Chaffee County Commissioners Meeting
December 5, 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 December 5, 2024, at the Chaffee County Courthouse. Board members present were Chair P. T. Wood, Commissioner Keith Baker (remotely), and Commissioner Greg Felt.

Others present in person were County Administrator Don Reimer, Deputy County Administrator Beth Helmke, Director of Finance Dan Short, Interim County Attorney Lynda Knowles, Planner Brandon Wolff, Planning Manager Garry Baker, Road & Bridge Superintendent Mark Stacy (Item F.4. only), and Commissioners-Elect Gina Lucrezi and Dave Armstrong.

Others present remotely were Planner Nick Gomer, GIS Coordinator Eric Lubell, and Deputy County Clerks Kit Kuester and Barbara Tidd.

1. Pledge of Allegiance
   Following the Pledge of Allegiance, Chair Wood called the meeting to order at 9:02 a.m.

2. Approve Agenda
   Chair Wood stated that item F. Regular Agenda Items, item 3. regarding the Hill Ranch would be moved to F. Regular Agenda Items, item 1.

   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 on any topic *not* on the Agenda.

   There was no public comment.

B. Minutes for Approval

1. Consider for Approval the Minutes of the November 19, 2024 Regular Meeting
   Commissioner Felt moved to approve the minutes of the November 19, 2024 Commissioners' regular meeting. Commissioner Baker seconded the motion. The motion carried unanimously.

C. Consent Agenda

Commissioner Baker pointed out that his vote would not count as to Item C. 2 Reappointing Dr. Matthew Burkley to the Chaffee County South Library Board because Commissioner Baker is not a representative to the South Library Board, rather, he is a representative only to the Chaffee County North Library Board.

Commissioner Baker moved to approve the Consent Agenda. Commissioner Felt seconded the motion. The motion carried unanimously with Commissioner Baker's vote *not* counting on Item C.2.

1. Pay the Bills

2. Approve Resolution 2024-81 Reappointing Dr. Matthew Burkley to the Chaffee County South Library Board

3. Approve Letters of Support for the Arkansas Headwaters Recreation Area application to Colorado Parks and Wildlife's 2026 Off-Highway Vehicle Grant for support of the Upper Arkansas Motorized Trail Crew (UAMTC)

4. Approve the Veteran's Service Officer's Monthly Report for November 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).

1. ***<u>To be continued to December 10, 2024:</u>***
   Hearing to Consider the Liquor License Renewal for Powder Mountain LLC, DBA Monarch Ski and Snowboard Area, at 23715 Hwy 50, Salida, CO 81201

   Chair Wood stated that this item would be continued to December 10, 2024.

   Deputy Clerk Kuester spoke.

   Commissioner Felt moved to continue the hearing to consider the Liquor License Renewal for Powder Mountain LLC, DBA Monarch Ski and Snowboard Area, at 23715 Hwy 50, Salida, CO 81201. Commissioner Baker seconded the motion. The motion carried unanimously.

E. Contracts/Grant Consideration

1. Consider funding request from Chaffee Housing Trust for support of proposed acquisition of River Village Mobile Home Park, with related letter of support for CHT's grant application to Colorado Department of Housing - B Helmke; D Short

   Deputy Administrator Helmke addressed the Board to consider a funding request from the Chaffee

Housing Trust (CHT) for support of the proposed acquisition of River Village Mobile Home Park, with a related letter of support for CHT's grant application to the Colorado Department of Housing.

Discussion ensued.

Commissioner Baker moved to approve support of funding from Chaffee County in the amount of $100,000 to the Chaffee Housing Trust (CHT) for purposes of purchasing the River Village Mobile Home Park, direct staff to finalize the formal funding agreement with CHT outlining the terms and conditions of said grant, and approve a related letter of support for CHT's grant application to the Colorado Department of Housing. Commissioner Felt seconded the motion. The motion carried unanimously.

2. Discuss Sheriff Office's pursuit of grant funding for AED replacement/upgrades - B. Helmke

Deputy Administrator Helmke addressed the Board to open discussion regarding the County Sheriff's Office's pursuit of grant funding for AED replacement/upgrades in patrol vehicles and buildings.

Helmke and Administrator Reimer responded to Commissioners' questions.

The consensus of Commissioners was to pursue this grant funding.

No formal action was taken.

3. Discuss lease for Chaffee County Sheriff's Office vehicles - Don Reimer

Administrator Reimer addressed the Board to open discussion regarding the lease for the County Sheriff's Office vehicles.

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

Commissioner Felt moved to direct staff to work with the Legal Department to finalize for approval a lease arrangement with Leasing Specialists, LLC for ten (10) Chevy Tahoes for the Sheriff's Office in a four-year lease agreement. Commissioner Baker seconded the motion. The motion carried unanimously.

F. Regular Agenda Items

3. Approve Hill Ranch Second Amendment to Settlement Agreement and Revegetation Plan - Commissioner Felt; Don Reimer

Commissioner Felt addressed the Board providing history and to consider approving the Hill Ranch Second Amendment to the Settlement Agreement and Revegetation Plan.

Administrator Reimer spoke.

Pueblo West Metropolitan District Board Chair Doug Proul addressed the Board.

Commissioner Baker spoke.

Chair Wood asked for public comment.
Rancher Brett McMurry, 21060 Hwy. 285, Nathrop spoke.

Hill Ranch Manager Matthew Coen responded to McMurray's question.

Ken McMurry, 11605 County Rd. 162, Nathrop spoke.

Commissioner Felt and Administrator Reimer responded to McMurray's comments.

Public comment closed.

Commissioner Felt moved to approve the Hill Ranch Second Amendment to the Settlement Agreement and Revegetation Plan as presented. Commissioner Baker seconded the motion. The motion carried unanimously.

Commissioners Wood and Felt signed the Agreement. Commissioner Baker stated that he would sign later today.

1. Consider Request for Acceptance of Major Subdivision Application During Temporary Moratorium in Consideration of Resolutions 2022-41 and 2022-74 - Applicant Joe Cooper (continued from June 20, 2023, and from July 11, 2023, and from September 5, 2023, and from November 7, 2023, and from January 9, 2024, and from May 7, 2024, and from September 10, 2024) - Planning Staff

   Planner Wolff addressed the Board regarding the Request for Acceptance of Major Subdivision Application During Temporary Moratorium in Consideration of Resolutions 2022-41 and 2022-74 for Applicant Joe Cooper.

   Attorney Douglas Tueller with Fennemore Craig. P.C., Denver, on behalf of Applicant Joe Cooper, addressed the Board.

   The following additional people spoke:
   Planner Wolff, Chair Wood, Attorney Tueller who also responded to Attorney Knowles' question, Reimer, Attorney Tueller, Attorney Eric Liebman with Fennemore Craig, P.C. (Denver), Reimer, Attorney Liebman, Chair Wood, Attorney Tueller, Commissioner Felt, Attorney Tueller, Attorney Knowles, Chair Wood, Attorney Liebman, Reimer, Attorney Knowles, Attorney Liebman, Chair Wood.

   No formal action was taken.

2. Confirm Board of County Commissioners' direction for Marijuana Excise Tax Advisory Board (METAB) funding allocation and METAB grants process for 2025 - B. Helmke

   Deputy Administrator Helmke addressed the Board to confirm the Commissioners' direction for the Marijuana Excise Tax Advisory Board (METAB) funding allocation and the METAB grants process for 2025.

Helmke responded to Commissioners' questions.

Commissioner Felt moved to confirm that the direction provided earlier is to be the direction we would like to go with a total of $400,000 for The Grove Early Childhood Education Center to support the construction of the facility in concert with the Buena Vista School District and pull from the three funding sources outlined in the Staff Agenda Summary. Commissioner Baker seconded the motion. The motion carried unanimously.

4. **Public Hearing -**
Name of Project: SSG Holdings, LLC / Chaffee County / City of Salida Subdivision Exemption for Public Benefit
Applicants: SSG Holdings, Chaffee County, City of Salida
Location: 6730 County Road 107, Salida
Request: This is a proposed land exchange and right of way dedication plat southwest of the intersection of County Road 107 and County Road 108. Certain lands will be transferred from SSG Holdings to Chaffee County and the City of Salida, in exchange for Chaffee County / City of Salida lands being transferred to SSG Holdings.
Planner: Garry Baker / gbaker@chaffeecounty.org / 719-530-5630

Manager Baker addressed the Board to open the Public Hearing in the matter of Applicants SSG Holdings, LLC / Chaffee County / City of Salida concerning property at 6730 County Road 107, Salida.

Superintendent Stacy spoke.

Manager Baker continued speaking.

Salida City Administrator Christy Doon spoke.

Reimer spoke.

Manager Baker responded to Commissioner's question.

Superintendent Stacy and Manager Baker responded to Commissioner's question.

The public comment portion of the hearing opened at 10:35 a.m.

Public comments were given by:

Dave Armstrong, 7032 County Rd. 107, Salida, as a public citizen.
Superintendent Stacy responded to Armstrong's question.

Salida City Administrator Christy Doon.

The public comment portion of the hearing closed at 10:40 a.m.

Commissioner Felt responded to Doon's comment.
Doon responded.
Reimer spoke.
Doon responded to Chair Wood's question.

Superintendent Stacy spoke.

Commissioner Felt moved to approve the proposed boundary adjustments and clarifications as presented and between SSG Holdings, LLC, Chaffee County, and City of Salida, and the Sherwood family; note in the resolution for this that there are additional adjustments that need to be made between the City and County regarding storm water management and siting any easements for water infrastructure for the City; and authorize the Chair to sign documents as needed.

Commissioner Baker seconded the motion. The motion carried unanimously.

Commissioner Baker spoke.

G. Active Projects

H. Adjourn

There being no objections, the meeting was adjourned at 10:48 a.m.

Attest:

Lori Mitchell

Lori Mitchell, County Clerk