Chaffee County Commissioners Meeting
December 10, 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 10, 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, Interim County Attorney Lynda Knowles, Planning Director Miles Cottom, Planning Manager Garry Baker, and Commissioners-Elect Gina Lucrezi and Dave Armstrong.

Others present remotely were Assistant County Attorney Mark Olguin, Planners Brandon Wolff and Nick Gomer, 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
Commissioner Baker moved to approve the Agenda. 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 on any item *not* on the Agenda. 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:

Jen Swacina, 230 W. 5th St., Salida.

John McGowan, 13100 Coyote Valley Rd., Salida.

B. Minutes for Approval

1. Consider for Approval the Minutes of the December 5, 2024 Regular Meeting
Commissioner Baker moved to approve the minutes of the December 5, 2024 Commissioners'

regular meeting. Commissioner Felt seconded the motion. The motion carried unanimously.

C. Consent Agenda

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

1. Pay the Bills

2. Approve updates to the Intergovernmental Agreement between the City of Salida and Chaffee County for the operation and management of the Salida Airport-Harriet Alexander Field

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

1. **Name of Project:** Booth-Dawson Lot Line Elimination
   Applicants: Bryce Booth-Dawson and Cassidy Orth-Moore
   Location: 33950 Vista Verde, Buena Vista, CO & Parcel #316324100022
   Request: To eliminate the shared lot line between two adjacent parcels in the Mt. Harvard Valley subdivision in order to create one new parcel.
   Planner: Nick Gomer / 719-530-5571 / ngomer@chaffeecounty.org

2. Hearing to Consider the Liquor License Renewal for Noah and Yousaf LLC, DBA Centerville Pit Stop, at 17900 Hwy 285, Nathrop, CO 81236

3. Hearing to Consider the Liquor License Renewal for Powder Mountain LLC, DBA Monarch Ski and Snowboard Area, at 23715 Hwy 50, Salida, CO 81201 (Continued from December 5, 2024)

E. Contracts/Grant Consideration

1. Consider contract award recommendation for Architectural services on the Chaffee County Sheriff's Hwy. 50 Headquarters project - D. Reimer; D. Short

   Administrator Reimer addressed the Board to consider the contract award recommendation for architectural services on the Chaffee County Sheriff's Hwy. 50 Headquarters project.

   Reimer responded to Commissioner's question.

   Commissioner Baker moved to award the Contract for Architectural Services for the Chaffee County Sheriff's Hwy. 50 Headquarters project to Blythe Group, direct the County Attorney's Office to complete contract negotiations, and authorize the Chair to execute the contract. Commissioner Felt seconded the motion. The motion carried unanimously.

2. Approve Engagement of United States Geological Survey (USGS) for services related to the CDPHE PFAS Testing Grant - Beth Helmke

   Deputy Administrator Helmke addressed the Board to consider engagement of the United States Geological Survey (USGS) for services related to the CDPHE PFAS Testing Grant.

   Commissioner Baker moved to enter into agreement with the U.S. GEOLOGICAL SURVEY, Colorado Water Science Center, UNITED STATES DEPARTMENT OF THE INTERIOR, for purposes of fulfilling water sampling, testing, analysis, and reporting per the Colorado Department of Public Health and Environment PFAS Grant program scope and funded grant award, and direct staff to work with USGS and partners to finalize as needed before implementation. Commissioner Felt seconded the motion. The motion carried unanimously.

   Commissioner Baker and Deputy Administrator Helmke spoke.

F. Regular Agenda Items

1. **Public Hearing -**
   Project: Pikul Projects Major Subdivision combined Preliminary and Final Plat
   Applicants: Pikul Investments, LLC c/o Sharon & Douglas Pikul
   Location: 29240, 29320, and 29490 CR361, Buena Vista, Colorado
   Request: To subdivide approximately 12.28 acres into six (6) building lots
   Planner: Garry Baker gbaker@chaffeecounty.org

   Chair Wood opened the Public Hearing to consider the Pikul Projects Major Subdivision combined Preliminary and Final Plats for Applicants Pikul Investments, LLC c/o Sharon & Douglas Pikul for the property(ies) located at 29240, 29320, and 29490 County Rd. 361, Buena Vista.

   Manager Baker addressed the Board with his presentation.

   Applicant did not speak.

   The public comment portion of the hearing opened at 9:35 a.m. There were no comments, and the public comment portion of the hearing was closed.

   Commissioner Felt moved to approve the Pikul Projects Major Subdivision combined Preliminary and Final Plats for Applicants Pikul Investments, LLC c/o Sharon & Douglas Pikul for the property(ies) located at 29240, 29320, and 29490 County Rd. 361, Buena Vista, with conditions as recommended by staff, and authorize the Chair to sign the resolution. Commissioner Baker seconded the motion. The motion carried unanimously.

2. Approve Letter of Support for Colorado Firecamp for their pursuit of the Action, Implementation & Mitigation (AIM) Grant for staff funding - Commissioner Wood

   Chair Wood addressed the Board to consider approving a Letter of Support for Colorado Firecamp for their pursuit of the Action, Implementation & Mitigation (AIM) Grant for staff funding.

Deputy Administrator Helmke responded to Commissioner's question.

Commissioner Baker moved to approve a Letter of Support for Colorado Firecamp for their pursuit of the Action, Implementation & Mitigation (AIM) Grant for staff funding and authorize the Chair to sign it. Commissioner Felt seconded the motion. The motion carried unanimously.

3. Approve Resolution 2024-86 Authorizing lease-purchase financing for the purpose of financing the completion of the Buena Vista Public Safety Complex and the construction of other County Capital Improvements - Dan Short, Director of Finance / Alan Matlosz, Managing Director, Stifel Public Finance

Director Short addressed the Board to consider approval of **RESOLUTION 2024-86 A RESOLUTION AUTHORIZING A LEASE-PURCHASE FINANCING FOR THE PURPOSE OF FINANCING THE COMPLETION OF THE BUENA VISTA PUBLIC SAFETY COMPLEX AND THE CONSTRUCTION OF OTHER COUNTY CAPITAL IMPROVEMENTS, AS DESCRIBED HEREIN; APPROVING A SITE LEASE, A LEASE PURCHASE AGREEMENT, AND RELATED TRANSACTION DOCUMENTS TO COMPLETE THE FINANCING; AND PROVIDING PARAMETERS IN CONNECTION WITH THE FINANCING.**

Alan Matlosz with Stifel's Colorado Public Finance Group addressed the Board and responded to Commissioner's question.

Commissioner Felt moved to approve **RESOLUTION 2024-86 A RESOLUTION AUTHORIZING A LEASE-PURCHASE FINANCING FOR THE PURPOSE OF FINANCING THE COMPLETION OF THE BUENA VISTA PUBLIC SAFETY COMPLEX AND THE CONSTRUCTION OF OTHER COUNTY CAPITAL IMPROVEMENTS, AS DESCRIBED HEREIN; APPROVING A SITE LEASE, A LEASE PURCHASE AGREEMENT, AND RELATED TRANSACTION DOCUMENTS TO COMPLETE THE FINANCING; AND PROVIDING PARAMETERS IN CONNECTION WITH THE FINANCING**.

Commissioner Baker seconded the motion. The motion carried unanimously.

8. Review and Approve Resolution 2024-83, Authorizing the Board of County Commissioners to Serve as the Board of Adjustment

Director Cottom addressed the Board to consider **RESOLUTION 2024-83 AUTHORIZING THE BOARD OF COUNTY COMMISSIONERS TO SERVE AS THE BOARD OF ADJUSTMENT**.

Director Cottom responded to Commissioner's question.

Commissioner Felt moved to approve **RESOLUTION 2024-83 AUTHORIZING THE BOARD OF COUNTY COMMISSIONERS TO SERVE AS THE BOARD OF ADJUSTMENT**. Commissioner Baker seconded the motion. The motion carried unanimously.

5. Approve Resolution 2024-73 for an Amendment to the 2024 County Budget - Finance Director Short

Director Short addressed the Board to consider approval of **RESOLUTION 2024-73 A RESOLUTION APPROPRIATING ADDITIONAL SUMS OF MONEY TO DEFRAY EXPENSES IN EXCESS OF AMOUNTS BUDGETED FOR CHAFFEE COUNTY, COLORADO.**

Commissioner Baker moved to approve **RESOLUTION 2024-73 A RESOLUTION APPROPRIATING ADDITIONAL SUMS OF MONEY TO DEFRAY EXPENSES IN EXCESS OF AMOUNTS BUDGETED FOR CHAFFEE COUNTY, COLORADO** as published. Commissioner Felt seconded the motion. The motion carried unanimously.

The meeting recessed at 9:52 a.m. until 10:00 a.m.
The meeting resumed at 10:00 a.m.

4. **10:00 a.m. - Public Hearing** - Consider Adoption of the Proposed Budget for the Ensuing Year of 2025 – Director of Finance Short

- Approve Resolution 2024-74 Summarizing Expenditures and Revenues for Each Fund and Adopting a Budget for the County of Chaffee, State of Colorado, for the Calendar Year Beginning on the First Day of January, 2025 and Ending on the Last Day of December, 2025
- Approve Resolution 2024-75 Levying General Property Taxes for the Year 2024 to Help Defray the Costs of Government for the County of Chaffee, State of Colorado, for the 2025 Budget Year
- Approve Resolution 2024-76 Appropriating the Sums of Money to the Various Funds and Spending Agencies in the Amounts and for the Purposes as Set Forth Below, for the County of Chaffee, State of Colorado, for the 2025 Budget Year

Chair Wood opened the Public Hearing to consider Adoption of the Proposed Budget for the Ensuing Year of 2025 and for consideration of approval of the following resolutions:

- **RESOLUTION 2024-74 SUMMARIZING EXPENDITURES AND REVENUES FOR EACH FUND AND ADOPTING A BUDGET FOR THE COUNTY OF CHAFFEE, STATE OF COLORADO, FOR THE CALENDAR YEAR BEGINNING ON THE FIRST DAY OF JANUARY, 2025
AND ENDING ON THE LAST DAY OF DECEMBER, 2025.**

- **RESOLUTION 2024-75 LEVYING GENERAL PROPERTY TAXES FOR THE YEAR 2024 TO HELP DEFRAY THE COSTS OF GOVERNMENT FOR THE COUNTY OF CHAFFEE, STATE OF COLORADO, FOR THE 2025 BUDGET**

- **RESOLUTION 2024-76 APPROPRIATING SUMS OF MONEY TO THE VARIOUS FUNDS AND SPENDING AGENCIES IN THE AMOUNTS AND FOR THE PURPOSES AS SET FORTH BELOW, FOR THE COUNTY OF CHAFFEE, STATE OF COLORADO, FOR THE 2025 BUDGET YEAR.**

Director Short addressed the Board.

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

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

Public comments were given by:

Dave Armstrong, 7032 County Road 107, Salida, as a public citizen.
Director Short spoke in response to Armstrong's comment.

The public comment portion of the hearing closed at 10:08 a.m.

Commissioner Baker moved to approve **RESOLUTION 2024-74 SUMMARIZING EXPENDITURES AND REVENUES FOR EACH FUND AND ADOPTING A BUDGET FOR THE COUNTY OF CHAFFEE, STATE OF COLORADO, FOR THE CALENDAR YEAR BEGINNING ON THE FIRST DAY OF JANUARY, 2025 AND ENDING ON THE LAST DAY OF DECEMBER, 2025.** Commissioner Felt seconded the motion. The motion carried unanimously.

Commissioner Felt moved to approve **RESOLUTION 2024-75 LEVYING GENERAL PROPERTY TAXES FOR THE YEAR 2024 TO HELP DEFRAY THE COSTS OF GOVERNMENT FOR THE COUNTY OF CHAFFEE, STATE OF COLORADO, FOR THE 2025 BUDGET.** Commissioner Baker seconded the motion. The motion carried unanimously.

Commissioner Baker moved to approve **RESOLUTION 2024-76 APPROPRIATING SUMS OF MONEY TO THE VARIOUS FUNDS AND SPENDING AGENCIES IN THE AMOUNTS AND FOR THE PURPOSES AS SET FORTH BELOW, FOR THE COUNTY OF CHAFFEE, STATE OF COLORADO, FOR THE 2025 BUDGET YEAR.** Commissioner Felt seconded the motion. The motion carried unanimously.

6. Presentation from BlueTriton Brands on merger transaction between BlueTriton Brands and Primo Water with respect to BlueTriton 1041 Permit - Caitlyn Quander

Commissioner Felt recused himself from this matter because of the position into which he will move with the Upper Arkansas Water Conservancy District following his term as Commissioner. Commissioner Felt left the room at 10:10 a.m.

Chair Wood clarified that no decisions will be made today. The Board will gather information today.

Blue Triton Brands (BTB) counsel Caitlyn Quander provided written materials to the Board.

BTB Sr. Manager, Natural Resources (Louis) Trey Mixon addressed the Board.

Quander addressed the Board to present on the merger transaction between BTB and Primo Water with respect to the BTB 1041 Permit.

Attorney Knowles responded to Commissioner's question during Quander's presentation.

Dustin Charapata, shareholder with Brownstein Hyatt Farber Schreck LLP, addressed the Board.

Quander addressed the Board.

Attorney Knowles spoke.

Charapata and Quander responded to Commissioner's question.

Mixon and Charapata responded to Administrator Reimer's questions.

Charapata and Quander responded to Commissioner's questions.

Chair Wood and Attorney Knowles responded to Armstrong's question.

No formal action was taken.

The meeting recessed at 10:45 a.m. for a short break.
The meeting resumed at 10:50 a.m. at which time Commissioner Felt rejoined the meeting.

7. **Public Hearing** to Consider Adoption of Development Review and Engineering Criteria Manuals as appendices to the Chaffee County Land Use Code - Miles Cottom

Chair Wood opened the Public Hearing to consider adoption of Development Review and Engineering Criteria Manuals as appendices to the Chaffee County Land Use Code.

Director Cottom addressed the Board and responded to Commissioner's question.

The public comment portion of the hearing opened at 11:00 a.m. There were no comments, and the public comment portion of the hearing was closed.

Discussion ensued.

Commissioner Baker moved to adopt the Development Review and Engineering Criteria Manuals as appendices to the Chaffee County Land Use Code as published in our packets and contained in Chaffee County Planning Commission Resolution 2024-02. Commissioner Felt seconded the motion. The motion carried unanimously.

Cottom stated that a resolution for the Chair’s signature will be prepared and placed on a future consent agenda.

9. Review and Approve Resolution 2024-85 Adopting a New Fee Schedule for Planning & Zoning Applications - Miles Cottom

Director Cottom addressed the Board to consider **RESOLUTION 2024-85 ADOPTING A NEW PLANNING AND ZONING DEPARTMENT FEE SCHEDULE**.

Director Cottom responded to Commissioner's question.

Chair Wood asked for public comments at 11:13 a.m., although there was not a public hearing required or scheduled for this agenda item. There were no comments.

Commissioner Baker moved to approve **RESOLUTION 2024-85 ADOPTING A NEW PLANNING AND ZONING DEPARTMENT FEE SCHEDULE**. Commissioner Felt seconded the motion. The motion carried unanimously.

10. Annual Report Presentation from Chaffee County Common Ground Advisory Committee - Kim Marquis

    Chaffee County Common Ground (CCCG) Program Administrator Ben Doon addressed the Board and introduced others who are with CCCG who were in the room.

    CCCG Outreach Coordinator Kim Marquis and Doon presented to the Board the Annual Report from the CCCG Advisory Committee.

    CCCG Advisory Committee Chair Cindy Williams spoke.

    Discussion ensued.

    No formal action was taken.

G. Active Projects

H. Adjourn

There being no objections, the meeting was adjourned at 11:51 a.m.

I. Luncheon with Chaffee Common Ground Advisory Committee

Attest:

Lori Mitchell

Lori Mitchell, County Clerk