



ARCHULETA COUNTY
BOARD OF COUNTY COMMISSIONERS

It is HIGHLY ENCOURAGED for the Public to Join via ZOOM as space is very limited in the meeting room. Join Zoom Meeting at [https://zoom.us/j/91609048375?](https://zoom.us/j/91609048375?pwd=dIFFVOJ1cGVKa1NHWHFsa2taeGxtZz09) Meeting ID 916 0904 8375 - Passcode 4141885

CALL TO ORDER THE REGULAR MEETING OF THE BOARD OF COUNTY COMMISSIONERS OF MAY 18, 2021 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

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.PDF](#)

LAND USE REGULATION HEARING

A. Public Hearing Of Amendments To The Land Use Regulations And Consideration And Approval Of Resolution 2021-_____ Amending The Archuleta County Land Use Regulations

This resolution amends the Archuleta County Land Use Regulations, specifically to Sections 1, 2, 3, 4, 5 and 11.

Presenter	Pam Flowers
Presenter's Title	Development Director

Documents:

[RESOLUTION 2021-___ AMENDING THE COUNTY LAND USE REGULATIONS.PDF](#)
[LAND USE REGULATIONS SEC 1 STOP WORK.PDF](#)
[LAND USE REGULATIONS TABLE 1-4 UPDATES.PDF](#)

[LAND USE REGULATIONS SEC 3 DELETE ADMINISTRATIVE CUP ADD VACATION RENTAL PERMIT \(VRP\).PDF](#)
[LAND USE REGULATIONS SEC 4 IMPROPERLY DIVIDED PARCELS.PDF](#)
[LAND USE REGULATIONS SEC 5 LODGING ESTABLISHMENT STANDARDS.PDF](#)
[LAND USE REGULATIONS SEC 5 VACATION RENTAL STANDARDS.PDF](#)
[LAND USE REGULATIONS SECTION 11 DEFINITIONS.PDF](#)

B. Public Hearing Of Light Plant River Estates Subdivision Final Plat (PLN21-027)

Robert Levine, representative of the Fairway Land Trust, has applied for a Subdivision Final Plat approval, in accordance with the Reservoir River Ranch Development Agreement, setting aside approximately 64 acres as Future Development Parcels for three single-family residence parcels and one open space parcel. The new subdivided area will be located in Sec 24 & 25, T35N, R2W, NMPM, west of County Road 119. The property at 1301 County Road 119 is zoned Planned Unit Development (PUD).

Presenter Pam Flowers
Presenter's Title Development Director

Documents:

[21-027 LIGHT PLANT RIVER ESTATES SUBDIVISION FINAL PLAT, BOCC STAFFREPORT, 210512.PDF](#)

C. Consideration And Approval Of Final Plat For The Caewood Lisa And Price James E. Revocable Trust

Lisa Price, representing the Caewood Lisa and Price James E. Revocable Trust, has applied for Final Plat Approval of the Lindsey Subdivision Amendment 2021-01 Final Plat, being a replat of Lots 3 & 4. The impacted lots are zoned Agricultural Estates (AE).

Presenter Pam Flowers
Presenter's Title Development Director

Documents:

[21-018, PRICE MLLA FINAL PLAT, BOCC STAFF REPORT, 210512.PDF](#)

D. Consideration And Approval Of Final Plat For Neil And Linda Gundelach

Neil and Linda Gundelach have applied for Final Plat Approval of the San Juan River Resort Subdivision Unit No. 2 Amendment 2021-01 Final Plat, being a replat of Lot 83X and a portion of Bridge Drive. The impacted lot is zoned Residential (R).

Presenter Pam Flowers
Presenter's Title Development Director

Documents:

[21-013, GUNDELACH MLLA FINAL PLAT, BOCC STAFF REPORT, 210512.PDF](#)

LOCAL LICENSING AUTHORITY

A. Consideration And Approval Of A Renewal Of A Retail Optional Premises Cultivation License For J And J Enterprises, Inc. Dba Random Precision

This is a renewal of a Retail Optional Premises Cultivation Center License for J and J

Enterprises, Inc. dba Random Precision, located at 235 Bastille Drive in Pagosa Springs. There are no changes, the application is complete and the proper fees have been paid. The Sheriff's Office, Fire District and County Building Department have all done their inspections and found no issues. Staff recommends approval of this renewal application.

Presenter Mary Helminski
Presenter's Title Executive Assistant/Paralegal

Documents:

[RANDOM PRECISION RENEWAL.PDF](#)

LIQUOR BOARD

A. Consideration And Approval Of Report Of Changes For Ghost Pines Properties LLC DbA Tennyson Building Event Center

The Tennyson Building Event Center is requesting a modification of their liquor licensed premises to include a newly constructed 2,000 sq.ft. outdoor courtyard. In addition, they would like to add Margot Harter as a Registered Manager.

Presenter Mary Helminski
Presenter's Title Executive Assistant/Paralegal

Documents:

[TENNYSON EVENT CENTER REPORT OF CHANGES.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 & Entertainment liquor license for Ghost Pines Properties LLC dba Tennyson Building Event Center located at 197 Navajo Trail in Pagosa Springs, Colorado. This renewal includes a modification of premises to add an outdoor courtyard. 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 license renewal. Responsible Staff: Mary Helminski, Liquor Licensing Agent.

Documents:

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

B. Consideration And Approval Of A Brew Pub (County) License Renewal For Tony's Taps LLC DbA Pagosa Brewing Co.

This is a renewal of a Brew Pub (county) liquor license for Tony's Taps LLC dba Pagosa Brewing Co. located at 118 N. Pagosa Blvd. 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 license renewal. Responsible Staff: Mary Helminski, Liquor Licensing Agent.

Documents:

C. Consideration And Approval Of A Hotel & Restaurant License Renewal For Righteous Path LLC DbA Coyote Moon Bar & Grill

This is a renewal of a Hotel & Restaurant liquor license for Righteous Path LLC dba Coyote Moon Bar & Grill located at 1120 County Road 600 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 license renewal. Responsible Staff: Mary Helminski, Liquor Licensing Agent.

Documents:

[COYOTE MOON RENEWAL.PDF](#)

CONSENT AGENDA

A. PAYABLE WARRANTS AND PURCHASE CARDS

May 5, 2021 - May 18, 2021

B. REGULAR MEETING MINUTES

Regular Meeting Minutes 05/04/2021

Draft of the Regular Meeting Minutes from May 4, 2021 for approval.

Documents:

[05-04-2021R.PDF](#)

C. Consideration And Adoption Of Archuleta County Emergency Alert & Notification Plan

This plan provides an overview of external public notification dissemination and warning as well as internal key official and responder notification in the event of a large scale emergency or disaster in Archuleta County. Staff recommends adoption of this plan. Responsible Staff: Mike Le Roux, Emergency Manager.

Documents:

[EMERGENCY ALERT AND NOTIFICATION PLAN 2021.PDF](#)

D. Consideration And Approval Of Notice To Proceed To Strohecker Asphalt & Paving, Inc.

On April 20, 2021, the Board of County Commissioners ("BoCC") awarded the 2021 Asphalt Maintenance Project for Archuleta County to Strohecker Asphalt & Paving, Inc. This action item asks the BoCC to sign the Notice to Proceed which directs Strohecker to commence the work as indicated in the Agreement and formally executes the Agreement.

Documents:

[2021 ASPHALT MAINTENANCE PROJECT.PDF](#)
[SIGNATURE PAGES.PDF](#)

E. Consideration And Approval Of ACDHS And 50-JT School District CORE Bridges Program Contract

DHS is desirous of entering into an agreement with contractor to provide a

comprehensive, County Designed Day Treatment Alternative to children who would otherwise require a more restrictive level of care but may be maintained at a less restrictive out-of-home placement or in his/her own home with Core Services. The term of this agreement is from June 1, 2021 through May, 31 2022. The Contractor will be paid for their services the sum of \$86,176.86 for the services.

Documents:

[BRIDGES CONTRACT 21-22.PDF](#)

F. Consideration And Approval Of Acceptance Of Coronavirus Local Fiscal Recovery Fund

The U.S. Department of the Treasury has awarded \$2,724,969 to Archuleta County from the Coronavirus Local Fiscal Recovery Fund. This agenda item authorizes the Chairman to sign the acceptance form and designates certain county employees for various responsibilities in connection with receiving the funds.

Documents:

[CORONAVIRUS LOCAL FISCAL RECOVERY FUND APPLICATION.PDF](#)

G. 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](#)

OLD BUSINESS

A. Consideration And Approval Of Intergovernmental Agreement With Aspen Springs Metropolitan District

At the March 16, 2021 Board of County Commissioners meeting, the Board approved the purchase and installation of playground equipment at the Aspen Springs playground. This Intergovernmental Agreement designates the terms and responsibilities for the playground and appoints a project representative from the county.

Presenter	Todd Weaver
Presenter's Title	County Attorney

Documents:

[IGA FOR ASPEN SPRINGS PLAYGROUND.PDF](#)

NEW BUSINESS

A. Consideration And Approval Of Acknowledgement Of Offer And Optional Waiver To Decline Title Insurance

On April 6, 2021, the Board of County Commissioners ("BoCC") approved Applications for Treasurer's Deeds on 11 county-owned properties to begin the disposition process for the parcels. One of the steps normally done while obtaining the Treasurer's Deed is to procure an Owners & Encumbrance ("O&E") Report. Since the County Attorney will be having O&E Reports run when he does the Quiet Title suit on each parcel, it's not necessary to have one done for the Treasurer's Deed. The Treasurer's Office requires a Waiver that declines the O&E report.

Presenter Todd Weaver
Presenter's Title County Attorney

Documents:

[TREASURER DEEDS WAIVERS.PDF](#)

B. Consideration Of Resolution 2021-____ Opposing Colorado State Initiative 16

This resolution provides the Board of County's Commissioners' opposition to Colorado's Initiative 16: Laws Concerning Cruelty to Animals.

Presenter Scott Wall
Presenter's Title County Administrator

Documents:

[RESOLUTION 2021-___ OPPOSING CO STATE INITIATIVE 16.PDF](#)

C. Consideration And Approval Of Contract Change Proposal For Justice Facility

This change order is to finish out the middle courtroom and the commons area of the Justice Facility.

Presenter Scott Wall
Presenter's Title County Administrator

Documents:

[JUSTICE FACILITY CHANGE ORDER.PDF](#)
[CHANGE ORDER.PDF](#)

D. Consideration And Approval Of Section 179D Energy Efficient Commercial Buildings Deduction Allocation Form

The Energy Efficient Commercial Building Deduction (Section 179D) was enacted into law as part of the Energy Policy Act of 2005. Section 3 of IRS Notice 2008-40 empowers government agencies to allocate this deduction since they cannot use it and provides this special rule for government-owned buildings. In brief, the rule provides that in the case where a building is owned by a federal, state, or local government, the owner of the property may allocate the 179D deduction to a third party company that has performed work on or towards the property's mechanical, lighting, or building envelope systems. The intent of this revision is to promote the use of energy efficient design/construction on US soil and help a hard hit industry continue to create jobs and put money back into the US economy. This Allocation Form confirms that the full deductions for both the Archuleta County Justice Facility and the Detention Center deductions should be allocated to Nunn Construction.

Presenter Scott Wall

Presenter's Title County Administrator

Documents:

[SECTION 179D ALLOCATION FORM.PDF](#)

E. Consideration Of Resolution 2021- ____ Adopting A Policy For The Disbursement Of Fairfield Bankruptcy Settlement Funds For Trenching And Back Filling For Electrical Power

This resolution adopts a policy for which parcel owners in Chris Mountain Village 2 can be reimbursed for amounts paid for electrical trenching and backfilling.

Presenter Todd Weaver
Presenter's Title County Attorney

Documents:

[RESOLUTION 2021-___ ADOPTING A POLICY FOR DISBURSING FAIRFIELD SETTLEMENT FUNDS.PDF](#)
[POLICY FOR THE DISBURSEMENT OF SETTLEMENT FUNDS__FINAL.PDF](#)

F. Consideration And Approval Of Lease Agreement With Archuleta County Housing Authority

This Lease Agreement provides the terms and conditions for leasing the office space being constructed on Hot Springs Blvd. for use by the Archuleta County Department of Human Services.

Presenter Todd Weaver
Presenter's Title County Attorney

Documents:

[DHS BUILDING LEASE AGREEMENT WITH EXHIBITS.PDF](#)

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.

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.