



**ARCHULETA COUNTY  
BOARD OF COUNTY COMMISSIONERS**

Meetings are conducted in person at the Administration Building located at 398 Lewis Street. Whenever possible, meetings will be broadcast online via Zoom, which can be accessed from a computer or phone with internet access.

The County does not and cannot guarantee internet service or online broadcasting. Remote attendance is at the risk of the attendee as public meetings will continue in person regardless of the County's broadcast capability. View the Zoom Meeting at <https://zoom.us/j/91609048375?pwd=dIFFV0J1cGVKa1NHWHFsa2taeGxtZz09> - Meeting ID 916 0904 8375 - Passcode 4141885

**CALL TO ORDER THE REGULAR MEETING OF THE BOARD OF COUNTY COMMISSIONERS OF MAY 16, 2023 AT 1:30 P.M.**

**PLEDGE OF ALLEGIANCE**

**MOMENT OF SILENCE**

**DISCLOSURES AND/OR CONFLICT OF INTEREST**

**APPROVAL OR ADJUSTMENTS TO AGENDA**

\* Executive Session - Specific Agenda Topic

**EXECUTIVE SESSION**

Pursuant to C.R.S. 24-6-402(4): The Board reserves the right to meet in executive session for any purposes allowed and announced prior to voting to enter into executive session.

**PUBLIC COMMENTS FROM THE FLOOR**

This is an opportunity during the session for the public to address the Commissioners. Please complete the Public Comment Request Form and submit to an Administrative Staff member prior to the beginning of the meeting. Please keep your comments to three (3) minutes. The Board is not required to discuss or reply to your comment.

Documents:

[PUBLIC COMMENT REQUEST FORM\\_\\_REV2023.PDF](#)

**REPORTS**

**A. Archuleta County Human Services 1st Quarter Report 2023**

Presenter Isabel Vita  
Presenter's Title Director, Archuleta County Department of Human Services

Documents:

[ACDHS 1ST QUARTER REPORT 2023.PDF](#)

## **ABATEMENT HEARING**

### **A. Petition For Abatement Or Refund Of Taxes For Account R007205- Parcel 5699-153-18-001 At 122 Harman Park Drive**

The petitioner Wells Fargo Bank is requesting an abatement in regards to the Colorado Supreme Court Placeholder- The abetment is being filed to correct an error made by the Assessor by not factoring in the impact of Covid-19 on the 2020 value. The Assessor recommends denial for this abatement request for the following reasons: 1) The property owner did not provide any proof or evidence that would support a lower value from the impact of COVID-19; 2) In the data analysis for the reappraisal that took place for tax year 2019-2020, our records do not support a decrease in value. Our analysis shows the opposite (2017-2018 Valuation of \$905,730; 2019-2020 Valuation of \$967,420; 2021-2022 Valuation of \$1,033,960; and 2023-2024 Valuation of \$1,174,740); and 3) At this time, nothing has been resolved with the respect to the Colorado Supreme Court case and no provisions have been made to delay the abatement process.

Presenter Johanna Tully-Elliott  
Presenter's Title Assessor

Documents:

[ABATEMENT FOR R007205.PDF](#)

## **B. BUDGET HEARING**

### **Budget Hearing - Amendment to 2023 County Budget for Public Health**

This agenda item is to consider amending the 2023 county budget to appropriate funds for the creation of the Public Health Department and a Water Quality Division within the Development Services Department. This amended budget also includes adding one position to the Development Services Department.

Presenter Chad Eaton  
Presenter's Title Finance Director

Documents:

[AMENDED BUDGET WORKSHEET.PDF](#)  
[RESOLUTION 2023-\\_\\_\\_ FOR SUPPLEMENTAL BUDGET AND APPROPRIATION.PDF](#)

## **LAND USE REGULATION HEARING**

### **A. Consideration And Approval Of PLN23-037, Thunder Valley Minor Subdivision, Amendment 2023-01, Final Plat**

Scott and Jamie Miller have applied for Approval of (PLN23-037) the Miller, Thunder Valley Minor

Subdivision Final Plat. The purpose of this action is to subdivide their approximate twenty (20) acre parcel at 571 Wildlife Park Rd. into three (3) lots of approximately 5.02 to 10.02 acres in size. The Proposal was reviewed and approved by the Planning Commission on the 26th of May, 2023.

Presenter                      Stephen Slade  
Presenter's Title              Planner

Documents:

[BOCC PLN23-037, MILLER, THUNDER VALLEY MINOR SUBDIVISION FINAL PLAT, PC STAFF REPORT, FINAL.PDF](#)  
[THUNDER VALLEY MINOR SUB-PRELIMINARY-20230330.PDF](#)

## **LIQUOR BOARD**

### **A. Consideration And Approval Of A Special Events Permit For Fundraiser Benefitting The County Fair**

This is an application for a Special Events Permit for Pagosa Mountain Morning Rotary Club to sell Malt, Vinous and Spiritous Liquor at 344 US HWY 84 in Pagosa Springs, CO for the County Fair Fundraiser Dance on May 19th, 2023. The Sheriff has been notified of this event. The proper fees were collected. The applicant has requested a waiver of said fees due to the fact the event benefits the county fair. The premises was posted for the required ten (10) days prior to today's hearing. Staff recommends approval of this Special Events Permit and waiver of the fees.

Presenter                      Ashley Springer  
Presenter's Title              Administrative Assistant

Documents:

[ROTARY SPECIAL EVENTS PERMIT.PDF](#)

### **B. Consideration And Approval Of A Special Events Permit For Burris And Sons Bucking Bulls, LLC Rodeo And Dance**

This is an application for a Special Events Permit for Burris and Sons Bucking Bulls, LLC to sell Malt, Vinous and Spiritous Liquor at 344 US HWY 84 in Pagosa Springs, CO for the Rodeo and Dance Events on June 1, 8, 15, 22, 29 and July 13, 20, 27, 2023. The Sheriff has been notified of this event. The proper fees were collected and the premises was posted for the required ten (10) days prior to today's hearing. The financial impact to the county is the fees paid per the county fee schedule and staff recommends approval of this Special Events Permit.

Presenter                      Ashley Springer  
Presenter's Title              Administrative Assistant

Documents:

[RODEO SPECIAL EVENTS PERMIT.PDF](#)

## **CONSENT AGENDA BY BOCC/LIQUOR BOARD**

### **A. Consideration And Approval Of A Lodging & Entertainment License Renewal For Ghost Pines Properties LLC DbA Tennyson Building Event Center**

This is a renewal of a Lodging and Entertainment liquor license for Ghost Pines Properties LLC dba

Tennyson Building Center located at 197 Navajo Trail in Pagosa Springs, Colorado. This renewal includes no changes. The application is complete and the proper fees have been paid. The Sheriff's Office and the County Building Department have completed their inspections and found no issues. The financial impact to the County is the fees paid per the County Fee Schedule and staff recommends approval of this liquor license renewal. Responsible Staff: Mary Helminski, Liquor Licensing Agent.

Documents:

[TENNYSON EVENT CENTER LICENSE RENEWAL.PDF](#)

## **CONSENT AGENDA**

### **A. PAYABLE WARRANTS AND PURCHASE CARDS**

**May 3, 2023 - May 16, 2023**

### **B. REGULAR MEETING MINUTES**

**Regular Meeting Minutes 05/02/2023**

Draft of the Regular Meeting Minutes from May 2, 2023 for approval.

Documents:

[05-02-2023R.PDF](#)

### **C. Consideration Of Resolution 2023-\_\_\_\_ To Consolidate 2 Lots Into 1 Lot In Lake Forest Estates Owned By Eric B. Johnson And Meghan B. Johnson**

This request it to consider a Resolution authorizing the consolidation of Lots 348 and 349 of Lake Forest Estates, to become Lot 348X, owned by Eric B. Johnson and Meghan B. Johnson. The impact to the county budget includes fees paid per the County Fee Schedule, generally balanced by a reduction in property taxes. This consolidation has been reviewed and is recommended for approval. Responsible Staff: Stephen Slade, Planner.

Documents:

[LOT CONSOLIDATION RESOLUTION JOHNSON PLN23-035.DOCX](#)

### **D. Consideration Of Resolution 2023-\_\_\_\_ To Consolidate 3 Lots Into 1 Lot In Aspen Springs Subdivision No 5 Owned By Douglas D Sanders And Rebecca C Davenport**

This request it to consider a Resolution authorizing the consolidation of Lots 225, 226 and 227 of Aspen Springs Subdivision No. 5, to become Lot 225X, owned by Douglas D Sanders and Rebecca C Davenport. The impact to the county budget includes fees paid per the County Fee Schedule, generally balanced by a reduction in property taxes. This consolidation has been reviewed and is recommended for approval. Responsible Staff: Stephen Slade, Planner.

Documents:

[LOT CONSOLIDATION RESOLUTION DOUGLAS D SANDERS AND REBECCA C DAVENPORT PLN23-036.DOCX](#)

### **E. Consideration Of Resolution 2023-\_\_\_\_ To UnConsolidate 1 Lot Into 2 Lots In Martinez Mountain Estates Unit 2 Owned By Folkstone Holdings, LLC.**

This request it to consider a Resolution authorizing the un-consolidation of Lot 55X of Martinez Mountain Estates Unit Two, to become Lots 54A and 55XA, owned by Folkstone Holdings, LLC. The

impact to the county budget includes fees paid per the County Fee Schedule, generally balanced by a reduction in property taxes. This consolidation has been reviewed and is recommended for approval.  
Responsible Staff: Stephen Slade, Planner.

Documents:

[LOT UNCONSOLIDATION RESOLUTION, FOLKSTONE HOLDINGS, LLC. PLN23-062.DOCX](#)

**F. Consideration And Approval Of The Upper San Juan Hospital District  
Emergency Medical Services Ambulance Licenses**

In accordance with C.R.S. 25-3.5-301, the Upper San Juan Health Services District is requesting a license to provide ambulance service in Archuleta County. The areas to be served include Archuleta County and portions of Mineral and Hinsdale Counties.

Documents:

[AMBULANCE LICENSES.PDF](#)

**G. Consideration Of Resolution 2023- \_\_\_\_ To Appoint Members To The Archuleta  
County Fair Board**

At their April meeting, the Archuleta County Fair Board approved the appointment of Jane Davison and Becky Ziminsky to two open seats on the Fair Board. Pursuant to the bylaws, members must be appointed by the Board of County Commissioners. This resolution is for the BoCC to appoint Jane Davison and Becky Ziminsky to the Fair Board for a three year term.

Documents:

[RESOLUTION APPOINTING MEMBER TO FAIR BOARD.PDF](#)

**H. Ratification Of The Chairman's Signature On Letters Of Support For  
Communications Towers In The Upper Piedra Area**

These letters of support to Commnet Broadband provides the joint support of the Boards of County Commissioners of Hinsdale, Mineral and Archuleta Counties for installing a communications tower in the Upper Piedra area. These letters were signed by the Chairman on May 4, 2023.

Documents:

[LETTERS OF SUPPORT - HINSDALE COUNTY.PDF](#)

**OLD BUSINESS**

**A. Consideration And Approval Of Letter To DOLA Requesting Extension To  
Complete SLFRF IGA Grant Agreement**

This letter to the Department of Local Affairs requests their permission to extend the deadline to complete the SLFRF IGA Grant for six months.

Presentor	Todd Weaver
Presentor's Title	County Manager

Documents:

[DOLA RE SLFRF GRANT EXTENSION REQUEST.PDF](#)

## NEW BUSINESS

### A. Consideration And Approval Of Refund Of County Portion Of 2022 Real Estate Taxes For HO Enterprises LLC

In April 2023, the Board of County Commissioners (the "BoCC") approved an Agreement to Award Incentive to Maintain 311 S. 7th Street as Affordable Housing (attached). Section 1.b. of the Agreement states that an annual report shall be provided to the BoCC setting forth the rental rate for each unit at 311 S. 7th Street compared to the 100% of the AMI For Archuleta County., Upon receipt of the report and full payment of the real estate taxes, a refund of the county portion of the tax bill shall be sent to the property owner. The refund will come out of the overages recognized by Archuleta County from the fees on short-term rentals. HO Enterprises LLC has provided the report and this agenda item is to request a refund of \$473.15 from the 2022 real estate taxes.

Presenter	Todd Weaver
Presenter's Title	County Attorney

Documents:

[2023-04-04 - AGREEMENT TO AWARD INCENTIVE TO MAINTAIN 311 S. 7TH STREET AS AFFORDABLE HOUSING.PDF](#)  
[HO ENTERPRISES TAX REFUND.PDF](#)

### B. Consideration And Approval Of Purchase Requisition For Emergency Rebuild Of Unit 090

Unit 090 is a 2006 140H motor grader with 12,677 hours. The repairs needed include a new differential, transmission, engine, brakes and tandems. This is a sole source procurement.

Presenter	Michael Torres
Presenter's Title	Fleet Manager

Documents:

[UNIT 090 PURCHASE REQUISITION.PDF](#)

### C. Consideration And Approval Of Emergency Repairs Of Unit 306

Unit 306 is a 2006 Caterpillar D6R Dozer with 9,000 engine hours used daily at the Landfill. The repairs will include the reconditioning of the transmission, engine, final drive, cab interior and tracks. This is a sole source repair.

Presenter	Michael Torres
Presenter's Title	Fleet Manager

Documents:

[UNIT 306 REPAIR.PDF](#)

### D. Consideration Of Resolution 2023-\_\_\_\_\_ Amending Fees For County Services And Information

Pursuant to C.R.S. 30-11-108, the Board of County Commissioners are charged with establishing fees charged for county services. This resolution updates certain fees. Suggested amendments or additions

to the current fee schedule are highlighted in yellow to ensure transparency in how the county represents changing fees.

Presenter Derek Woodman  
Presenter's Title County Manager

Documents:

[RESOLUTION 2023-\\_\\_\\_ AMENDING COUNTY FEE SCHEDULE.PDF](#)  
[FEE CHANGES - HIGHLIGHTED.PDF](#)

**E. Consideration Of Resolution 2023-\_\_\_\_\_ Approving Donation And Transfer Of Title Of County Property To The Pagosa Springs Community Development Corporation And Approval Of 5 Applications For Treasurers Deeds**

At the May 9, 2023 work session, the Pagosa Springs Community Development Corporation, in collaboration with local resident Julian Caler, requested a donation of six county-held lien properties in Chris Mountain Village II to develop workforce housing. This agenda item is to adopt a resolution approving the donation of one of the parcels and committing to the donation of the remaining five parcels which still must go through the process of Treasurer's Deed and quiet title prior to donating them. The Applications for Treasurer Deed for the five parcels are included in this agenda item.

Presenter Todd Weaver  
Presenter's Title County Attorney

Documents:

[RESOLUTION 2023-\\_\\_\\_ APPROVING THE DONATION OF 6 LOTS TO CDC.PDF](#)  
[TREASURER DEED APPLICATIONS.PDF](#)

**F. Consideration Of Resolution 2023-\_\_\_\_\_ To Approve And Establish Terms For The Transfer Of Certificates Of Purchase For Specific Real Estate Donation And Transfer Of Title Of County Property To The Pagosa Springs Community Development Corporation And Approval Of 5 Applications For Treasurers Deeds**

This Resolution provides the terms for the sale of thirteen Certificates of Purchase for thirteen parcels of land to Julian Caler.

Presenter Todd Weaver  
Presenter's Title County Attorney

Documents:

[RESOLUTION TO TRANSFER CERTIFICATES OF PURCHASE - CALER - MAY 2023.PDF](#)

**COMMISSIONER COMMENTS**

**ADJOURNMENT OF THE REGULAR BOCC MEETING**

All meetings to be held in the Archuleta County Administration Offices  
398 Lewis Street, unless otherwise stated.  
All Regular and Special BoCC Meetings are recorded.

