

February 15, 2022

**ARCHULETA COUNTY PROCEEDINGS  
BOARD OF COUNTY COMMISSIONERS**

The Board of County Commissioners held a Regular Meeting on February 15, 2022 noting County Commissioners Alvin Schaaf and Ronnie Maez, County Administrator Derek Woodman, County Attorney Todd Weaver and County Clerk and Recorder Kristy Archuleta present. County Commissioner Warren Brown was present via Zoom.

Chairman Schaaf called the meeting to order at 1:30 p.m. with the Pledge of Allegiance and a moment of silence.

Chairman Schaaf provided notice of the policy for Public Comments. He stated the Board would hear public comments on any topic during the Public Comment portion of the regular meeting. Public comments would no longer be heard at the end of each meeting. A Request for Public Comment form must be completed and handed to an Administrative Staff member before the meeting begins.

**Disclosures and/or Conflicts of Interest**

Chairman Schaaf asked for any disclosures or conflicts of interest between the Board and the agenda. There were none.

**Approval or Adjustments to Agenda**

Executive Session per C.R.S. 24-6-402(4) the Board reserves the right to meet in executive session for any purpose allowed and announced prior to voting. **Commissioner Maez moved to approve the agenda as adjusted. Commissioner Brown seconded the motion and it carried unanimously.**

**Public Comments**

Bethany Cole, PO Box 5976, stated at the last meeting she asked what side of history the Board of County Commissioners wanted to be on. She asked about the Republican meeting last week and was wondering why the unaffiliated voters were not included in the meeting rather than have to sit outside. Ms. Cole felt the unaffiliated voters were being bullied and wondered why they were being segregated.

Deni Blaisch, 172 Wilderness Dr., stated she spoke with all three commissioners individually and had very good conversations and agreed on everything until it came to a vote. She did not agree with the lack of integrity. She asked them to be true to themselves. Ms. Blaisch also wanted to address the Health Department and did not believe there was open communication within the department and the county. She thought they had the right to have a response from the health board and their emails should be available to the public.

Wayne Bryant, 235 Rim View Ct., stated they still have not received answers from the San Juan Basin Health Department as to who let the people into our schools to interact with the students to promote the vaccination. He did not believe the health department was being held accountable. He believed they were requiring the public to be vaccinated and wear masks was unnecessary and believed the Director of the health department should be fired.

Ellen Schmidt, 472 Meadows Dr., she was concerned with Unaffiliated voters being turned away

February 15, 2022

from the Republican meeting last week. She read from the Central Committees Republican Bylaws and did not see where it said only republicans were allowed to attend.

Bill Hudson, 446 Loma St., was provided the median home prices within Archuleta County by realtor Lee Riley. He stated a three bedroom two bath house had tripled since 2011 and doubled since 2015. He believed these were the type of homes that are in demand for the workforce and families within our county. He did not think the skyrocketing tourism and housing industry went hand in hand and was not driving the housing market up.

Chairman Schaaf recessed the Regular Meeting and convened the Liquor Board at 1:46 p.m.

**Liquor Board Consent Agenda**

A. Consideration and Approval of a Hotel and Restaurant License Renewal for Stone & Sky LLC dba Ole Miners Steakhouse

Derek Woodman, County Administrator, read the Liquor Board Consent Agenda.

**Commissioner Brown moved to approve the Liquor Board Consent Agenda as presented. Commissioner Maez seconded the motion and it carried unanimously.**

Chairman Schaaf adjourned the Liquor Board and reconvened the Regular Meeting at 1:47 p.m.

**Consent Agenda**

A. Payable Warrants and Purchase Cards

Payable Warrants for dates of Feb 2, thru Feb 15, 2022	
General Fund Payable	585,040.73
Road and Bridge Fund Payable	269,516.81
Department of Human Services Fund Payable	33,027.93
1A Fund	-
All Combined Dispatch Fund Payable	11,310.05
Conservation Trust	15,000.00
Justice System Capital Fund	118,332.60
Solid Waste Fund Payable	5,056.40
Airport Fund Payable	803.85
Fleet Fund Payable	33,092.18
Total	1,071,180.55

Payable Wire Transfers for dates of Feb 2, thru Feb 15, 2022	
General Fund Payable	891.99
Road and Bridge Fund Payable	
Department of Human Services Fund Payable	
1A Fund	
All Combined Dispatch Fund Payable	
Conservation Trust	
Justice System Capital Fund	
Solid Waste Fund Payable	
Airport Fund Payable	
Fleet Fund Payable	
Total	891.99
Payable Purchase Card Items for dates of Feb 2, thru Feb 15, 2022	
General Fund Payable	
Road and Bridge Fund Payable	
Department of Human Services Fund Payable	
1A Fund	
All Combined Dispatch Fund Payable	
Conservation Trust	
Justice System Capital Fund	
Solid Waste Fund Payable	
Airport Fund Payable	
Fleet Fund Payable	
Total	-

- B. Regular Meeting Minutes  
02/01/2022
- C. Consideration of Resolution 2022-14 Lot Consolidation in Aspen Springs Subdivision No. 2  
Owned by Harry and Pam Wilson
- D. Consideration of Resolution 2022-15 Lot Consolidation in Pagosa in the Pines Owned by Alfred  
and Maria Trejo
- E. Consideration of Resolution 2022-16 Lot Consolidation in Twincreek Village Owned by Phil  
and Susan McAdams

Derek Woodman, County Administrator, read the Consent Agenda for the record.

**Commissioner Maez moved to approve the consent agenda as presented. Commissioner Brown seconded the motion and it carried unanimously.**

**Old Business**

**A. Consideration and Approval of Second Amendment to Purchase and Sale Agreement for Hughes-Pavilion Arena**

Todd Weaver, County Attorney, presented this Second Amendment to change the closing date in the transaction. **Commissioner Brown moved to approve the Second Amendment to the Purchase and Sale Agreement with Western Heritage Event Center, Inc. as presented.**

Commissioner Maez seconded the motion and it carried unanimously.

**New Business**

**A. Consideration and Approval of Reimbursement for Trenching & Backfilling in Chris Mountain Village**

Todd Weaver, County Attorney, stated this item was for approval of a disbursement in the amount of \$23,475.16 from the Fairfield Settlement Fund to reimburse Blake Harper for trenching and backfilling electrical service for ten lots in Chris Mountain Village 2. **Commissioner Maez moved to approve a reimbursement from the Fairfield Settlement Funds to Blake Harper in an amount not to exceed \$23,475.16 as presented. Commissioner Brown seconded the motion and it carried unanimously.**

**B. Consideration and Approval of 2022 Magnesium Chloride Contract with Desert Mountain Corporation**

Matt Archuleta, Operations Manager, stated in February 2020, Archuleta County received two bids for the supply and application of Magnesium Chloride to various county roads. Desert Mountain was the low bidder at \$0.78 per gallon for 527,644 gallons. In 2021, Desert Mountain did not raise their price; it remained \$0.78 per gallon. In 2022, Archuleta County received a letter from Desert Mountain informing the county they had to raise the price to \$0.83 per gallon to cover additional fuel costs. Road & Bridge staff was asking for approval to accept the increase for the 2022 Magnesium Chloride application for 527,644 gallons not to exceed \$437,944.52. **Commissioner Brown moved to approve the Independent Contractor Services Agreement with Desert Mountain Corporation for the 2022 mag chloride application in an amount not to exceed \$437,944.52 as presented. Commissioner Maez seconded the motion and it carried unanimously.**

**C. Consideration and Approval to Supplemental Letter Agreements with Short Elliot Hendrickson (SEH)**

Matt Archuleta, Operations Manager, stated in January 2021, the Board of County Commissioners approved a Master Agreement for Professional Engineering Consulting Services with Short Elliot Hendrickson (SEH) for the county landfill and Solid Waste. The first Supplemental Letter Agreement authorized SEH to Perform engineering consulting work related to Phase 4B Cell construction and Phase 4A Cell drainage and liner repair. The cost was estimated to be \$180,112. The second Supplemental Letter Agreement authorizes SEH to perform Environmental Monitoring and Annual Reporting for the county landfill which is required by regulation. This included quarterly landfill gas over the course of the year and was estimated at \$58,384.62. The total estimated cost is \$238,496.62. **Commissioner Maez moved to approve a Supplemental Letter Agreement with SEH, Inc. and for Phase 4B design construction oversight at a cost not to exceed \$238,496.62 including environmental monitoring and annual reporting as presented. Commissioner Brown seconded the motion and it carried unanimously.**

**D. Consideration of a Resolution Revising the County Residential Property Tax Incentive Policy**

Derek Woodman, County Administrator, stated in September of 2021, the Board of County Commissioners adopted a resolution creating a policy for issuing property tax incentives on residential home construction in unincorporated Archuleta County. This resolution revised the

February 15, 2022

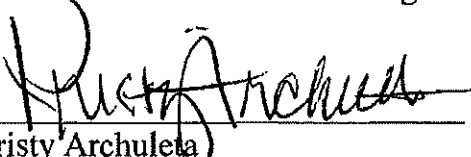
policy to increase the appraised value of the home and to offer the incentive to existing homes that were being sold to non-family members and either had to be owner occupied or a long-term rental. **Commissioner Brown moved to table the discussion with regard to revising the county residential property tax incentive policy as presented until the next meeting. Commissioner Maez seconded the motion and it carried unanimously.**

**E. Consideration of Proposals to Purchase 449 San Juan Street Building**

Derek Woodman, County Administrator, stated the Board of County Commissioners received multiple offers to purchase the 449 San Juan Street building. This item was to accept one of the offers or to put the building back out to bid or to consider other alternatives. **Commissioner Maez moved to put a deadline on the offers received from current and new bidders until Tuesday of next week at 5:00 p.m. Commissioner Brown seconded the motion and it carried.**

**Commissioner Comments**

With no further business coming before the Board, the meeting adjourned at 2:19 p.m.

  
\_\_\_\_\_  
Kristy Archuleta  
Archuleta County Clerk & Recorder

Approved this 1<sup>st</sup> day of March 2022.

  
\_\_\_\_\_  
Alvin Schaaf, Chairman