



Chaffee County Commissioners Meeting and Public Hearing
November 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 November 6, 2024, at the Chaffee County Courthouse. Board members present were Chair P. T. Wood, Commissioner Keith Baker (remotely at 5:00 p.m. continuation of public hearing), and Commissioner Greg Felt.

Others present in person were County Administrator Don Reimer, Deputy County Administrator Beth Helmke, Director of Finance Dan Short (not present at 5:00 p.m. public hearing), Planning Director Miles Cottom, and Commissioners-Elect Gina Lucrezi (remotely at 5:00 p.m. public hearing) and Dave Armstrong.

Others present remotely were Interim County Attorney Lynda Knowles (Item G.1. only), Assessor Rick Robert (only to speak at Item G.1.), and Deputy County Clerk Barbara Tidd, and for morning and afternoon public hearings only - Planning Manager Garry Baker, Planners Brandon Wolff and Nick Gomer, and GIS Coordinator Eric Lubell.

1. Pledge of Allegiance

Following the Pledge of Allegiance, Chair Wood called the meeting to order at 9:01 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 *not* related to the Land Use Code.

There was no public comment.

B. Minutes for Approval

1. Consider for Approval the Minutes of the October 15, 2024 Regular Meeting

Commissioner Felt moved to approve the minutes of the October 15, 2024 Commissioners' regular

meeting as presented. Commissioner Baker 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. Acknowledge the Treasurer's Monthly Report for September 2024
3. Approval of Letter of Support for Lease Renewal for Colorado Parks & Wildlife at the Droney Gulch State Wildlife Area
4. Approve **RESOLUTION 2024-71 FILLING A VACANCY FOR THE NORTHERN CHAFFEE COUNTY LIBRARY DISTRICT** (NCCLD) reappointing Jean Gabardi to the NCCLD Board.

D. Contracts/Grant Consideration

1. Discuss Owner Change Orders for BV EMS facility construction GMP cost increase of \$270,606.21 for Diesslin Structures, Inc. - Helmke; Reimer

Deputy Administrator Helmke addressed the Board to open discussion regarding Owner Change Orders for the Buena Vista EMS facility construction GMP cost increase of \$270,606.21 for Diesslin Structures, Inc.

Helmke responded to Commissioner's questions.

Commissioner Felt moved to approve the Owner Change Orders for the Buena Vista EMS facility construction GMP cost increase of \$270,606.21 to Diesslin Structures, Inc. Commissioner Baker seconded the motion. The motion carried unanimously.

2. Consider Acceptance of Termination of Ground Lease for Site N at the Airport by Casey & Talia Meeks - Zech Papp/ Lynda Knowles

Administrator Reimer addressed the Board to consider acceptance of Termination of the Ground Lease for Site N at the Airport by Casey & Talia Meeks. Reimer responded to Commissioner's question.

Commissioner Baker moved to approve Termination of the Ground Lease for Site N at the Airport by Casey & Talia Meeks. Commissioner Wood seconded the motion. The motion carried with Commissioners Baker and Wood voting FOR the motion. Commissioner Felt was not present for the vote.

3. Consider Acceptance of Termination of Ground Lease for Site H at the Airport by Steve Bush & Approve New Lease for Ray Plumb - Zech Papp / Lynda Knowles

Administrator Reimer addressed the Board to consider acceptance of termination of the Ground Lease for Site H at the Airport by Steve Bush and approve a new Lease for Ray Plumb.

Commissioner Baker moved to accept termination of the Ground Lease for Site H at the Airport by Steve Bush and approve a new Lease for Ray Plumb. Commissioner Felt seconded the motion. The motion carried unanimously.

4. Consider application to Colorado Bureau of Investigation Persons Who Wander grant program for Sheriff Office drone acquisition to support search operations - B. Helmke; Sheriff Rohrich

Deputy Administrator Helmke addressed the Board to consider application to the Colorado Bureau of Investigation Persons Who Wander grant program for the Sheriff's Office drone acquisition to support search operations.

Helmke responded to Commissioner's question.

Commissioner Baker moved to approve submission of the application to the Colorado Bureau of Investigation Persons Who Wander grant program for the Sheriff's Office drone acquisition to support search operations. Commissioner Felt seconded the motion. The motion carried unanimously.

E. Regular Agenda Items

1. Consider Letter of Support for Buena Vista Library's application to DOLA Energy and Mineral Impact Assistance Fund Tier II grant for BV Library expansion and renovation project - B. Helmke

Deputy Administrator Helmke addressed the Board to consider a Letter of Support for Buena Vista Library's application to the DOLA Energy and Mineral Impact Assistance Fund Tier II grant for the Buena Vista Library expansion and renovation project.

Buena Vista Library Executive Director Cecilia LaFrance addressed the Board.

Commissioner Felt moved to approve the Letter of Support for Buena Vista Library's application to the DOLA Energy and Mineral Impact Assistance Fund Tier II grant for the Buena Vista Library expansion and renovation project. Commissioner Baker seconded the motion. The motion carried unanimously.

2. Discuss Funding Request from Buena Vista Heritage for Safety Improvements to the Historic Chaffee County Courthouse at 506 East Main Street, Buena Vista

Administrator Reimer addressed the Board to open discussion regarding a funding request from Buena Vista Heritage for \$10,000 for safety improvements to the Historic Chaffee County Courthouse at 506 East Main Street, Buena Vista.

Suzanne Kelly with Buena Vista Heritage addressed the Board.

Commissioner Baker moved to approve this funding request from Buena Vista Heritage for \$10,000 for safety improvements to the Historic Chaffee County Courthouse at 506 East Main Street, Buena Vista, subject to execution of a funding agreement. Commissioner Felt seconded the motion. The

motion carried unanimously.

3. Consider Purchase of Scale for Landfill, estimated cost of \$81,000, and Engagement of Contractor for Scale Installation, estimated cost of \$84,000 - S. Wilcox; B. Helmke; D. Reimer

Deputy Administrator Helmke addressed the Board to consider purchase of a scale for the Landfill with an estimated cost of \$81,000 and engagement of a contractor for the scale installation with an estimated cost of \$84,000.

Director Short spoke.

Helmke, Short, and Reimer responded to Commissioner's question.

Commissioner Felt moved to approve purchase of a scale for the Landfill with an estimated cost of \$81,000 and engagement of a contractor for the scale installation with an estimated cost of \$84,000 as presented. Commissioner Baker seconded the motion. The motion carried unanimously.

4. Discuss & Approve Resolution 2024-72 to Change the Service Fee for County Sales Tax Collection - Dan Short

Director Short addressed the Board to open discussion and consider approval of **RESOLUTION NO. 2024-72 RESOLUTION APPROVING AND ADOPTING COUNTY SALES TAX VENDOR SERVICE FEE POLICY MODIFICATIONS: SETTING SALES TAX VENDOR SERVICE FEES AT 3% WITH A CAP OF \$200.00 PER FILING PERIOD.**

Director Short responded to Commissioner's question.

Commissioner Baker moved to approve **RESOLUTION NO. 2024-72 RESOLUTION APPROVING AND ADOPTING COUNTY SALES TAX VENDOR SERVICE FEE POLICY MODIFICATIONS: SETTING SALES TAX VENDOR SERVICE FEES AT 3% WITH A CAP OF \$200.00 PER FILING PERIOD.** Commissioner Felt seconded the motion. The motion carried unanimously.

F. Active Projects

The meeting recessed at 9:30 a.m. until 10:00 a.m.

G. 10:00 am - Public Hearing

The meeting resumed at 10:00 a.m. for the Public Hearing.

Chair Wood announced that Commissioners-Elect are present at the dais as they will be Commissioners (along with Commissioner Wood) who will implement the updated Land Use Code.

1. **Public Hearing** to Consider Adoption of the Chaffee County Land Use Code as part of the Chaffee County Land Use Code Rewrite Project

Chair Wood opened the Land Use Code Public Hearing to consider adoption of the Chaffee County Land Use Code as part of the Chaffee County Land Use Code Rewrite. He stated that each

commenter would have 3 minutes to speak, although some flexibility may be given, and asked if you have it to please reference the LUC section to which you are referring.

He announced the upcoming hearings today at 5:00 p.m. in the Commissioners' meeting room in Salida and Thursday, November 7 at 9:00 a.m. at the Stardust Event Center in Buena Vista, both of which will also be available on Zoom.

Chair Wood asked for more clarity regarding land use and zoning.

Assessor Roberts addressed the Board and public regarding land use, valuation, and zoning. Commissioner Felt spoke.

Assessor Roberts and Reimer responded to Karin Adams' question. Assessor Roberts responded to Commissioner Felt's question regarding water.

Joe Cooper, 9325 County Rd. 160, Salida, asked a question to which Assessor Roberts and Commissioner Wood responded.

Commissioner Wood responded to James Clark's question.

The public comment portion of the hearing opened at 10:14 a.m. Public comments were given by:

Jake Rishavy, Executive Director of Chaffee County Economic Development Corp., 7165 County Rd. 178, Salida.

Commissioners Baker and Felt commented.

Rishavy spoke further.

Commissioner Wood commented.

Mike Sugaski, 204 W. Park Ave., Salida.

Commissioners Felt and Wood commented.

Chair Wood responded to a question regarding PCR and ag zoning.

Bill Almquist, City of Salida Community Development Director, 1431 K St., Salida, spoke on behalf of the City of Salida.

Commissioners Baker and Felt and Director Cottom commented.

Karin Adams, 11460 County Rd. 140, Salida.

Commissioner Wood responded to Adams' question.

Thomas Warren, 15870 County Rd. 162, Nathrop.

Commissioner Felt and Administrator Reimer commented.

Amanda Krust, 15870 County Rd. 162, Nathrop.

Richard Heckmann, 15250 County Rd. 328, Buena Vista.

Commissioner Baker commented.

Alan Elias, [number not provided] Hwy. 285, Nathrop.

Andrew Richardson, 9740 County Rd. 164, Buena Vista.
Director Cottom and Commissioners Felt, Wood, and Baker commented.

James Clark, 9855 County Rd. 160, Salida.
Commissioners Felt and Wood and Commissioner-Elect Armstrong commented.
Planning Commission member Greg Frost commented.

Eric Moltz, 6600 County Rd. 176, Salida. Re: LUC Sec. 3.6.2.

Gregory Nave, address not given, owns property at 17415 County Rd. 220, Maysville.
Commissioner Wood and Director Cottom responded to Nave's and others present in-person questions.

Jerry Raski, 10158 Starlight, Salida.

Michael Henderson, 203 G St., Suite A, Salida.
Director Cottom responded to Henderson's question.
Commissioner Felt commented.

Eric Liebman, Joe Cooper's attorney, Fennemore Law, 3615 Delgany St., Suite 1300, Denver, CO.

Mark Kostelic, 11025 Hwy. 291, Salida.

Marilyn Taylor, 8986 Ball St., Garfield, CO.
Commissioner Wood commented.

Sara Anderson, 19905 Nachtrieb Ranches Rd., Nathrop.
Commissioner Wood commented.

Commissioners Felt and Wood responded to Mike Henderson's question.

Joe Cooper, 9325 County Rd. 160, Salida.
Commissioner Wood commented.

The meeting and public hearing recessed at 12:26 p.m.

The meeting and public hearing resumed at 1:02 p.m.

Chair Wood announced that the public hearing would remain open.

Consultant Todd Messenger addressed the Board and public.

Director Cottom presented Staff recommendations during which Commissioners and Administrator Reimer commented and Cottom responded to Commissioners' questions.

Messenger spoke and responded to Commissioner's question regarding rezoning.
Director Cottom spoke further.
Administrator Reimer spoke.

Chair Wood announced that this Public Hearing would continue today at 5:00 p.m. in the Commissioners' meeting room and on Zoom.

Helmke announced that in the notice of the November 7, 2024 public hearing, there is a hyperlink to a map to the hearing location at the Stardust Event Center, 16450 County Rd. 306, Buena Vista.

Chair Wood responded to Commissioner-Elect Armstrong's question.

Helmke put in the Zoom Chat: TogetherChaffeeCounty.org is the project website with all information on the LUC project. Comments can be emailed to chaffeeplanning@chaffeecounty.org.

Administrator Reimer responded to Jim Rayburn's (14820 Little Beaver Ln., Nathrop) question.

H. Adjourn

There being no objections, the meeting was adjourned at 2:08 p.m. until 5:00 p.m. today.

I. 5:00 pm - Reconvene

The meeting and public hearing reconvened at 5:00 p.m.

1. Public Hearing to Consider Adoption of the Chaffee County Land Use Code as part of the Chaffee County Land Use Code Rewrite Project

The Public Hearing to consider adoption of the Chaffee County Land Use Code as part of the Chaffee County Land Use Code Rewrite Project resumed at 5:01 p.m.

The public comment portion of the hearing opened at 5:01 p.m.

Public comments were given by:

Cathy Chochon, 709 Dodge St. #B, Salida. Re: LUC Table 3.6.2.1.

Director Cottom commented and shared a map on Zoom. Administrator Reimer provided Commissioners Wood and Felt a paper map.
Commissioner Wood commented.

Joe Cooper, address previously provided.

Director Cottom responded to Commissioner's questions regarding setbacks from river.
Joe Cooper commented.
Commissioner Wood commented.

Marilyn Taylor, address previously provided.

Commissioner Wood, Director Cottom, and Administrator Reimer responded to Taylor's question/comments regarding Garfield.

John Shaw, 7381 County Rd. 221, Salida.

Dr. Brandon Bentz, 14003 County Rd. 220, Salida.

Mark Kostelic, 11025 Hwy. 291, Salida.
Director Cottom responded to Kostelic's questions.
Commissioner Wood commented.

The public comment portion of the hearing closed at 5:33 p.m.

Discussion ensued during which Director Cottom and Consultant Messenger spoke.

The location of the November 7 public hearing at the Stardust Event Center, 16450 County Rd. 306, Buena Vista with landmarks was provided.

J. Adjourn

There being no objections, the meeting and public hearing was adjourned at 5:50 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