Chaffee County Commissioners Meeting
June 11, 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 June 11, 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, Deputy County Attorney Lynda Knowles, Planning Director Miles Cottom, Administrative Assistant Tara Miller (item F.1. only), Planning Technician Caitlynn Fortner (item F.2. only), Planning Manager Garry Baker (item F.3. only), and Chief Building Official Chad Chadwick (item G.1. 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
   Commissioner Felt asked that Consent Agenda item 6. be moved to Regular Items.

   Commissioner Baker moved to approve the Agenda as amended per Commissioner Felt's request. Commissioner Felt asked for clarification regarding Consent Agenda item 2. Deputy Administrator Helmke provided clarification. 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 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:

   Virgil Houle, 27477 County Rd. 301, Buena Vista.
   J. David Holt, 12895 County Rd. 162, Nathrop, spoke and provided printed materials to Commissioners.
   Joe Cooper, 9325 County Road 160, Salida.
   Matt Nykiel, 903 J St., Salida.

Emilyn Winkelmeyer, 16244 Cathy Lynne Ct., Buena Vista.

B. Minutes for Approval

1. Consider for Approval the Minutes of the May 21, 2024 Regular Meeting

   Commissioner Baker moved to approve the minutes of the May 21, 2024 Commissioners' regular meeting. Commissioner Felt seconded the motion. The motion carried unanimously.

C. Consent Agenda

Item 6. has been moved from the Consent Agenda to F. Regular Items as item 4.

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

1. Pay the Bills

2. Approve Resolution 2024-46 for Board Appointment for the Chaffee Housing Authority Chaffee County Representative, and Ratification of Monica Haskell as an At-Large member

3. Approve Letter of Support for Buena Vista School District for Dept of Early Childhood Employer-Based Childcare Grant application - Helmke

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

5. Acknowledge the Sheriff's Office Monthly Report for May 2024

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).

Chair Wood stated that items on the Hearing Consent Agenda are typically non-controversial.

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

1. **Name of Project:** Swift Heritage Water Subdivision Exemption
   Applicant: Kevin Swift
   Location: 7885 County Road 145 Salida, CO 81201
   Zone: Rural
   Request: To subdivide a parcel currently used for a residence into two parcels.
   Planner: Caitlynn Fortner / 719-530-5572 / cfortner@chaffeecounty.org

2. Hearing to Consider the Liquor License Renewal for Ivy League Corporation, DBA Collegiate Peaks Golf Course, at 28775 Fairway Drive, Buena Vista, CO 81211

E. Contracts/Grant Consideration

1. Consider Acceptance of Termination of Ground Lease at the Airport by Ray & Ann Plumb And Approve New Lease for Bruce Gross - Papp/Knowles

   Attorney Knowles addressed the Board to consider acceptance of termination of the Ground Lease at the Airport that is with Ray & Ann Plumb and approve a new Lease with Bruce Gross.

   Commissioner Felt moved to accept termination of the Ground Lease at the Airport that is with Ray & Ann Plumb and approve a new Lease with Bruce Gross. Commissioner Baker seconded the motion. The motion carried unanimously.

2. State advised "Mutual Aid and Assistance Agreement" for local Colorado public health agencies regarding sharing of resources in the event of a public health disaster. Participation is discretionary." - Lynda Knowles

   Attorney Knowles addressed the Board to consider participation in the State advised Emergency Mutual Aid and Assistance Agreement for Local Colorado Public Health Agencies regarding sharing of resources in the event of a public health disaster.

   Commissioner Baker moved to approve participation in the State advised Emergency Mutual Aid and Assistance Agreement for Local Colorado Public Health Agencies regarding sharing of resources in the event of a public health disaster. Commissioner Felt seconded the motion. The motion carried unanimously.

3. Scope of Services for Landfill Permitting under General Services Agreement with Sanborn Head - Beth Helmke

   Deputy Administrator Helmke addressed the Board to consider the proposed Scope of Services for Landfill Permitting under the General Services Agreement with Sanborn Head & Associates, Inc. (Sanborn Head).

   Commissioner Felt moved to approve the proposed Scope of Services for Landfill Permitting under the General Services Agreement with Sanborn Head & Associates, Inc. (Sanborn Head) as presented. Commissioner Baker seconded the motion. The motion carried unanimously.

4. Approval of the 2024 SBA Grant Amendment for the SBDC for $85,000 - Beth Helmke

   Deputy Administrator Helmke addressed the Board to consider approval of the 2024 SBA Grant Amendment for the SBDC for $85,000.

   Commissioner Baker moved to approve the 2024 SBA Grant Amendment for the SBDC for $85,000. Commissioner Felt seconded the motion. The motion carried unanimously.

5. Colorado Department of Public Health Grant 2022-2838, Amendment #4 for $200,000 supporting CCPH health disparity programs - Lynda Knowles

   Attorney Knowles addressed the Board to consider approval of the Colorado Department of Public Health Grant 2022-2838, Amendment #4 for $200,000 supporting CCPH health disparity programs.

   Commissioner Felt moved to approve the Colorado Department of Public Health Grant 2022-2838, Amendment #4 for $200,000 supporting CCPH health disparity programs. Commissioner Baker seconded the motion. The motion carried unanimously.

F. Regular Agenda Items

1. Approve Resolution 2024-44 Appointing Referees For Board Of Equalization Hearings, and Appointing Arbitrators For Appeals Of Decisions Of The Board Of Equalization; & Set Dates for Board of Equalization Hearings - Tara Miller

   Administrative Assistant Miller addressed the Board to consider approval of **RESOLUTION 2024-44 APPOINTING REFEREES FOR BOARD OF EQUALIZATION HEARINGS, APPOINTING ARBITRATORS FOR APPEALS FROM DECISIONS OF THE BOARD OF EQUALIZATION**.

   Miller responded to Felt's question.

   Commissioner Felt moved to approve **RESOLUTION 2024-44 APPOINTING REFEREES FOR BOARD OF EQUALIZATION HEARINGS, APPOINTING ARBITRATORS FOR APPEALS FROM DECISIONS OF THE BOARD OF EQUALIZATION**. Commissioner Baker seconded the motion. The motion carried unanimously.

2. Request to amend and extend Subdivision Improvements Agreement for the Bos Minor Subdivision (approved November 11th, 2016) that expired March 19, 2020, as amended and extended from March 19, 2019, as originally amended and extended from November 11th, 2017. - Caitlynn Fortner

   Technician Fortner addressed the Board to consider a request to amend and extend the Subdivision Improvements Agreement for the Bos Minor Subdivision through December 31, 2024.

   Applicant Harvey Bos, 4020 Ascendant Dr., Colorado Springs, spoke.

   Commissioner Baker moved to amend and extend through December 31, 2024, the Subdivision Improvements Agreement for the Bos Minor Subdivision that originally expired on March 19, 2020, as amended and extended from March 19, 2019, as originally amended and extended from November 11, 2017. Commissioner Felt seconded the motion. The motion carried unanimously.

3. **Name of Project:** Cattle Creek Ranch Major Subdivision Combined Preliminary Plan and Final Plat
   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 into 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.
Planner: Garry Baker/gbaker@chaffeecounty.org/719-839-1702

Manager Baker addressed the Board to consider the Cattle Creek Ranch Major Subdivision Combined Preliminary Plan and Final Plat for Applicants JSBM LLC, Jesse & Sarah Pridemore, located at: Vacant parcel #3683-344-00-076 (west of 10475 CR 140), Salida.

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

Applicant representative Jeff Post, 7385 W. Hwy. 50, Salida, addressed the Board and responded to Commissioner's question.
Applicant Jesse Pridemore responded to Commissioner's question.
Manager Baker responded to Commissioner's questions.

The public comment portion of the hearing opened at 9:57 a.m. There were no comments, and the public comment portion of the hearing was closed.

Commissioners deliberated.

Commissioner Felt moved to approve the Combined Preliminary Plan and Final Plat for the Cattle Creek Ranch Major Subdivision adopting the Findings and Conditions of the Planning Commission as a part of that approval. Commissioner Baker seconded the motion. The motion carried unanimously.

4. Approve Letter Of Support for Proposed Dolores Canyons National Monument (moved from Consent Agenda as item 6.)

Chair Wood addressed the Board to consider approval of a Letter of Support for the proposed Dolores Canyons National Monument.

Discussion ensued.

The following persons addressed the Board:
Buena Vista Trustee Michal Rosenoer
Scott Braden, Grand Junction, representing the Protect the Dolores Project

Discussion continued.

Commissioner Felt moved to approve the concept plan from this letter of support as described for the proposed Dolores Canyons National Monument and to agree to try to pull this together collaboratively over an acceptable short period of time. Commissioner Baker seconded the motion. The motion carried unanimously.

G. Convene as the Board of Health

At 10:12 a.m., the Board recessed as the Board of Commissioners and convened as the Board of Health.

1. **Applicant**: BV Outdoors LLC (Buena Vista Overlook Campground)
Location: 27700 CR 303
Zone: Commercial
Request: To add water holding capacity on site due to the existing well producing non-potable water

Official Chadwick addressed the Board to consider the request of Applicant BV Outdoors LLC (Buena Vista Overlook Campground) located at 2770 County Rd. 303, Buena Vista, to add water holding capacity onsite due to the existing well producing non-potable water.

Discussion ensued during which Official Chadwick responded to Administrator Reimer's and Commissioner's questions.

Shawn Bertini, 1920 Bridge Lane #9A, Steamboat Springs, on behalf of Applicant, addressed the Board and responded to Commissioners' questions.

Virgil Houle, 27477 County Rd. 301, Buena Vista, spoke, and responded to Commissioner's question.

Administrator Reimer addressed the Board.
Houle and Bertini responded to Administrator's questions.

Weston Bierma with Four Points Funding, 5197 Black Gore Dr., Vail, spoke.

Discussion continued during which Administrator Reimer, Official Chadwick, Houle, and Bierma spoke and responded to Commissioners' questions.

The public comment portion of the hearing opened at 11:05 a.m. There were no comments, and the public comment portion of the hearing was closed.

Discussion continued during which Administrator Reimer spoke giving suggested conditions and Bertini and Bierma spoke.

In response to Bierma's question, Administrator Reimer clarified deliverables for drainage study based on his understanding.

Bierma spoke. Chadwick responded to Bierma's question/comment.
Commissioner Felt spoke.

Commissioner Felt moved to approve the BV Outdoors LLC application for the 30,000 gallon cistern installation and condition that approval on the design and implementation of the civil engineered drainage plan with specific attention to mitigating impacts from flooding on any of the campground OWTS and water quality impacts to downstream users on the river with an October 1, 2024 deadline for the drainage plan to be done and a review on implementation of June 1, 2025. If the deadline cannot be met, let us know, and we can amend that. Commissioner Baker seconded the motion. The motion carried unanimously.

At 11:23 a.m., the Board recessed as the Board of Health and reconvened as the Board of

Commissioners.

H. Active Projects

I. Adjourn

There being no objections, the meeting was adjourned at 11:24 a.m.

Attest:

Lori Mitchell

Lori Mitchell, County Clerk