



Chaffee County Commissioners Meeting
April 9, 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 April 9, 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, Planning Manager Garry Baker, Assessor Rick Roberts (Item G.1. only), and Chief Residential Appraiser/Manufactured Homes Andrea Glovan (Item G.1. only).

Others present remotely were Planner Brandon Wolff and Deputy County Clerk Kit Kuester.

1. Pledge of Allegiance

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

2. Approve Agenda

Commissioner Felt moved to approve the Agenda. 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. He stated that you'll have up to 3 minutes to speak, and please give your name and address for the record.

Public Comment was given by:

Cathy Chochon, 709B Dodge St., Salida.

Administrator Reimer, Director Cottom, Commissioner Felt, and Deputy Administrator Helmke responded to Chochon's comment.

Following Public Comment, Chair Wood stated that the Commissioners' position statement regarding sanctuary/non-sanctuary county would be placed into the Record and made available to the public. Chair Wood summarized the statement.

B. Minutes for Approval

1. Consider for Approval the Minutes of the April 2, 2024 Regular Meeting

Commissioner Baker moved to approve the minutes of the April 2, 2024 Commissioners' regular meeting. Commissioner Felt seconded the motion. The motion carried unanimously.

C. Consent Agenda

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

1. Pay the Bills
2. Approve the Veteran's Service Officer's Monthly Report for March 2024
3. Acknowledge the Sheriff's Office Monthly Report for March 2024
4. Approval of the Proclamation Declaring May 2024 Lyme & Other Tick-Borne Diseases/Conditions Awareness Month
5. Approval of the Proclamation Declaring April 2024 Child Abuse Prevention Month

D. 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).

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

1. **Name of Project:** Yellen Heritage Water Subdivision Exemption
Applicant: Windsor Yellen
Location: 27636 County Road 340 Buena Vista, CO 81211
Zone: Residential
Request: To subdivide a 10.37 acre parcel into two parcels, one measuring approximately 4.08 acres and the other measuring approximately 6.29 acres.
Planner: Garry Baker / 719-530-5572 / gbaker@chaffeecounty.org

E. Contracts/Grant Consideration

1. Consider for Approval the Contract for Causey Demgen & Moore, P.C. for Investment Advisory Services - Dan Short / Lynda Knowles

Director Short addressed the Board to consider for approval the Contract with Causey Demgen & Moore, P.C. for Investment Advisory Services.

Commissioner Baker moved to approve the Contract with Causey Demgen & Moore, P.C. for Investment Advisory Services as presented by Finance Director Short. Commissioner Felt seconded the motion. The motion carried unanimously.

Attorney Knowles clarified that there are two agreements: 1) Investment Advisory Services and 2) Custodial Agreement with the bank.

F. Regular Agenda Items

1. 9:30 a.m. - Chaffee Housing Authority Update - Ashley Kappel

Chaffee Housing Authority (CHA) Executive Director Ashley Kappel provided the Board with a CHA update and responded to Commissioners' questions and comments.

No formal action was taken.

The meeting recessed for a short break at 9:43 a.m.

The meeting reconvened at 9:46 a.m.

2. Continued from March 5, 2024

PUBLIC HEARING

Name of Project: Cleora North Planned Development - Final 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 open the public hearing regarding the Cleora North Planned Development - Final Plan for Applicant Cleora, LLC; **Location:** Address TBD. Approximately 55 acres east of the Salida Wastewater Treatment Plant and railroad tracks.

Manager Baker responded to Commissioners' and Administrator Reimer's questions and comments.

Jeff Post for Applicant Cleora, LLC, 7385 W. Hwy. 50, Salida, addressed the Board during which Manager Baker and Administrator Reimer spoke.

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

Public comment was given by:

City of Salida Community Development Director Bill Almquist, 448 East 1st St., Salida.
Post spoke in response to Almquist's comment.

The public comment portion of the hearing closed at 10:14 a.m.

Discussion ensued.

Commissioner Felt moved to approve the Cleora North Planned Development - Final Plan for Applicant Cleora, LLC; **Location:** Address TBD, subject to consent agenda approval of the railroad specific question and that we adopt the Findings and Conditions as presented to us from the Planning Commission. Commissioner Baker seconded the motion. The motion carried unanimously.

3. **Name of Project:** Cleora North Plat Amendment

Applicant: 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: To add easements and additional plat notes to the existing plat, which can be found at Reception # 490477.

Planner: Garry Baker / 719-530-5572 / gbaker@chaffeecounty.org

Manager Baker addressed the Board regarding the Cleora North Plat Amendment; Applicant: Cleora LLC.

Manager Baker responded to Commissioner's and Administrator Reimer's questions.

The public comment portion of the hearing opened at 10:23 a.m. There were no comments, and the public comment portion of the hearing was closed.

Discussion ensued during which Post responded to Commissioner's question.

Commissioner Baker moved to approve the Cleora North Plat Amendment, which will be implemented by **RESOLUTION 2024-29**. Commissioner Felt seconded the motion. The motion carried unanimously.

4. Consider request for Letter of Support from Upper Arkansas Area Council of Governments for their USDA-Rural Development 523 grant application - Beth Helmke / Don Reimer

Deputy Administrator Helmke addressed the Board to consider a request for a Letter of Support from Upper Arkansas Area Council of Governments for their USDA-Rural Development 523 grant application.

Commissioner Felt moved to approve the Letter of Support from Upper Arkansas Area Council of Governments for their USDA-Rural Development 523 grant application. Commissioner Baker seconded the motion. The motion carried unanimously.

G. Convene as the Board of Equalization

At 10:28 a.m., the Board recessed as the Board of Commissioners and convened as the Board of Equalization.

1. Consider Abatement of Taxes for 209 M Street, Salida, for the 2023 Tax Year - Rick Roberts / Andrea Glovan

Assessor Roberts addressed the Board to consider Abatement of Taxes for 209 M Street, Salida, for the 2023 Tax Year.

Assessor Roberts and Appraiser Glovan responded to Commissioner's and Director Short's

questions.

Chair Wood asked Dave Meissner, agent for property owner, if he was present (on zoom) and wanted to comment. Meissner did not respond.

Commissioner Felt moved to uphold the valuation of the Assessor's Office for 209 M Street, Salida, for the 2023 Tax Year. Commissioner Baker seconded the motion. The motion carried unanimously.

At 10:38 a.m. the Board adjourned as the Board of Equalization and reconvened as the Board of Commissioners.

H. Active Projects

I. Adjourn

There being no objections, the meeting was adjourned at 10:40 a.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