COUNTY COMMISSIONERS’ PROCEEDINGS

State of Colorado  
County of Rio Grande

The Rio Grande County Board of Commissioners met in regular session on Wednesday, May 3 2023. The meeting was called to order by Chairman Gene Glover at 10:00 AM. A prayer was led by Commissioner Ratzlaff and the Pledge of Allegiance was said.

Present were Commissioner Gene Glover, Commissioner Scott Deacon, Commissioner Tyler Ratzlaff, County Administrator William (Skip) Schoen, County Attorney Nancy Lake, and Clerk of the Board DeAnn Jacobs.

Adoption of the Agenda

At 10:00 AM, Commissioner Ratzlaff made a motion to approve the agenda. Commissioner Deacon seconded the motion. Mr. Schoen said two items should be added under General Business: approval of the Land Use Code Compliance Inspector job description, and approval of a letter of support for the Town of Center Urban Renewal Authority Board appointment. Commissioner Ratzlaff made a motion to correct his prior motion, and approve the agenda with the two additions. Commissioner Deacon seconded the motion, and the motion carried.

Public Comment

At 10:02 AM, Commissioner Glover asked if there were any public comments. There were none.

Consent Agenda

- Approval of Minutes: March 1, 2023; March 8, 2023; March 15, 2023
- Approval of Accounts Payable

Commissioner Deacon made a motion to approve the Consent Agenda. Commissioner Ratzlaff seconded the motion, and the motion carried.

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County Official and Department Head Reports

At 10:03 AM, Lyndsie Ferrell, Rio Grande County Museum Director, was present via Zoom. She said the museum has had over three hundred visitors since its reopening on April 10, 2023. She said an event is planned for May 20th to commemorate the twentieth anniversary of the Old Spanish Trail historical designation. Ms. Ferrell said the museum gift shop has been restocked. Ms. Ferrell said the museum has been considering updating its logo. Five designs were submitted, and it was decided to combine two of them. Commissioner Deacon asked about the cost. Ms. Ferrell said the approximate cost of $5,000 would be paid for by the museum's 501C3 board. Commissioner Glover asked if Ms. Ferrell had contacted the Rio Grande County Tourism Board about payments supporting the information center at the museum; the payments have not been received. Ms. Ferrell said she will meet with them about it. Commissioner Glover asked if there were museum brochures for distribution at campgrounds. Ms. Ferrell said a previous version of the brochure needs to be redesigned.

At 10:09 AM, Brian Burrell, acting Astronaut Rominger Airport Manager, gave his monthly report. He said hangar construction has started on Tracts 24A, 72, and 77. Commissioner Glover asked about vehicles parked on Tract 77 that needed to be moved for taxiway improvement. Mr. Burrell said, after research, he has been able to reach all vehicle owners, and most have been moved. He said the Edwards trailer issue has been resolved. Mr. Burrell said the west side fence has been completed for just over half the estimated cost; the fence length was shorter than anticipated. He said he will find out if the remaining grant funds may be used for other projects; various fencing projects were discussed. Mr. Burrell said he met with Garver Inc. concerning the two-inch runway overlay project. He said they will meet with airport tenants on May 10th to discuss details of the project. Mr. Burrell said the project includes a two-inch overlay and seal-coat on the runway, taxiways, and possibly some ramps. Mr. Burrell said the Jet-A Storage tank installation permit was received, and he is waiting for the State inspection. Mr. Burrell said the Airport Advisory Board would like the BOCC to submit questions for its May 9th meeting. Mr. Burrell said the inlet pipe of the jet fuel truck is full of rust, so he recommended not using it. He said it could be discussed at the upcoming work session. Commissioner Glover asked about having a security fence around the fuel farm. Ideas for fencing were discussed. Mr. Burrell, speaking as County Emergency Manager, said the river is running at 3,900 cubic feet per second, which is up by 1,000 feet since yesterday. He said there is no major flooding.

General Business and Administrative Items

At 10:25 AM, Cindy Hill, County Clerk, and Clerk’s Office employees were present to discuss County wide business office hours. Commissioner Glover asked if the Clerk’s Office was currently closed. Ms. Hill said it was. Ms. Lake said it might be a violation of State law. Commissioner Ratzlaff said he did not have a preference of whether the Clerk’s Office is open four or five days weekly. Commissioner Deacon said people are upset about the increase in property taxes, so they will also be mad about one less day of service. Commissioner Glover said the BOCC made a decision in October to have the Clerk’s Office open four days weekly. He said he recently contacted seventeen counties with four-day work weeks, and the biggest takeaway was there should have been a sixty-to-ninety-day notice before the hours were
changed. He said he understands the benefit of the four-day week to the Clerk’s Office staff, and he did not recommend the previous decision be reversed. Ms. Hill had given the Commissioners a written summary of customers served before 8:00, and after 4:00, as well as emails from customers in support of the ten-hour days. She gave verbal examples of some individual cases. Justin Grantham, Fremont County Clerk, was present via Zoom. He said his office has had four-day weeks for about twelve years, and shared statistics from their experience. He said 10% of customers come in before or after their own work hours. J.J. Mondragon, County Assessor, said she has not heard any complaints about the Clerk’s office hours from her customers. She said her staff has modified work hours allowing them to have every other Friday off. Kim Percell, Montezuma County Clerk, gave a comment in Zoom chat stating her office was in its first week of four-day office hours, and the first day they served customers before and after their previous daily hours. Commissioner Glover said he had thoroughly researched the effects of four-day versus five-day county office hours, and reiterated the biggest complaint was lack of notification when hours changed. Jody Kern, Department of Social Services Director, was present via Zoom. She asked if the BOCC intended to change all County office hours to four-day weeks. Commissioner Glover said there were no plans to change. Ms. Hill said when the last day of the month falls on Friday, she allows motor vehicle registration late fees to be waived for customers renewing on the following Monday. Commissioner Glover said he would like the Clerk’s Office to continue tracking customer activity until the end of the 2023. Ms. Lake encouraged Ms. Hill to let the BOCC know if additional staff would be needed to keep the office open five-days weekly while allowing employees a four-day work week. Commissioner Glover voiced concern about the office being open only three days weekly when there is a Monday holiday, and that was discussed briefly. Commissioner Ratzlaff said the Clerk’s Office should have stayed open during this BOCC meeting. Rhonda Richardson, County Treasurer, said she started charting the court house’s Friday foot traffic before the Clerk’s Office hours changed in 2022. She said Fridays are very quiet, and she has considered having her office go to four and a half days, especially in the summer. Ms. Lake said the Clerks of the Court and Sheriff’s Department are required to be open five days weekly. Commissioner Glover and Mr. Schoen said office hours could be further discussed in managers’ meetings.

At 11:06 AM, the Board discussed the Land Use Code Compliance Inspector job description. Mr. Schoen said the range in grade and step allows for variation in work experience. Ms. Lake said Dixie Diltz, Land Use, will supervise the new position. Mr. Schoen said an update of Ms. Diltz’ job description is being worked on. Ms. Diltz said they are working off a draft from 2021. Commissioner Ratzlaff made a motion to approve the job description for the Land Use Code Compliance Inspector. Commissioner Deacon seconded the motion, and the motion carried.

At 11:10 AM, the Board considered approval of a letter of support for Town of Center Urban Renewal Authority Board Appointment. Mr. Schoen said the Authority Board would like to have Lynne Thompson, the Saguache County representative, represent Rio Grande County also. Commissioner Glover said Ms. Thompson is a good fit, but he would like Rio Grande County to have its own representative if the section of Center in Rio Grande County is affected. Ms. Lake said the Authority Board should confer with Rio Grande County if that section of Center will be affected by a project. Commissioner Deacon made a motion to draft a letter of support for Town of Center Urban Renewal Authority Board Appointment of Lynne Thompson as a Saguache/Rio Grande County representative, and stating at a future time there might be involvement by Rio Grande County on the Board. Commissioner Ratzlaff seconded the motion, and the motion carried.

Commissioners, Administrator, and Attorney Updates

At 11:16 AM, Ms. Lake said she would like to talk with the Commissioners for a few minutes after today’s BOCC meeting about today’s deadline on a legal matter.

At 11:16 AM, Commissioner Deacon said he is still working on bids for LED lights and fan installations in the McMullen Building, and Mr. Schoen is working on construction bids. He said he will attend the housing authority next week, and he is working with area ranchers and the USDA.

At 11:17 AM, Commissioner Ratzlaff said he has been attending meetings via Zoom, and is concerned with some State legislation.

At 11:17 AM, Mr. Schoen said the new Human Resources/Assistant Administrator Melissa Taylor is a good fit. He said Jody Garcia will begin her job as Administrative Office Assistant on May 8th. Commissioner Glover said the BOCC has not kept any department from hiring
necessary staff, and the administrative office is not overstaffed. Mr. Schoen said the addition of staff will allow the office to provide a broad spectrum of services. Mr. Schoen said he has contacted Polygon, an out-of-state company that handles mold problems, for a second bid on work to restore moldy Sheriff's Department documents. He said he realizes the Sheriff does not want to have the documents removed from Colorado, but a second bid is needed. Mr. Schoen said money from the Local Assistance and Tribal Consistency Fund (LATCF) will be used to restore the documents. Mr. Schoen said sealed bids on the McMullen Building project are scheduled to be opened at the BOCC meeting on May 17th.

At 11:26 AM, Commissioner Glover said Colorado Counties Inc. (CCI) has spent hours to get the tax bill reworked, but the current version from the State legislation is worse than the original. He said CCI is pushing back on it. Commissioner Glover said he is concerned about the tax and land valuation increase. Commissioner Glover said he has been elected as chairman of the South Central Seniors Board, but hopes it is a short-term appointment.

At 11:30 AM, Mr. Schoen gave his meeting take-aways. He said he will draft a revised letter of support for the Town of Center Urban Renewal Authority Board, arrange to have office hours discussed at the next managers' meeting, and check with Amanda Klapperich, Chief Financial Officer, about tourism board payments to the information center at the museum. Commissioner Glover said the information centers in Monte Vista and South Fork also have not received payment for a few years. Mr. Schoen said he has not contacted the District Attorney’s Office about meeting with the BOCC; Ms. Lake said she will let the DA know. Mr. Schoen said there are interviews scheduled tomorrow for the Airport Manager position.

At 11:34 AM, Commissioner Deacon made a motion to adjourn the meeting. Commissioner Ratzlaff seconded the motion, and the meeting was adjourned.

Public Hearing

At 1:30 PM, Commissioner Glover opened the Public Hearing for the purpose of considering a Minor Subdivision of Land.

Present were Commissioner Gene Glover, Commissioner Scott Deacon, Commissioner Tyler Ratzlaff, Dixie Diltz, Land Use, County Administrator William (Skip) Schoen, Alex Gallegos, property owner, and Clerk of the Board DeAnn Jacobs.

Ms. Diltz said the application, submitted by Alex and Chrystal Gallegos, asked to divide 2.698 acres from their 9.38-acre parcel. The land is located on Highway 160 and Manzanares Lane, between Monte Vista and Del Norte. The Gallegos' wish to give the smaller section to their son so he can build a home. Ms. Diltz said the property is zoned Agricultural Estate. She said forty-one notification letters were sent to surrounding property owners on March 21st, and a public notice was published in the Monte Vista Journal on March 29th. Ms. Diltz said two people contacted her prior to the Planning Commission meeting to get clarification about the map; neither had a concern. She said Connie Gonzales, who lives in the area, attended the Planning Commission meeting, and voiced opposition due to effects on wildlife, dust, and traffic noise. After reviewing the map, the Commissioners decided dust and traffic noise would be minimal because both the highway and Manzanares Lane are paved. Ms. Diltz said the Land Use staff recommends additional egress to the property, and has discussed approved options with Patrick Sullivan, Road and Bridge Department. Ms. Diltz said all agencies have been contacted, and only the Division of Water Resources responded. They stated both parcels will need to use a non-exempt water supply in the future. Ms. Diltz said there is room for a well to be dug on the smaller parcel. She also said the proposed division line is at a good place on the property. Ms. Diltz said the Planning Commission unanimously voted to recommend approval of the minor subdivision, with the conditions that the applicant verify the ability to purchase augmentation water, apply for access and address for the newly created parcel, and that the parcel be re-zoned to Rural Residential. Ms. Diltz said augmented water is available, access permits have been filed, and the applicant is currently applying for a new address. Commissioner Deacon made a motion to approve the minor subdivision application, MDL-25-23. Commissioner Ratzlaff seconded the motion, and the motion carried. Commissioner Glover signed the plat map. Ms. Diltz said she would finish the resolution after Mr. and Ms. Gonzales signed and the map was returned.
At 1:48 PM, Commissioner Ratzlaff made a motion to adjourn. Commissioner Deacon seconded the motion, and the motion carried.

Attest:

Gene Glover                                      DeAnn Jacobs
Chairman of the Board                           Clerk of the Board

COUNTY COMMISSIONERS’ PROCEEDINGS

State of Colorado                               ss
County of Rio Grande                            

Page 1 of 1
The Rio Grande County Board of Commissioners met in regular session on Wednesday, May 10, 2023. The meeting was called to order by Chairman Gene Glover at 10:00 AM. A prayer was led by Commissioner Ratzlaff and the Pledge of Allegiance was said.

Present were Commissioner Gene Glover, Commissioner Scott Deacon, Commissioner Tyler Ratzlaff, County Administrator William (Skip) Schoen, County Attorney Nancy Lake, and Clerk of the Board DeAnn Jacobs.

Adoption of the Agenda

10:01 AM, Commissioner Ratzlaff made a motion to approve the agenda. Commissioner Deacon seconded the motion, and the motion carried.

Public Comment

At 10:02 AM, Commissioner Glover asked if there were any public comments. There were none.

Consent Agenda

- Approval of Accounts Payable
- DSS Accounts Payable
- Land Use Resolution for Minor Subdivision

Commissioner Deacon made a motion to approve the Consent Agenda. Commissioner Ratzlaff seconded the motion, and the motion carried.

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County Official and Department Head Reports

At 10:03 AM, Patrick Sullivan, Road and Bridge, gave his April report. He said the department had replaced a culvert on County Road 5 North, repaired damaged bridge guard rails on County Road 27 and at Masonic Park, installed a gate above the Plaza gravel pit, filled low spots at the old Del Norte landfill, renewed gravel pit permits for pits on County Road 10 South and Highway 374, and completed grading South Fork area roads west of Embargo Creek. Mr. Sullivan said two emergency road repairs were done. On 1,000 feet of Cat Creek Road, some telephone line had been exposed where they are only a few inches below the road surface; the road section was capped with eighteen inches of gravel. The crew also put large gravel on a section of the Beaver Creek Road near the reservoir inlet where snow melt crosses the road and creates a large section of mud. Mr. Sullivan said proposed work includes pothole patching, getting the Hot Plant ready for summer, monitoring spring runoff and clearing bridges as needed, and taking care of potential culvert issues. Mr. Sullivan said he expects tomorrow’s river flow to be around 4,800 – 4,900 cubic feet per second. He said the department repaired 120 feet of canal culvert that collapsed. Mr. Sullivan said he continues to monitor the Monte Vista fire court case. Ms. Lake said the County is not a named party in the case. Mr. Sullivan said, at the current rate, he anticipates another six or seven weeks of fairly high river flow. Commissioner Glover asked if Mr. Sullivan has found a Caterpillar dozer. Mr. Sullivan said he is looking for a D6, but has not found one yet.

At 10:11 AM, Randy Kern, Building Department, gave his April report. He said there were thirty new building permits, eight of which were for single family homes. There was a discussion of access for the Dollar Store proposed to be built near Del Norte. Mr. Kern said the training and community outreach held on April 12th was very well attended. He said people from Saguache County government attended one session to get building and energy code information. Commissioner Glover asked what will happen if a county or municipality decides not to follow the new regulations. Mr. Kern said nothing will happen immediately, but after the June 30th adoption deadline, they will lose the ability to choose between the three code options now available. He said Saguache County decided to not adopt a building code, but Alamosa, Conejos, and maybe Costilla Counties will adopt a new code. Mr. Kern said the public hearing for adoption of the 2018 I-codes and fee codes is scheduled for May 17th at 2:00. Mr. Kern said he will do the final inspection of Lowe’s first section tomorrow. Mr. Kern said he is working on a phased implementation of 2018 IECC (energy code). He hopes to focus on building envelopes, walls, windows, and such, during the first year, add equipment sizing the second year, and add all other requirements the third year. He said the new code will be policy, not regulatory. He said Jasper residents were invited to the April 17th training, but none attended. Mr. Kern said Alamosa’s new building inspector shadowed him one day.

At 10:32 AM, Dixie Diltz, Land Use, said the public hearing for adopting the new code book amendments will be May 17th at 1:30. She said the open house for RV park and river corridor regulations will be on the evening of May 16th. She said the tentative adoption date of those regulations is June 28th. Ms. Dixie gave highlights from her written April report. She said three new and twenty-one renewal applications for short term rentals were received, and most properties have been inspected. Ms. Diltz said she found no issues with the new Cottage Industry ordinance. She said the application for a new Cottage Industry on...
County Road 63 is waiting for approval from the Forest Service. Ms. Diltz said one code violation is pending, and another has been resolved. She said there may be owner feedback on short term rental fees.

At 10:37 AM, Sheriff Anne Robinson spoke to the Board. She said a conditional job offer for the weekend court administrative position has been made. Sheriff Robinson presented the annual U.S. Forest Service grant for campground patrol. She said the department has found meth labs and marijuana grow patches on Forest Service land. Commissioner Ratzlaff made a motion to approve U.S. Forest Service Grant Agreement #18-LE-11020900-007. Commissioner Deacon seconded the motion, and the motion carried. Sheriff Robinson said repair on the jail roof is continuing. She said Garrison installed gate posts so vehicles can be fenced in. Ms. Lake said she was happy with a successful meeting with the Department of Social Services concerning joint investigations of juveniles. Sheriff Robinson said her department and Glen's Auto helped a cyclist who was passing through and had run out of food and money. Ms. Lake said she is working on a Department of Justice (DOJ) Judge Advocate General (JAG) grant for body armor and body cameras for Sheriff officers. Sheriff Robinson said new rifle optics should be delivered May 25th.

General Business and Administrative Items

At 10:50 AM, Cindy Hill, County Clerk, asked if the owner of camper van that is parked in the employee parking lot had contacted the Administration office. She said the van belongs to the new residents at the house next door. Mr. Schoen said he will talk to them about moving it.

At 10:53 AM, Ms. Hill presented the Application for Liquor License Renewal for Dos Rios. Commissioner Deacon made a motion to approve renewal of Dos Rios liquor license. Commissioner Ratzlaff seconded the motion, and the motion carried. Mr. Schoen said the Del Norte Chamber of Commerce was considering needing a liquor license for their social mixer, and they may talk with Ms. Hill. Ms. Diltz said they would also need a permit from Land Use. Ms. Hill said organizers of Rhythms on the Rio plans to bring their liquor license application to her soon.

At 10:56 AM, Ms. Hill asked the Board’s permission to seek additional bids for installation of lighting and security cameras at the Court House Annex. She said the cameras would be both inside and outside the building, but not in the room used as the Voter Service and Polling Center (VSPC). She said she has one quote from WSB, and funding may come from grant money. Commissioner Deacon made a motion to approve obtaining bids for security cameras and lighting for the Annex building. Commissioner Ratzlaff seconded the motion, and the motion carried. Ms. Hill said Jody Kern, DSS, plans to have cameras installed on the east and west sides of the DSS building, and she wanted the Commissioners to be aware of possible duplication of coverage. Ms. Kern, present via Zoom, said she would like to coordinate efforts with the Annex installation. She said footage from the DSS cameras would be stored by DSS, whereas the Annex footage would go to the Sheriff's Office. Commissioners Glover and Deacon said redundancy would be good in case of a camera outage. Ms. Hill asked about working on bids together with Ms. Kern. Mr. Schoen said his office was proposing the Annex cameras be funded by the Homeland Security grant, under elections security funding, rather than the Local Assistance and Tribal Consistency Fund (LATCF). There was a discussion about changing from Ms. Hill's proposal of using LATCF. Ms. Hill was concerned about using the Homeland Security grant because funding would not allow for installation until October 2024, and said she would rather have the cameras installed before the 2024 primaries. Commissioner Glover said Ms. Hill and Ms. Kern should go ahead and get three bids in place so they would be ready for which ever grant is used. Commissioner Deacon said the project would be done regardless of how it is funded.

At 11:18 AM, Mr. Schoen asked for approval of the Land Use Administrator/Code Enforcement job description draft. He said it is an updated description of Ms. Diltz position that includes supervisory duties as well as duties that have evolved since the previous job description was written. Ms. Lake said it is well written. Commissioner Ratzlaff said there were two typing corrections. Commissioner Ratzlaff made a motion to approve the Land Use Administrator/Code Enforcement job description with corrections. Commissioner Deacon seconded the motion, and the motion carried.

At 11:24 AM, Mr. Schoen spoke about the designation of major water projects as activities of State interest. He said this topic is addressed in a pending IGA with other San Luis Valley Counties and municipalities concerning 1041 water issues. Mr. Schoen spoke about a draft resolution, a draft IGA, and 30-day notice for a public hearing scheduled for June 14th. Ms.
Lake said the intent of the IGA is to allow all counties and municipalities to review water export projects. She said Board authorization of the intent to hold the public hearing is needed.

Commissioner Glover said there was a discussion at a Development Resources Group (DRG) meeting about the location of the Rio Grande River headwaters; he thought Hinsdale County was supposed to be included in the IGA, but did not see it in the draft. Ms. Lake said they chose to not participate in IGA discussions, but they can be added later. Ms. Diltz said the public notice lists the Land Use Office as the point of contact, but she does not have any written material to share. She also voiced concern of how the resolution and IGA will be integrated into the updated Land Use Code Book to be tentatively approved on June 28\textsuperscript{th}. Ms. Lake said information for the public is in the IGA. Ms. Diltz referenced section 10.2 of the code book as the section that would be affected. Ms. Lake said section 10 may need to be amended for water and affordable housing issues. Commissioner Glover said the topic should be discussed more next week.

Commissioners, Administrator, and Attorney Updates

At 11:36 AM, Ms. Lake said she attended the meeting between the Sheriff and DSS. She said other activities included working on a response to a land use issue, meeting with the District Attorney (DA), working on her second letter to the Attorney General’s Office concerning victims’ rights, reviewing the Edwards issue for the airport, reviewing the County’s fleet contract, and the Monte Vista fire lawsuit. She has also been working on the all-valley water IGA, and monitoring grant processes.

At 11:39 AM, Commissioner Deacon said discussions between the ranchers’ coop and USDA concerning a local meat processing plant are going well. He said there was a complaint about the lack of bathroom facilities at the McMullen Building during food bank distribution, so two port-a-potties have been set up, and Waste Management donated a dumpster. Commissioner Deacon said he is working on the third bid for LED lighting and fans for the McMullen building. He said, due to added interest, the 4-H fair will be four days long instead of three. Commissioner Deacon said he will attend a San Luis Valley Housing Coalition meeting tomorrow, and will meet Mark Brimhall about a Jet-A fuel truck for the airport. Commissioner Deacon said he has been inundated with phone calls about the property tax increase.

At 11:43 AM, Commissioner Ratzlaff said he visited the Assessor’s Office to find out how the property tax increase is affecting it. He was told it was extremely busy. Commissioner Ratzlaff said he has been attending CCI meetings via Zoom, San Luis Valley Great Outdoors (SLVGO) meetings, and the Upper Rio Grande Economic Development (URGED) meeting.

At 11:44 AM, Mr. Schoen said he will meet with the City of Monte Vista about the McMullen Building project this evening. He said bids are on hold until there is an agreement with the City. Commissioner Glover said he would like the project completed before the fair. Commissioner Deacon said the eventual goal is to have the building self-sufficient. Mr. Schoen said he is working on a draft letter to U.S. Senators and House Representatives concerning the American Rescue Plan (ARPA) funding draw backs. He said he is tracking the effects of SB 23-303 on property taxes. Commissioner Glover said CCI is working on this bill. Mr. Schoen said he and the BOCC will discuss drafting a public statement if it passes. Mr. Schoen said the new phones from Nextiva have arrived; he said the installation and training process will take about six weeks. Mr. Schoen said he is pleased with the way the administrative staff is working together.

At 11:54 AM, Commissioner Glover said CCI has been working on Senate Bills 213, 303, and the HH bill. He said he is concerned about the possible wording of the HH bill on the ballot. Commissioner Glover said he has been working on the Southern Colorado Senior Citizens’ Center. He said the Weed and Pest District is looking for a weed spotter, and its board is looking for a representative from the west end of the county. Commissioner Glover said the City of Monte Vista decided to not accept the National Fitness Campaign outdoor fitness court grant, so he has been working with Dr. Kolawole Bankole, Public Health Director, on finding a possible location in Del Norte. He said ARPA funds could be used to meet funding requirements. Commissioner Glover said he met with Martha Williamson who has helped start a new housing coalition in the San Luis Valley. He said there are several housing coalitions, and it might be good to have them work together on projects. He said he talked with KaBOOM about playground equipment. Commissioner Glover said new water lines and grass seed will be installed at Del Norte’s community field, and the field should be ready for use by summer 2024.

At 11:59 AM, Mr. Schoen said action items from today’s BOCC meeting include follow-up of quotes for Annex building security cameras and lighting, and next Tuesday’s meeting concerning the Land Use Code. Commissioner Glover said there is a meeting with the Town of
South Fork next Tuesday at 7:30 am. Commissioner Ratzlaff said the Care and Share grand opening is tomorrow evening.

At 12:02 PM, Commissioner Deacon made a motion to adjourn the meeting. Commissioner Ratzlaff seconded the motion, and the meeting was adjourned.

Attest:

____________________________________________________________________________
Gene Glover                                                   DeAnn Jacobs
Chairman of the Board                                         Clerk of the Board

COUNTY COMMISSIONERS' PROCEEDINGS

State of Colorado                      ss
County of Rio Grande                     ss

The Rio Grande County Board of Commissioners met in regular session on Wednesday, May 17, 2023. The meeting was called to order by Chairman Gene Glover at 10:00 AM. A prayer was led by Commissioner Deacon and the Pledge of Allegiance was said.

Present were Commissioner Gene Glover, Commissioner Scott Deacon, Commissioner Tyler Ratzlaff, County Administrator William (Skip) Schoen, County Attorney Nancy Lake, and Clerk of the Board DeAnn Jacobs.

Adoption of the Agenda

Commissioner Ratzlaff made a motion to approve the agenda. Commissioner Deacon seconded the motion, and the motion carried.

Public Comment

At 10:00 AM, Commissioner Glover asked if there were any public comments. There were none.

Consent Agenda

- Approval of Accounts Payable

Commissioner Deacon made a motion to approve the Consent Agenda. Commissioner Ratzlaff seconded the motion, and the motion carried.

Vendor               Amount
A&M WINDOWS AND DOORS, LLC   7,961.91
AGTERRA TECHNOLOGIES, INC.   1,750.00
ALAMOSA COUNTY              43,455.71
ANTHONY J ARIAS             76.57
BRANDON ROGERS             83.97
CHAFFEE COUNTY SHERIFF      495.00
COMMUNITY PLANNING STRATEGIES, LLC 10,875.00
COMMUNITY PLANNING STRATEGIES, LLC -10,875.00
DWANA K PHILLIPS HAUGEN    740.00
GALLS PARENT HOLDINGS, LLC. 125.97
GENOA HEALTHCARE           377.90
IHS PHARMACY               12.38
JAMES CLARE                78.12
LOWE'S PAY AND SAVE, INC   33.93
MADDOX COLLECTIONS         51.45
MDS WASTE & RECYCLE, INC   120.00
MEADOW GOLD DAIRY - ENGLEWOOD - DFA DAIRY BRANDS 485.13
MIKE SCHAFFER             83.75
MOBILE RECORD SHREDDERS, LLC 28.00
NATIONAL INSTITUTE FOR JAIL OPERATIONS 365.00
NOTES & NUMBERS, LLC.  
O & V PRINTING, INC  
PARK COUNTY JAIL  
PHOENIX WEAPONRY LLC  
PRO COM, LLC  
REBECCA KOLB  
RHONDA MCKINNEY  
ROCKY MOUNTAIN FIRE AND SECURITY, LLC  
S & S DISTRIBUTION, INC  
SHAMROCK FOODS COMPANY  
SLV AUTO REPAIR, LLC  
SLV RECOVERY LLC  
STAPLES BUSINESS CREDIT  
TOWN OF DEL NORTE  
VALLEY PUBLISHING  
WARNE CHEMICAL & EQUIP.CO  
WARNE CHEMICAL & EQUIP.CO  
WSB COMPUTER SERVICES  
AMAZON CAPITAL SERVICES  
XCEL ENERGY  
122,808.78

General Business and Administrative Items

At 10:01 AM, Art Wittner, Deputy Coroner, asked the Board for approval of the Mass Fatality Plan. Mr. Wittner explained the plan would be used if fatalities would deplete local resources within a twenty-four-hour period. He said the County has IGAs in place with neighboring Counties, and said the plan is needed to receive reimbursement from the Federal Government. Mr. Wittner said the Coroner’s Office received a mini-grant of $2,500 for suicide prevention, recovery, and education. Mr. Wittner said Steven Hunzeker, Coroner, Ashley Crowther, Deputy, and himself are working toward American Board of Medicolegal Death Investigation certification. He said no one in the San Luis Valley is certified, and completion will take about two years. Commissioner Ratzlaff made a motion to approve the RGC Mass Fatality Plan. Commissioner Deacon seconded the motion, and the motion carried.

At 10:06 AM, Adam Moore and Sam Scavo, Colorado State Forest, gave the 2022 Report on the Health of Colorado’s Forests. The written and verbal report was summarized by three topics: Insects and Diseases, Wildfire, and Watershed Protection. Mr. Moore and Mr. Scavo gave a detailed report of insect types and locations in Rio Grande County. Mr. Scavo said their office has been assisting the City of Monte Vista and Town of Del Norte with their Tree City USA applications. He said their office is also working with the United States Forest Service (USFS) on Good Neighbor projects, which allows the State Forest Service to work on projects, such as timber sales, that cross boundaries into the USFS and Bureau of Land Management (BLM). Mr. Scavo said the office will be working with South Fork area residents on property fire risk assessments. Mr. Scavo explained the Title III Secure Rural Schools work their office does in Rio Grande County. Mr. Moore said the State Forest is working with the USFS, Colorado Division of Fire Prevention and Control (DFPC), and Colorado Fire Chiefs on a project called “Live Wildfire Ready”. He said they are working to form a wildfire council in the San Luis Valley; members would represent the State Forest, USFS, BLM, and local fire departments. Mr. Moore said the three-year Title III agreement with the County will expire in June; he will get an updated agreement to the Commissioners for their approval. There was a brief discussion on biomass mitigation work. Mr. Moore said their department has a low interest loan program for individuals wanting equipment to remove biomass.

At 10:28 AM, Richard Nagle and Tara Southard, San Luis Valley Veterans’ Coalition, spoke to the BOCC. Mr. Nagle, Coalition founder and president, read a statement detailing Veteran care in Rio Grande County. He said care is not good, and gave several examples of funds being spent in ways that do not help local Veterans. Mr. Nagle said the Coalition does not believe the Rio Grande County Veterans’ Service Officer (VSO) is representing their needs, and he asked the BOCC to help. Ms. Southard, a Coalition volunteer, presented her resume, and said she would like to be considered for the VSO position. She outlined her credentials and her plans if she is placed in the position. Commissioner Glover said Veterans throughout the United States have been underserved, and Commissioner Deacon said Veterans stepped up when our
country called on them, and they should be cared for. Several Veterans were in attendance, and some made comments. Fred DeHerrera said he is not a resident of Home Lake Veterans’ Center, but is familiar with the residents’ request for safe access to and around the lake. He asked the BOCC for help by sending a letter of support to the Colorado Division of Parks and Wildlife. Jim Leist said Home Lake Veterans’ Center is an important issue, as is the VSO position. He said the currently serving VSO is very poor at serving Veterans. He said he has received help through the Coalition. Chris Leist thanked the BOCC for working with the Veterans. He said he has long-term effects from Agent Orange, as well as hearing loss from combat duties. He said the VSO has not been helpful, but he did get help from Senator Crowder. Mary Cornum commented via Zoom chat. She asked the BOCC to prioritize funding for the road crossing and lake area over the proposed pavilion at the Center. She said Veterans’ interests are not being represented. Jim Leist asked who will assume liability if a Veteran is injured while crossing the road between the Center and the lake.

At 11:06 AM, Brian Burrell, Emergency Management, asked the BOCC to consider purchasing Starlink Roam equipment and service. He said the satellite service would allow for communication connectivity if Wi-Fi is not available. Mr. Burrell said the one-time charge for equipment is about $700, and the monthly service fee is $150. He said the service can be turned off during months when it is not needed. Sheriff Anne Robinson said this would be useful in remote areas of the county. There was a discussion on possible grant funding. Mr. Burrell said up to 168 devices can be hooked up. He said a power inverter for use in vehicles costs $200. Mr. Schoen requested a follow-up report in one year to check the system's utilization. Commissioner Deacon made a motion to approve the Starlink service and materials with the caveat that service will be discontinued if it does not work for the intended purposes. Commissioner Ratzlaff seconded the motion, and the motion carried.

At 11:18 AM, Bernadette Martinez, Town of Del Norte Manager, spoke to the Board about street lighting on County Road 14 to the Rio Grande Hospital. She said the Town contacted Xcel Energy about installing three lights. Ms. Martinez said Xcel does not want to install them on the cliff-side of the road, and it will be more expensive than anticipated for installation on the field side. She asked if the County would consider sharing half the cost of $3,909.30 with the Town, and give the Town right-of-way to install the poles. Commissioner Glover said the Board would need to discuss the installation location with the County Road and Bridge Department before making a decision.

At 11:23 AM, Sheriff Robinson said her department has received a court order to remove six or more Belgian Malinois dogs from a property south of Monte Vista. She said the animal shelter in Rio Grande County is unable to take them, and the Denver Dumb Friends League facility in Alamosa will take them only if the County will subcontract with the City of Alamosa for their care. She said the agreement is written as an IGA. Commissioner Deacon made a motion to sign the IGA with the City of Alamosa and the Denver Dumb Friends League to allow the dogs to be moved to the League’s facility per court order. Commissioner Glover said the Board would need to discuss the installation location with the County Road and Bridge Department before making a decision.

At 11:35 AM, Sheriff Robinson presented an amended supplemental budget request to the Board. She explained amendments to new vehicle costs, options for purchasing ATVs, and a grant opportunity for K-9 expenses. Amanda Klapperich, Chief Financial Officer, said two more bids for the ATVs were needed. Commissioner Ratzlaff made a motion to approve the supplemental budget request, including the K-9 grant application, but not the ATV purchases. Sheriff Robinson clarified the supplemental budget total would include money for the ATVs, but not permission to buy them until she received two more bids. Commissioner Deacon seconded the motion, and the motion carried. Sheriff Robinson said the two-year vehicle lease required a big payment on this year’s budget, but allowed for a payoff next year. She said the roof over two more jail pods is now leaking. Commissioner Glover told her to get a quote from the company now working on other sections of the roof.

At 12:01 PM, Ms. Klapperich asked for Board approval to apply for the S.T.O.P. Violence Against Women Act (VAWA) grant. She said the funds of between $300,000 and $500,000 would be used for training, including technical skills, for the Victims Advocate at the Sheriff’s Office. Ms. Lake said it is a good grant. Commissioner Deacon made a motion for approval to apply for the S.T.O.P. VAWA grant. Commissioner Ratzlaff seconded the motion, and the motion carried.

At 12:04 PM, Ms. Klapperich asked for Board signatures on the Enterprise Fleet Management contracts. She said, if a department chooses to not use the Fleet services, she will request a
capital improvement plan (CIP) from it. Ms. Lake said she has reviewed the contracts and recommended signing. Commissioner Ratzlaff made a motion to accept the contracts with Enterprise Fleet Management. Commissioner Deacon seconded the motion, and the motion carried.

Commissioners, Administrator, and Attorney Updates

At 12:09 PM, Ms. Lake said she has continued work on the Edwards issue, is filing for a transcript of the April 13th hearing, and is reviewing grants.

At 12:10 PM, Commissioner Deacon said, as chairman of the SLV Homeland Security Executive Board, he will open the Law Enforcement Resource Summit on Friday. He said he cannot attend all SLV Housing Coalition meetings, and asked if Commissioner Ratzlaff would be willing to take on his duties. Commissioner Glover said it would be good to have a Commissioner at the meetings. Commissioner Ratzlaff said he will take on the duty.

Commissioner Deacon said he has been contacted frequently by Veterans asking for help. He said he is getting the third bid for lights and fans for the McMullen Building. He said he attended the Planning and Zoning Board open house.

At 12:16 PM, Commissioner Ratzlaff said he attended a meeting with the City of Monte Vista. He attended the Care and Share grand opening, and the Planning and Zoning open house.

At 12:17 PM, Mr. Schoen said the McMullen Building RFP has been updated to include a design bid. He said sealed bids will be opened at the BOCC meeting on June 28th. Mr. Schoen said he is drafting a letter of support for the City of Monte Vista urban forestry grant. He is working on letters to the U.S. Senators and Representative for Rio Grande County showing the County’s execution plan for using ARPA funds. Mr. Schoen said he is also drafting a memo of the BOCC’s opposition to the River Corridor Plan as written. Commissioner Glover said there is a need for more discussion on the plans for the river corridor overlay and RV parks. Mr. Schoen asked for ideas on Rio Grande County’s gift basket for Colorado Counties Inc. (CCI). Mr. Schoen said most of the Administration team would attend County Technical Services Inc. (CTSI) training in Monte Vista. He said the 2024 preliminary input for the county health pool is due by June. Mr. Schoen said he would like to have all three Commissioners’ schedules on the County’s event calendar. Commissioner Glover suggested having a monthly work session with Bobbie Hatton, Administrative Assistant, to go over the calendar. Mr. Schoen said he would schedule it for the first Wednesday of the month before BOCC meetings.

At 12:31 PM, Commissioner Deacon said he and Mr. Burrell met with Mark Brimhall of Brimhall Industries about the jet fuel truck about cleaning the intake pipe. Mr. Brimhall is doing tests to find a cleaning method.

At 12:33 PM, Commissioner Glover said he has been working with South Central and Tri- Counties Seniors on their efforts to combine the groups. He met with the Town of South Fork where housing was discussed. Commissioner Glover said he met with the San Luis Valley Regional Landfill Authority Board; there was a director review and discussion on buying a shredder. He said a tire shredder will be rented this year. Commissioner Glover said he will attend a Town of Del Norte meeting about the Mann well usage by a subdivision. He said he attended an opioid meeting via Zoom where funding was discussed. Commissioner Glover said the Weed and Pest Control District met with the new railroad owner.

At 12:40 PM, Mr. Schoen recapped action items from the meeting. He said he will put the State Forest Service agreement on next week’s BOCC agenda, set up a discussion with the Road and Bridge Department about street lights on County Road 14, put an announcement about the K-9 grant contest on the County website, and transfer SLV Housing Coalition duties from Commissioner Deacon to Commissioner Ratzlaff on the Commissioners’ assignments list.

At 12:40 PM Commissioner Deacon made a motion to recess the BOCC meeting until the Public Hearing scheduled for 1:30 PM. Commissioner Ratzlaff seconded the motion, and the meeting was recessed.

Public Hearing

At 1:30 PM, Commissioner Glover opened the Public Hearing for the purpose of considering Adoption of the Land Use Code Book.

Present were Commissioner Gene Glover, Commissioner Scott Deacon, Commissioner Tyler Ratzlaff, Dixie Diltz, Land Use, Randy Kern, Building Department, Andrew Bowen and T. J.
Mr. Bowen gave a presentation outlining the process of making the Code Book updates included in the draft plan. He said changes included in today’s approval request included codes for Manufactured Homes, Vacation Rentals, Cottage Industries, and the Summitville Mine Overlay District. He said codes for RV Parks and Vacation Rentals are new, and the other changes are amendments. Mr. Bowen said RV Park and River Corridor codes would be discussed at a future date and were not included in today’s request for approval. Mr. Bowen said Article 11 Enforcement for Violations were moved out of criminal courts into civil courts. Ms. Lake said the change was mandated by the State. Mr. Bowen explained changes in wording from the original code resolution. Commissioner Ratzlaff made a motion to approve the Resolution of the Rio Grande County Board of County Commissioners Approving Various Amendments to the Rio Grande County Land Development Code. Commissioner Deacon seconded the motion, and the motion carried.
Section 3. Section 13.03 is amended to read as follows:

Manufactured Home, Large: A single-family dwelling which: (1) is a preconstructed building unit or combination of preconstructed building units that is constructed in compliance with the federal manufactured home construction safety standard, as defined in Section 24-32-3302(1)(i), C.R.S. "Manufactured home" shall also include a mobile home, as defined in Section 24-32-3302(24), C.R.S. is not less than twenty-four (24) feet in width and thirty-six (36) feet in length; (2) is installed on an engineered, permanent foundation; (3) is certified pursuant to the National Manufactured Housing Construction and Safety Standards Act of 1974, 42 U.S.C. Section 5401, et seq., as amended; and (4) is built for the Colorado climate and snow load according to the Department of Housing and Urban Development Standards established under the provisions of 42 U.S.C. Section 5401, et seq.

Manufactured Home, Small: A single-family dwelling which: (1) is partially or entirely manufactured in a factory; (2) is less than twenty-four (24) feet in width and thirty-six (36) feet in length; (3) is installed on an engineered, permanent foundation; (4) is certified pursuant to the National Manufactured Housing Construction and Safety Standards Act of 1974, 42 U.S.C. Section 5401, et seq., as amended; and (6) is built for the Colorado climate and snow load according to the Department of Housing and Urban Development Standards established under the provisions of 42 U.S.C. Section 5401, et seq.

Section 4. Section 207.B.2.d is amended to read as follows:

d. Vacation Rentals. Vacation rentals may be allowed in unincorporated areas of the county provided a temporary use permit has been issued by the Land Use Administrator for the vacation rental. The standards and procedures contained in this Section shall apply to all applications for new vacation rentals, including additions or alterations to existing vacation rentals within the unincorporated areas of Rio Grande County.

(1) Permit and Application Requirements

(a) A Temporary Use Permit shall be applied for, reviewed, and approved by the County Zoning Administrator in accordance with Sections 3.07, Temporary Use Permit.

(b) Prior to permit approval, both new and renewal vacation rental applications must provide a copy of paid tax documentation.

(c) A copy of the current applicable HOA or POA covenants and/or bylaws if the rental is located in a subdivision where there is an active HOA or POA. If required by the covenants or bylaws, vacation rental applications must include a letter of approval from the HOA or POA.

(d) A copy of an active certificate of liability insurance policy must be provided with the application. This documentation will be required annually with a renewal application.

(2) The following standards shall apply to all vacation rentals:

(a) Vacation rentals shall only be conducted in a legally constructed dwelling or a titled, registered, and legally parked recreational vehicle on private property.

(b) Utility rooms, mechanical rooms, laundry rooms, closets, and/or garages shall not be used as sleeping areas, as determined by reasonable assessment of the Land Use Administrator.

(b) Vacation rentals shall have a property manager consisting of the owner or a responsible party representing the owner that resides within Rio Grande County or an adjacent neighboring county, to manage the use at any time it is occupied. Changes to owner or property manager contact information shall be provided to the Rio Grande County Land Use Department within five (5) business days of the change.

d. Any change to the owner or property manager's contact information shall be provided to the Rio Grande County Land Use Department within five (5) business days of the change.

e. The property owner's name and contact number, property manager's name and contact number, maximum occupancy limit, and vacation rental rules and regulations shall be posted in a conspicuous location within each unit.
Section 5.

A new subsection 2.06.B.1.k is added to read as follows:

B. Standards for Specific Accessory Uses and Structures

1. Accessory Dwelling Unit (ADU)

k. Accessory Dwelling Units shall not be allowed on less than one (1) acre.

Section 6.

Table T-2.3, Zone District Dimensional Standards, in Section 2.04 Use, Lot Size, And Setback Tables of the Code is amended to read as follows:

<table>
<thead>
<tr>
<th>Lot Size</th>
<th>160 ac.</th>
<th>35 ac.</th>
<th>5 ac.</th>
<th>2 ac.</th>
<th>7,000 sf</th>
<th>2,500 sf</th>
<th>7,000 sf</th>
<th>10,000 sf</th>
<th>35,000 sf</th>
<th>35,000 sf</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot Width</td>
<td>500' 200' 100' 80'</td>
<td>60' 100' 150' 150' 600'</td>
<td></td>
<td></td>
<td></td>
<td></td>
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</tbody>
</table>

Notes:

1. All leading and unloading facilities in the C, LI and HI zone districts facing a public road shall maintain a one hundred (100) foot setback from a public road and/or major highway.

2. Corner (street side) setbacks shall only be as required for the first 150' as measured from the intersection of two public roads for the purpose of maintaining visibility as determined by Road and Bridge standards. Beyond 150', the required side setback shall apply.

3. No lot shall be divided which will result in a new lot becoming less than two (2) acres in size, unless a public wastewater system is provided and all resulting lots are tied into it. All lots which were legally established prior to June 1, 2022 are exempt from this requirement, if all other OWTs standards can be met.
Section 7. Various sub-sections of Section 2.06.B.3 are amended to read as follows:

3. Cottage Industry

a. General Standards. Cottage industries may include a wide variety of retail, service, office, or manufacturing uses, but shall not include eating and/or drinking establishments. The following cottage industry standards are intended to permit residents to engage in cottage industries that are accessory to and compatible with existing residential land uses and to ensure that cottage industries do not adversely affect the integrity of residential areas. A cottage industry shall only be considered an accessory use, subject to the if all of the following standards are met.

1. The cottage industry shall be permitted only in zone districts identified in Table T-2.2, Table of Land Uses, and

2. The cottage industry shall be permitted only on lots over two (2) acres, and

3. Public access hours of operation shall be limited to between 8:00 a.m. and 6:00 p.m., and

4. All exterior aspects of the operation shall not disrupt the residential character of the area. and

(5) The cottage industry shall meet all parking and loading standards set forth in Section 6.02.B, Off-Street Parking and Loading Standards for the type of commercial use proposed, and

6. All outdoor storage shall be screened in accordance with Section 6.02.C, Fences, Walls and Hedges; and

7. The cottage industry shall be limited to three (3) non-residential workers; and

8. Where a proposed Cottage Industry has patrons physically present on the property, the cottage industry shall be limited to an increased generation of fifty (50) percent more than the existing average daily trips (ADT) of the primary residential use. It shall be a requirement of this Section that compliance be demonstrated by a qualified professional; and

9. The cottage industry shall not include eating and/or drinking establishments; and

10. Farming and ranching uses accessory to a residential principal use are exempt from these cottage industry standards.

b. Conditional Use. Where an applicant desires to obtain a Conditional Use Permit pursuant to Section 2.05, Conditional Uses, or if all of the standards listed above cannot be met, the following processes shall be applicable.

1. For any cottage industry unable to meet all of these standards, a conditional use may be requested regardless of the level of approval in Table T-2.2.

2. If a cottage industry is determined to not be accessory to the existing residential uses, the principal use of the property shall switch to the proposed non-residential use and all applicable zoning district standards, use standards, and approval procedures shall be applied for as required by the Land Development Code.

c. Commercial Well Required. Compliance with all Division of Water Resources requirements shall be required at the time of application submittal.

Section 8. Table T-2.2 Table of Uses in Section 2.04 Use, Lot Size, And Setback Tables of the Code is amended to read as follows:

Table T-2.2 – Table of Land Uses

<table>
<thead>
<tr>
<th>OS</th>
<th>AF</th>
<th>AR</th>
<th>AE</th>
<th>RR</th>
<th>R</th>
<th>MH</th>
<th>CRT</th>
<th>CB</th>
<th>LI</th>
<th>HI</th>
</tr>
</thead>
<tbody>
<tr>
<td>2,000sf</td>
<td>RC</td>
<td>RC</td>
<td>C</td>
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</table>

Section 9. A new Section 2.09.C is proposed to read as follows:

Section 2.09.C Summitville Mine Overlay

1. Summitville Mine Overlay Defined

The Summitville Mine Overlay is the area owned by Rio Grande County that makes up the former mining site, along with a 2640’ (1/2 mile) wide buffer area along the site’s outer perimeter as shown below.

Summitville Mine Overlay
7. Purpose

The Summitville Mine property was declared a superfund site by the Environmental Protection Agency (EPA) and as a result underwent extensive environmental remediation. Once all remediation efforts were complete, the EPA transferred all ownership rights of the mine’s parcels to Rio Grande County. This transfer resulted in the County taking perpetual responsibility for the protection of the site and its remediation treatments.

It is the purpose of this Section to ensure that all physical development and land improvement that is proposed within the buffer area has no adverse effect on the site and or any remediation treatments present. In doing so, both environmental harm and the County’s financial liability can be minimized, where development is proposed.

3. Applicability

The buffer standards set forth in this Section are applicable to the Summitville Mine Overlay. All the land use applications required by Article 3. Zoning Applications and Review Procedures, Article 4. Division of Land, Article 5. Planned Unit Development, and Article 7. Natural Resource Extraction proposed within the Summitville Mine Overlay shall require compliance with this Section.


The following provisions shall be applicable to all physical development and land improvement that is proposed within the buffer area.

a. Prior to any land-disturbing activity, a pre-application meeting shall be held with the Land Use Administrator to discuss both the proposal and its impact on the buffer area.

b. Prior to any land-disturbing activity, the following shall be submitted concurrently with any other submittal requirements required:

(1). A site plan showing all proposed physical development and the limits of its disturbance.

(2). Boundary lines, corner pins, and dimensions of the subject property including land survey data to identify the parcel with section corners, distance and bearing to corners, quarter corners, township and range and the overlay.

(3). A topographic survey showing all significant on-site features including natural and manmade features on the lot.

(4). A soil study.

(5). All contact and license information for all contractors who will be working on-site.

(6). A Summitville Mine Land Disturbance Agreement shall be executed and submitted to the Clerk and Recorder prior to the commencement of work.

(7). Prior to commencing any approved physical development and land improvement, all property lines and corners within the buffer area shall be staked and flagged by a licensed Colorado surveyor.
Section 10. Various sub-sections of Section 11.03.D are amended to read as follows:

D. Remedies and Penalties

If the violation is not remedied within the allowed period of time, the Land Use Administrator shall have the following remedies and powers to enforce this Land Development Code:

1. Nature of Remedies
   a. Generally. The remedies provided in this Code, whether administrative or civil, shall be non-exclusive and cumulative, and shall be in addition to any other remedy provided by law.
   b. Each Day a Separate Offense. Each day that a violation exists constitutes a separate offense.
   c. Provisions of this Code shall be enforced by the Board of County Commissioners and its delegated Land Use Administration personnel and any other authorized personnel utilizing all authority granted under Colorado Law, including but not limited to the authority to enforce the provisions of this:
      (1) Zoning Resolution and this Code, including companion documents, in accordance with this Chapter and the governing statutes (C.R.S. § 30-28-124 and C.R.S. § 30-28-124.5, as amended).
      (2) Subdivision Regulations and this Code, including companion documents, in accordance with this Chapter and the governing statutes (C.R.S. § 30-28-110, C.R.S. § 30-28-133 and C.R.S. § 30-28-137, as amended).

Nothing in this Chapter or any other provision of this Code shall be construed to restrict the ability of the Board of County Commissioners or its delegated Land Use Administration personnel to pursue any available means of enforcement available to it under State law.

2. Remedies
   a. Injunction. The Board of County Commissioners or its Land Use Administration personnel may refer to the County Attorney for the institution of an injunction, mandamus, abatement, or other appropriate action to prevent, enjoin, abate, or remove a violation or to otherwise restore the premises to the condition that existed before the violation, pursuant to State statute.
   b. County Court Action for Civil Remedies. The Board of County Commissioners or its delegated Land Use Administration personnel may refer the matter to the County Attorney for filing of a County Court action seeking the imposition of civil penalties pursuant to State statute.
   c. Civil Infraction. The County Sheriff, Land Use Administrator or County Attorney may cause to issue a Summons and Complaint alleging a violation of a civil infraction to enforce the applicable Sections of this Code.
   d. Nothing in this chapter or any other provision of this Code shall be construed to restrict the ability of the Board of County Commissioners, its delegated Land Use Administration personnel or the County Attorney to pursue any available means of enforcement available to it under State law or this Code, none of which shall be considered an exclusive remedy.

3. Deny or Withhold Entitlements. The Land Use Administrator may deny or withheld all entitlements, including building permits, certificates of occupancy, business licenses, or other forms of authorization to use or develop any land, structure, or improvements, until an alleged violation, associated civil penalty, and/or lien resulting from a previous final order related to such property, use, or development is correct. This provision shall apply whether or not the current owner or applicant for the permit or other approval is responsible for the violation.

4. Revoke Entitlements
   a. Any entitlement or other form of authorization required under this Land Development Code may be revoked after proper notice, when the Land Use Administrator determines that:
      (1) There is a departure from the approved plans, specifications, limitations, or conditions as required under the entitlement;
      (2) The entitlement was procured by false representation;
      (3) The entitlement was issued in error; or
      (4) There is a violation of any provision of this Land Development Code by the owner or holder of the entitlement.
   b. Written notice of revocation shall be served upon the property owner, agent, applicant, or other person to whom the entitlement was issued, or such notice may be posted in a prominent location at the place of violation. No work or construction shall proceed after service of the revocation notice.
At 1:50 PM, Commissioner Glover closed the Public Hearing for the purpose of considering Adoption of the Land Use Code Book, and called for a recess until the Public Hearing scheduled for 2:00 PM.

Public Hearing

At 2:00 PM, Commissioner Glover opened the Public Hearing for the purpose of considering adoption of the Building Code.

Present were Commissioner Gene Glover, Commissioner Scott Deacon, Commissioner Tyler Ratzlaff, Randy Kern, Building Department, Dixie Diltz, Land Use, County Administrator William (Skip) Schoen, and Clerk of the Board DeAnn Jacobs.

Mr. Kern said he was asking for Board approval for rescinding the current building code, adopting the 2018 I-codes, and updating the fee schedule. He said the Building Department staff was recommending the code be modified by June 30, 2023 to meet State requirements. Mr. Kern said notice of the public hearing was published in the Monte Vista Journal starting April 19th. He said Colorado House Bill 22-1362 allows communities to adopt one of the most three recent energy conservation codes. Mr. Kern said a San Luis Valley cohort group has been meeting to create a uniform and consistent code adoption throughout the Valley. He said a phased implementation is planned; graduated code enforcement will be broken into three twelve-month periods. Mr. Kern said the County is now using the 2006 code. He said small allowable modifications to the 2018 code have been made for use in the San Luis Valley climate, such as the frost depth and the snow load requirements. Mr. Kern said the largest expense of implementation to the County was buying new code books. Mr. Kern said it has been about fourteen years since the building permit fee was changed, and the current fee is not in line with current building costs; the proposed increase would support current costs of the Building Department. Mr. Kern said fees per square foot would increase, but the new fee calculations would be simpler than the current fee schedule. He said he will be putting more
Commissioner Ratzlaff asked what San Luis Valley counties would not be adopting the 2018 I-codes. Mr. Kern said, historically, Mineral, Saguache, Costilla, and Conejos Counties have not had building codes, but Conejos and Costilla Counties are considering code adoption. He said he does not know about Mineral County. There was a discussion about differences in the three most recent codes available for adoption. Mr. Kern told the Board why the 2018 I-code was being recommended. Commissioner Deacon made a motion to approve the Resolution Adopting the International Building Code, 2018 Edition, the International Residential Code, 2018 Edition, the International Mechanical Code, 2018 Edition, the International Energy Conservation Code, 2018 Edition, the International Existing Building Code, 2018 Edition, All as Published by the International Code Council. Commissioner Ratzlaff seconded the motion, and the motion carried.
WHEREAS, at the conclusion of the public hearing held at 2:00 o'clock p.m., Wednesday, May 17, 2023, and after consideration of the comments and suggestions received at the public hearing from the County Building Inspector and others, a motion was made by Commissioner Deacon to adopt the 2018 Editions of the International Building Code, International Energy Conservation Code, International Existing Building Code, International Residential Code and the International Mechanical Code along with certain exceptions and amendments.


The International Building Code (2018 Edition) is amended as follows:

1. Section 101, [A] 101.1 Title, is amended to insert RIO GRANDE COUNTY where indicated.

2. Section 105, [A] 105.2 Work exempt from permit, Building: 1. is hereby amended to read as follows: One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided that the floor area is not greater than 200 square feet.

3. Section 105, [A] 105.2 Work exempt from permit, Building: is hereby amended by adding the following: 14. Agricultural Buildings as defined by this code and are approved by code official. The parking of private or commercial vehicles is strictly prohibited within this structure and such use shall immediately revoke the Agricultural Exempt Building status and require a formal building permit with the associated fees.

4. Section 202 DEFINITIONS is hereby amended by adding the following definition: AGRICULTURAL BUILDING, A building or structure constructed for the sole purpose of housing farm implements, hay, grain, poultry, livestock or other horticultural products. This structure shall not be a place of human habitation or a place of employment where agricultural products are processed, treated or packaged, nor shall it be a place used by the public.

The International Residential Code (2018 Edition) is amended as follows:

1. Section R101, R101.1 Title, is amended to insert RIO GRANDE COUNTY where indicated.

2. Section R105, R105.2 Work exempt from permit, Building: 5. is hereby deleted in its entirety and replaced with the following: 5. Sidewalks and driveways not more than 30 inches above adjacent grade, and not over any basement or story below and are not part of an accessible route.

3. Section R105, R105.2 Work exempt from permit, Building: is hereby amended by adding the following: 11. Agricultural Buildings as defined by this code and are approved by code official. The parking of private or commercial vehicles is strictly prohibited within this structure and such use shall immediately revoke the Agricultural Exempt Building status and require a formal building permit with the associated fees.

4. Section R202 DEFINITIONS is hereby amended by adding the following definition: AGRICULTURAL BUILDING, A building or structure constructed for the sole purpose of housing farm implements, hay, grain, poultry, livestock or other horticultural products. This structure shall not be a place of human habitation or a place of employment where agricultural products are processed, treated or packaged, nor shall it be a place used by the public.

5. Table R301.2(1) is amended to insert the following: attached hereto as Exhibit A

6. Section R313, R313.2 One- and two-family dwellings automatic fire sprinkler systems, and its subsections is hereby deleted in its entirety.

7. Chapter 11, Energy Efficiency, is hereby deleted in its entirety.

8. Chapter 24, Fuel Gas, is hereby deleted in its entirety.
(9) Chapter 25, Plumbing Administration, is hereby deleted in its entirety.

(10) Chapter 26, General Plumbing Requirements, is hereby deleted in its entirety.

(11) Chapter 27, Plumbing Fixtures, is hereby deleted in its entirety.

(12) Chapter 28, Water Heaters, is hereby deleted in its entirety.

(13) Chapter 29, Water Supply and Distribution, is hereby deleted in its entirety.

(14) Chapter 30, Sanitary Drainage, is hereby deleted in its entirety.

(15) Chapter 31, Vents, is hereby deleted in its entirety.

(16) Chapter 32 Traps, is hereby deleted in its entirety.

(17) Chapter 33, Storm Drainage, is hereby deleted in its entirety.

(18) Chapter 34, General Requirements, is hereby deleted in its entirety.

(19) Chapter 35, Electrical Definitions, is hereby deleted in its entirety.

(20) Chapter 36, Services, is hereby deleted in its entirety.

(21) Chapter 37, Branch Circuit and Feeder Requirements, is hereby deleted in its entirety.

(22) Chapter 38, Wiring Methods, is hereby deleted in its entirety.

(23) Chapter 39, Power and Lighting Distribution, is hereby deleted in its entirety.

(24) Chapter 40, Devices and Luminaires, is hereby deleted in its entirety.

(25) Chapter 41, Appliance Installation, is hereby deleted in its entirety.

(26) Chapter 42, Swimming Pools, is hereby deleted in its entirety.

(27) Chapter 43, Class 2 Remote-Control, Signaling and Power-Limited Circuits, is hereby deleted in its entirety.

The International Mechanical Code (2018 Edition) is amended as follows:

(1) Section 101, [A] 101.1 Title, is amended to insert RIO GRANDE COUNTY where indicated.

The International Energy Conservation Code (2018 Edition) is amended as follows:

(1) Section C101, C101.1 Title, is amended to insert RIO GRANDE COUNTY where indicated.

(2) Section C103, C103.2 Information on construction documents, is hereby amended by adding the following:


(3) Section C103, C103.2 Information on construction documents, is hereby amended by adding the following:


(4) Section C402, C402.1.2 Equipment buildings, is hereby amended by adding the following:


(5) Section R101, R101.1 Title, is amended to insert RIO GRANDE COUNTY where indicated.

(6) Section R103, R103.2 Information on construction documents, is hereby amended by adding the following:


(7) Section R402, R402.1 General, Exceptions, is hereby amended by adding the following:

The International Existing Building Code (2018 Edition) is amended as follows:

(1) Section 101, 101.1 Title, is amended to insert RIO GRANDE COUNTY where indicated.

THE FOREGOING Resolution was offered by Commissioner Deacon, seconded by Commissioner Ratziaff, and passed by the following votes by the Board of County Commissioners at a meeting of said Board on the 17th day of May 2023.

VOTES:

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<th>No</th>
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<td>Commissioner Glover</td>
<td></td>
<td></td>
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<tr>
<td>Commissioner Ratziaff</td>
<td></td>
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BOARD OF COUNTY COMMISSIONERS

ATTEST:

Clerk of the Board
Commissioner Ratzlaff made a motion to approve the Resolution Amending the Building Permit Fee Schedule of Rio Grande County. Commissioner Deacon seconded the motion, and the motion carried. Mr. Kern said the resolutions would become effective June 30, 2023.
A RESOLUTION AMENDING THE BUILDING PERMIT FEE SCHEDULE OF RIO GRANDE COUNTY

WHEREAS, the Board of County Commissioners pursuant to C.R.S 30-28-201, is authorized to adopt building codes for the unincorporated portions of Rio Grande County, and

WHEREAS, the Board of County Commissioners pursuant to C.R.S. 30-28-114 and 30-28-205 is authorized to fix a reasonable schedule of fees for the issuance of building permits, and

WHEREAS, the Board of County Commissioners is authorized to amend the schedule of fees for the issuance of building permits from time to time as the Board deems necessary, and

WHEREAS, the Board of County Commissioners previously adopted a building permit fee schedule effective July 15, 2004, and later added amendments to said fee schedule effective October 5, 2005 and April 1, 2009, and

WHEREAS, the Board of County Commissioners wishes to amend the current building permit fee schedule in order to continue to provide building permit and inspection services by the County Building Inspector, and

WHEREAS, notice of the public hearing concerning the amendments to said fee schedule was published in a newspaper of general circulation at least fifteen days prior to the hearing; and

WHEREAS, at the conclusion of the public hearing held at 2:00 o’clock p.m., Wednesday, May 17, 2023, and after consideration of the comments and suggestions received at the public hearing from the County Building Inspector and others, a motion was made by Commissioner Ratzlaff to amend the current building permit fee schedule.

NOW, THEREFORE, BE IT RESOLVED that the schedule of fees currently adopted and being utilized by the Building Department staff to determine building permit fees is hereby rescinded effective June 30, 2023, and replaced with Table 1-A attached hereto as Exhibit A, along with Table 2-A attached hereto as Exhibit B, effective June 30, 2023 for the determination of building permit fees.

THE FOREGOING Resolution was offered by Commissioner Ratzlaff, seconded by Commissioner Deacon, and passed by the following votes by the Board of County Commissioners at a meeting of said Board on the 17th day of May 2023.

VOTES:

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<thead>
<tr>
<th>Commissioner</th>
<th>Yes</th>
<th>No</th>
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<tr>
<td>Commissioner Deacon</td>
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<tr>
<td>Commissioner Ratzlaff</td>
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BOARD OF COUNTY COMMISSIONERS

Gene Glover, Chair

ATTEST:

Clerk of the Board

202308449971  RESOLUTION NO CHARGE
05-04-2023  01:57 PM  Page 2 of 4
Fee: $0.00
Cindy Hill, Clerk and Recorder, Rio Grande Co
### Rio Grande County Building Permit Fees

**TABLE 1-A**

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<th>Total Valuation</th>
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<td>$3,627 for the first $500,000; plus $5 for each additional $1,000 or fraction thereof, up to and including $1,000,000</td>
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<td>$1,000,001 to $5,000,000</td>
<td>$6,327 for the first $1,000,000; plus $3 for each additional $1,000 or fraction thereof, up to and including $5,000,000</td>
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<td>$5,000,001 and over</td>
<td>$18,327 for the first $5,000,000; plus $1 for each additional $1,000 or fraction thereof</td>
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**Other Inspections and Fees:**

1. Reinspection Fees.................................................................$75
2. Inspections and fees for which no fee is specified............................$75
3. Additional plan review required by changes or revisions to approved plans...$75 per hour (1 hour minimum)
4. For use of outside consultants for plan review and inspections or both........Actual Costs
5. Agricultural Building (Zoning Permit Only): up to 500 square feet..................$100
   Agricultural Building (Zoning Permit Only) over 500 square feet..................$400
6. Manufactured Home (HUD or Modular)..............................................$250
7. Decks – Patio Covers – Carports (open min. 2 sides)..............................$75
8. Reroofing.................................................................$75
9. Building Permit Extension........................................................................25% of original permit fee*
10. Occupancy without a Certificate of Occupancy........................................Original permit fee x 200%
11. Building or roofing without a permit....................................................Permit fee x 200%

---

* Building permits are valid for a period of 18 months from the date of issuance as long as construction has not been suspended or abandoned for period of 180 days or more. A one-time extension fee for one additional year may be purchased if necessary. The extension fee amount shall be rounded up to the nearest dollar.
At 2:27 PM, Commissioner Deacon made a motion to adjourn the meeting. Commissioner Ratzlaff seconded the motion, and the meeting was adjourned.

Attest:

________________________________________________________________________
Gene Glover                                                                                                       DeAnn Jacobs
Chairman of the Board                                                                                       Clerk of the Board

COUNTY COMMISSIONERS' PROCEEDINGS
State of Colorado   )
ss                                                                                                           County of Rio Grande

EXHIBIT B
TABLE 2-A

1992 Resolution on DSS

2003 Resolution on DSS
The Rio Grande County Board of Commissioners met in regular session on Wednesday, May 24, 2023. The meeting was called to order by Chairman Gene Glover at 10:00 AM. A prayer was led by Commissioner Ratzlaff and the Pledge of Allegiance was said.

Present were Commissioner Gene Glover, Commissioner Scott Deacon, Commissioner Tyler Ratzlaff, County Administrator William (Skip) Schoen, County Attorney Nancy Lake, and Clerk of the Board DeAnn Jacobs.

At 10:01 AM, five employees were recognized for years of service with Rio Grande County, and given certificate and year pins. They were J.J. Mondragon, Assessor, twenty-five years; Ed Dominguez-Rascon, Road and Bridge, ten years; DeAnn Jacobs, Clerk and Recorder, five years; Fred Martinez, DSS, five years; and Ben Sanchez, Security, five years.

The Commissioners presented Jennifer Norris, CSU Extension Office for the San Luis Valley, with an award check from the Extension Agency.

Adoption of the Agenda

At 10:05 AM, Commissioner Ratzlaff said the discussion with Human Resources would be postponed until the next meeting. Commissioner Ratzlaff made a motion to approve the agenda with one change. Commissioner Deacon seconded the motion, and the motion carried.

Public Comment

At 10:06 AM, Commissioner Glover asked if there were any public comments. There were none.

Consent Agenda

- Approval of Minutes:
  - March 22, 2023 BOCC
  - March 29, 2023 BOCC
  - March 29, 2023 Special BOCC
  - April 3, 2023 Special BOCC
- Approval of Accounts Payable
- Approval of Payroll Report
- Approval of Veterans’ Report
- Approval of Resolutions Adopting Building Codes

Commissioner Ratzlaff made a motion to approve the Consent Agenda. Commissioner Deacon seconded the motion, and the motion carried.

Vender                                      Amount
AGRO ENGINEERING, INC                      320.00
ALAMOSA COUNTY                             315.00
ALTA FUELS, LLC                            566.15
ANDREW ATCHLEY                             78.93
ANGIE MEDINA, RN, MSN                      65.00
CARY ALOIA                                 109.06
CENTER REDI MIX, INC                       750.00
CENTURYLINK                                220.73
CFS                                        355.00
CIELLO POWERED BY SLVREC                   100.89
CO.BUREAU OF INVESTIGATIO                  157.50
COLUMBINE AUTOMOTIVE PRODUCTS (SLV)        229.00
DP AG SERVICES                            450.00
DWANA K PHILLIPS HAUGEN                    370.00
E-470 PUBLIC HIGHWAY                       4.10
FOUR CORNERS COOLING                      550.00
GALLS PARENT HOLDINGS, LLC.                357.19
GENE GLOVER                                216.15
GLOBAL INDUSTRIAL                          1,423.98
GOOD SPEED AUTOMOTIVE                      361.09
GUNBARREL STATION, INC                     396.21
HAYNIE’S INC.                              384.60
INLAND TRUCK PARTS & SERVICE                1,406.68
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**May 2023 Payroll**

COUNTY GENERAL FUND  $406,632.20
ROAD AND BRIDGE $119,539.72
SOCIAL SERVICES $168,565.63
WEED DISTRICT $11,590.01
AIRPORT FUND $2,854.54
PUBLIC HEALTH AGENCY FUND $56,736.52
TOTAL: $765,918.62

(Clerk’s Note: see minutes for May 17, 2023 Public Hearing for Resolutions 2023-19 and 2023-20.)

County Official and Department Head Reports

At 10:07 AM, Armando Ross and Jazz Miranda, Weed and Pest Control District, were present to give the monthly report. Mr. Ross said Ms. Miranda has been reorganizing the office as seasonal workers start. He said the shop and equipment are immaculate. Mr. Ross said they have been spraying along the highway per the CDOT contract, as well as spraying for private entities; they started on highways in the south east part of the county and are moving west. Mr. Ross said CDOT has changed the previous contract on Wolf Creek Pass, so his crew will spray on Highway 160 west only to Shaw Creek Rest Area. Commissioner Glover said he will look into getting the previously contracted area reinstated. Mr. Ross said the District’s property purchase is still unresolved. Mr. Ross said Monte Vista is very pleased with the District’s scholarships and work with Monte Vista High School. Mr. Ross said new GPS software is being installed; it will map exactly where work is being done. He said the District will host mapping training for San Luis Valley counties. Mr. Ross said the weed identification and eradication training for the public was well attended. Mr. Ross said a couple of people are interested in the vacant District Board position. He talked about eradication methods for puncture vine, including insects and a burr roller. There was a discussion about using the roller at the fairgrounds. Mr. Ross asked when Tom Haefeli started with the District Board. Mr. Ross said a weed spotter has been hired and will start giving out notices.

At 10:31 AM, Mr. Schoen said Brian Burrell, Emergency Management, was not available for the meeting, but had submitted a written report.

General Business and Administrative Items

At 10:32 AM, Mr. Schoen gave recommendations for Sheriff Office records mold remediation. He said two companies submitted bids. He said Solid Management Disaster & Restoration Services from Pagosa Springs bid $32,438.79. He said Mountain Man Disaster Mitigation, also located in Pagosa Springs, had been contacted, but declined submitting a bid. Mr. Schoen said Polygon from California submitted a bid of $62,019, which included the cost of transporting the documents to and from its facility. Sheriff Anne Robinson said Sheriff personnel would need to accompany the documents if they leave the state. Mr. Schoen said Solid Management Disaster & Restoration Services would work on the documents at the Rio Grande County Sheriff’s Department. Commissioner Deacon made a motion to hire Solid Management Disaster & Restoration Services for $32,438.79 for Sheriff’s Office records mold remediation. Commissioner Ratzlaff seconded the motion, and the motion carried.

At 10:40 AM, the draft of the BOCC’s Letter of Opposition to the Proposed River Corridor Land Use Code was discussed. Commissioner Glover said he was not changing his stance on the issue, but he believes the letter comes across more harshly than intended. Dixie Diltz, Land Use, made a statement. She gave an overview of the project process, starting in August 2022 through the present. Ms. Diltz spoke of joint work sessions between the BOCC, the Planning and Zoning Commission, and Community Planning Strategies. She said ten topics for code amendment were discussed. The potential impacts of the two code topics, RV Parks, and the River Corridor Overlay, were identified in the sessions, and it was decided to seek more public review and input. Ms. Diltz said the first meeting with the public was held last week. Ms. Diltz said the purpose of the River Corridor Overlay Code is to strike a balance between property owner rights and the public good. She said property rights infringement was discussed at last week’s public meeting, as were possible solutions to protect the river and water supply. Ms. Diltz said the Planning Commission needs clear direction from the BOCC on whether to continue work on the River Corridor Overlay Code, or stop work altogether. Ms. Diltz respectfully asked the BOCC to not sign the letter, stating the letter implies the Planning Commission created the River Corridor Land Use Code draft without input from the BOCC, implies there was no collaboration, and makes the Planning Commission the scapegoat. She
said the letter will have long-lasting effects on the relationship between the BOCC and the Planning Commission, and will not encourage future collaboration with the Planning Commission. Ms. Diltz asked for another joint session to provide direction to the Planning Commission on whether to proceed with the process of working on the River Corridor Overlay or to stop. She reiterated the need to continue the conversation between the BOCC and the Planning and Zoning Commission on the project. Commissioner Glover said he talked with a property owner at last week’s meeting who asked why stakeholders had not been involved until now. Commissioner Glover said the Commissioners had not understood the impact to property owners before the meeting. He said he was not in favor of the way the code is now written. Ms. Diltz said she is not opposed to the intent of the letter. Commissioner Glover said he did not know the code as stated was still a draft in process. Ms. Diltz said, after meeting with the public, the Planning Commission is willing to change the draft. She said she is concerned by the tone the letter sets with the Planning Commission. Commissioner Ratzlaff agreed the BOCC needs to meet with the Planning and Zoning Commission to discuss changes. Commissioner Glover said he did not want to stop working on the code. Ms. Lake said the BOCC could state the letter does not express the BOCC’s intentions to continue working with the Planning and Zoning Commission, and meetings between the Board, Commission, and the public will be ongoing. She said the wording of the letter seems harsh, and, rather than approving the letter, the BOCC will continue working with the Planning Commission on the code. Commissioner Glover said the River Corridor Overlay should be put on hold for now. Ms. Lake suggested changing the letter wording to state that, because of concerns about the River Corridor Overlay draft code, the BOCC and Planning Commission will continue to meet jointly and with the public. Ms. Diltz suggested the BOCC not make a public statement at this time, and continue using public input while working through the project. Commissioner Glover said the BOCC’s Letter of Opposition would be scrapped for now. Ms. Diltz said the next Planning Commission meeting will be the morning of June 20th. A joint work session was scheduled for that afternoon at 2:30.

At 11:03 AM, a Letter of Support for the City of Monte Vista was discussed. Mr. Schoen said the letter is in regard to the City’s application for an Urban and Community Forestry Grant through the United States Department of Agriculture, and County funds were not being requested. He said the letter is needed by June 1st. Commissioner Ratzlaff made a motion to approve the Letter of Support of the City of Monte Vista. Commissioner Deacon seconded the motion, and the motion carried.

At 11:09 AM, Mr. Schoen presented drafts of letters describing the County’s American Rescue Plan Act (ARPA) Execution Plan. Letters would be sent from the BOCC to Senators Bennet and Hickenlooper, and Representative Boebert. Mr. Schoen said the letters are in response to potential plans by the Federal government to retrieve unobligated funds. Commissioner Ratzlaff made a motion to approve the ARPA Execution Plan Letters to Colorado U.S. Senators and Representative Boebert. Commissioner Deacon seconded the motion, and the motion carried.

At 11:16 AM, Mr. Schoen said Colorado Counties, Inc. (CCI) was requesting County volunteer(s) for a grant selection committee. The grant from the Behavioral Health Administration (BHA) is for Building Substance Use Disorder Treatment Capacity in Underserved Communities. Mr. Schoen said he has shared information about the committee with Dr. Kolawole Bankole, Public Health Director, and Jody Kern, Department of Social Services (DSS) Director. Ms. Kern, present via Zoom, said she is not interested in being on the committee, but would like to be informed on anything affecting DSS. Ms. Lake said she is very interested in participating on the committee. Dr. Bankole, present via Zoom, said he is also interested. After discussion, Commissioner Glover suggested Ms. Lake serve on the selection committee, and she, Dr. Bankole, and Ms. Kern stay in communication. Dr. Bankole, Ms. Kern, and Ms. Lake agreed.

At 11:24 AM, the Letter of Appointment as Public Information Officer (PIO) was discussed. The letter appoints Mr. Schoen as PIO for Rio Grande County. Commissioner Deacon made a motion to approve the letter appointing the County Administrator as PIO for Rio Grande County. Commissioner Ratzlaff seconded the motion, and the motion carried.

At 11:25 AM, Mr. Schoen presented a change order to the initial bid from Van Iwaarden Builders for work on the DSS building. He said the net impact increases the original bid by $4221. Commissioner Ratzlaff made a motion to approve the change order from Van Iwaarden Builders. Commissioner Deacon seconded the motion, and the motion carried.

Commissioners, Administrator, and Attorney Updates
At 11:28 AM, Ms. Lake said she has been working on Board of Health contracts and grants. She has also worked on responsive pleadings, met with Bill Dunn, and with Mr. Burrell about wells at the airport. Ms. Lake said she will present her findings about the airport well and the Road and Bridge Department wells at the next BOCC meeting.

At 11:30 AM, Commissioner Deacon said he had resigned from the SLV Housing Coalition Board, and Commissioner Ratzlaff had been appointed in his place. He said he has received many calls about changes to the Building Code, and property tax increases. Commissioner Deacon said he is working on the last bid for McMullen Building lights and fans.

At 11:34 AM, Commissioner Ratzlaff said all Commissioners attended the County Technical Services, Inc. (CTSI) meeting, and he was proud of representation by Rio Grande County employees at the meeting. He said he attended the Council of Governments (COG) and Development Resources Group (DRG) meeting. Commissioner Ratzlaff said the BOCC will meet with a member of the public about the property tax increase on Friday, May 26th.

At 11:36 AM, Commissioner Glover said DRG is working on programs for the mushroom farm and the railroad. He said he will meet with South Central Seniors and Tri-County Seniors tomorrow. Commissioner Glover said he will attend the Monte Vista Chamber of Commerce meeting.

At 11:37 AM, Mr. Schoen said the Upper Rio Grande Economic Development Group (URGED) had invited him to be on its board of directors. He asked the Commissioners for approval, and it was given. Mr. Schoen said the McMullen Pavilion RFP has been rewritten and will be readvertised as a design and bid. He said sealed bids are due to the Commissioners' Office by 4:00 PM on June 27th, and will be opened at the BOCC meeting on June 28th. Mr. Schoen said the CCI legislative wrap-up will be via Zoom tomorrow. He said there will be no BOCC meeting next week due to the Commissioners attendance at CCI. Mr. Schoen said a CTSI building appraisal for insurance is scheduled for County buildings on June 6th.

At 11:45 AM, Marshall Boyd, citizen, spoke to the Board. He said he is concerned about hyper-inflation that has occurred over the last few years. Mr. Boyd said people on Social Security got a payment increase, but not enough to keep up with inflation. He said hyper-inflation in other countries has pushed the middle class into poverty. Mr. Boyd asked the Board to fight the property tax increase if possible. Commissioner Glover said the BOCC is pushing back on the increase. Mr. Boyd spoke about a report he sent to the Commissioners. Ms. Lake said Colorado is the fifth most expensive state to live in.

At 11:52 AM, Commissioner Deacon made a motion to adjourn the meeting. Commissioner Ratzlaff seconded the motion, and the meeting was adjourned.

Attest:

Gene Glover                                                   DeAnn Jacobs
Chairman of the Board                                         Clerk of the Board