralph Ogden.

Attorney Tom spoke.

Discussion ensued during which Attorney Tom, Director Short, Administrator Reimer, and Deputy Administrator Helmke spoke and/or responded to Commissioners' questions.

Commissioner Felt moved to award the South Fairgrounds Property Ag Lease to Scanga Ranch, LLC, direct staff to prepare a five-year agreement as described with signing authority to the Chair, and provide the agreement to the Board for review prior to signing. Commissioner Baker seconded the motion. The motion carried unanimously.

G. Active Projects

The meeting recessed at 10:41 a.m. until 11:00 a.m.

H. Executive Session

The meeting resumed at 11:00 a.m.

1. **11:00 -** Executive Session under C.R.S § 24-6-402(4)(b) for purposes of receiving legal advice on specific legal questions involving land use and zoning issues. Consultant Todd Messenger, County Administrator Don Reimer, Deputy County Administrator Beth Helmke, Finance Director Dan Short, Planning Director Miles Cottom, Deputy County Attorney Lynda Knowles, County Attorney Daniel Tom may attend.

   Chair Wood addressed the Board to enter into executive session pursuant to § 24-6-402(4)(b), C.R.S. for the purpose of receiving legal advice on specific legal questions involving land use and zoning issues.

   Commissioner Baker moved to go into executive session pursuant to § 24-6-402(4)(b), C.R.S. for the purpose of receiving legal advice on specific legal questions involving land use and zoning issues. He stated that Commissioners Baker, Felt, and Wood and Consultant Todd Messenger with Fairfield and Woods P.C. and County Attorney Daniel Tom would attend, and Deputy County Attorney Lynda Knowles, County Administrator Don Reimer, Deputy County Administrator Beth Helmke, Director of Finance Dan Short, and Planning Director Miles Cottom may attend.

   Commissioner Felt seconded the motion. The motion carried unanimously.

   Attorney Tom stated that this executive session would constitute privileged attorney-client communications and no further recording of the executive session would be necessary.

   The following persons are in attendance for executive session: Commissioners Baker, Felt, and Wood and Consultant Todd Messenger with Fairfield and Woods P.C., County Attorney Daniel Tom, Deputy County Attorney Lynda Knowles, County Administrator Don Reimer, Deputy County Administrator Beth Helmke, Director of Finance Dan Short, and Planning Director Miles Cottom.

   The Commissioners moved into executive session at 11:00 a.m.
   The Commissioners came out of executive session at 11:56 a.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 February 6, 2024 constituted privileged attorney-client communication.

   Daniel Tom

   Daniel Tom, Chaffee County Attorney

   I, P. T. Wood, Chair 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 February 6, 2024 were confined to the topic described in the announcement of such session and authorized by the provisions of § 24-6-402(4)(b), C.R.S.

P. T. Wood, Chair

Chair Wood stated that if any person who participated in the executive session believes that any substantial discussion of any matters not included in the motion to enter the executive session occurred during the executive session, or that any improper action occurred during the executive session in violation of the Open Meetings Law, he asked that you state your concerns for the record.

Hearing none, Chair Wood stated that there was no other business following Executive Session and with no objections, the meeting was adjourned.

I. Adjourn

There being no objections, the meeting was adjourned at 11:56 a.m.

Attest:

Lori Mitchell, County Clerk