



ARCHULETA COUNTY  
BOARD OF COUNTY COMMISSIONERS

The Public is Highly Encouraged to Join via ZOOM Conference Call -  
Please contact County Administration at 970-264-8300 for log-in  
information

**CALL TO ORDER THE REGULAR MEETING OF THE BOARD OF COUNTY  
COMMISSIONERS OF JUNE 16, 2020 AT 1:30 P.M.**

**PLEDGE OF ALLEGIANCE**

**MOMENT OF SILENCE**

**DISCLOSURES AND/OR CONFLICT OF INTEREST**

**APPROVAL OR ADJUSTMENTS TO AGENDA**

\* Executive Session - Specific Agenda Topic

**PUBLIC COMMENTS FROM THE FLOOR\***

This is an opportunity during the session for the public to address the Commissioner. Please step up to the podium, **STATE YOUR NAME AND ADDRESS FOR THE RECORD** and keep your comments to 3 minutes (the Board is not required to discuss your comment or make a decision regarding your comment, under this section).

**ABATEMENT HEARING**

**A. Petition For Abatement Or Refund Of Taxes - Mitchell J. And Zana L. Crawford**

Petition for Abatement or Refund of Taxes for 2019 in the amount of \$6,119.40, account number R014530, parcel number 58873520004, the property being owned by Mitchell J Crawford and Zana L Crawford at 11044 US Hwy 84, Pagosa Springs, CO. The property owner requested a review of the classification of the property which had been wholly commercial. Since the petitioners were residing on the property as of Jan 1, 2019, we reviewed all the buildings to determine which were residential and which were commercial. Some of the buildings, including the residence itself, are a mixed use classification. Because the total amount of the Petition exceeds my limit of \$2,500, I am before you today to get approval.

Presentor	Natalie Woodruff
Presentor's Title	Assessors

Documents:

[R014530 PETITION FOR ABATEMENT OR REFUND OF TAXES.PDF](#)

**B. Petition For Abatement Or Refund Of Taxes - Catamount Energy Partners, LLC**

Petition for Abatement or Refund of Taxes for 2018, account number P00428 the owner being Catamount Energy Partners, LLC, the property being the Pargin Mountain Gas Collection Pipeline. This hearing is being held because I have denied this Petition and therefore the Petitioner (or their agent) has a right to present their case, if they so choose. The pipeline in question was being valued with a BIA (best information available) value since 2006. Catamount purchased the pipeline in 2016. They did not protest this BIA value in 2017 or 2018. In 2019 when they hired Merit Advisors as their tax agent, evidence was provided that warranted a lower value. Catamount, through their tax agent then submitted the Petition for Abatement or Refund of Taxes for tax year 2018. However, per Colorado Revised Statutes 39-5-116(1) and 39-5-118, "when an owner does not file a personal property declaration schedule with the assessor, the assessor assigns a BIA assessment to the property. A Notice of Valuation is mailed to the owner, and if the BIA value is not protested during the statutory time frame, **an abatement petition filed by the owner on the BIA assessment should be denied**". Even though the BIA assessment was in place at the time Catamount purchased the pipeline, they could have protested that BIA value in 2017 or 2018. Just as a reminder, Personal Property differs from Real Property in that revaluations take place every year vs. every odd year, so every personal property account gets a Personal Property Declaration Schedule to complete and a Notice of Value every year.

Presentor                   Natalie Woodruff  
Presentor's Title       Assessor

Documents:

[P001539 CATAMOUNT PETITION FOR ABATEMENT OR REFUND OF TAXES.PDF](#)

## LAND USE REGULATION HEARING

### A. **Consideration And Approval Of Amendment To Development Agreement For River's Gate At Pagosa Springs**

On July 15, 2010, the County entered into a Development Agreement with San Juan Investment Company LLC et al in connection with the 547.6 acre properties located along the north side of US Hwy. 160 and the east side of County Road 200, for the development of a mixed-use Planned Unit Development known as River's Gate of Pagosa Springs. The vesting period under the Development Agreement is set to expire on July 15, 2020. The Development Agreement provides for an extension of the Vesting Period for an additional amount of time if certain conditions are met. This First Amendment to the Development Agreement addresses these conditions.

Presentor                   Brad Callender  
Presentor's Title       Development Director

Documents:

[RIVERS GATE STAFF REPORT.PDF](#)  
[1ST AMENDMENT TO DEVELOPMENT AGREEMENT - RIVERS GATE.PDF](#)

## CONSENT AGENDA BY BOCC/LIQUOR BOARD

### A. **Consideration And Approval Of A Tavern License Renewal For San Marcial Holdings LLC Dba Lone Wolf Bar & Grill**

This is a renewal of a Tavern (County) liquor license for San Marcial Holdings LLC dba Lone Wolf Bar & Grill located at 20 Sunset Trail in Arboles, Colorado. This renewal includes no changes. The application is complete and the proper fees have been paid. The Sheriff's Office has completed their background check and found no issues. Due to the COVID-19 health crisis and since there have been no known modifications or violations since last year's renewal, a physical inspection of the premises was not completed, but will be done after the

threat of spreading the virus has passed. Should there be any issues with the physical inspection, staff will immediately notify the State's Liquor Enforcement Division and may rescind the license renewal. The financial impact to the county is the fees paid per the county fee schedule and staff recommends approval of this license renewal. Responsible Staff: Mary Helminski, Executive Assistant/Paralegal.

Documents:

[RENEWAL APPLICATION - REDACTED.PDF](#)

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

This is a renewal of a Hotel and Restaurant liquor license for Righteous Path LLC dba Coyote Moon Bar & Grill located at 2120 County Road 600 in Pagosa Springs, Colorado. This renewal includes no changes. The application is complete and the proper fees have been paid. The Sheriff's Office has completed their background check and found no issues. Due to the COVID-19 health crisis and since there have been no known modifications or violations since last year's renewal, a physical inspection of the premises was not completed, but will be done after the threat of spreading the virus has passed. Should there be any issues with the physical inspection, staff will immediately notify the State's Liquor Enforcement Division and may rescind the license renewal. The financial impact to the county is the fees paid per the county fee schedule and staff recommends approval of this license renewal. Responsible Staff: Mary Helminski, Executive Assistant/Paralegal.

Documents:

[RENEWAL APPLICATION - REDACTED.PDF](#)

**C. Consideration And Approval Of A Liquor Store License Renewal For David C. Olsen DbA Turkey Springs Trading Post**

This is a renewal of a Liquor Store (County) license for David C. Olsen dba Turkey Springs Trading Post located at 11497 W. Hwy. 160 in Pagosa Springs, Colorado. This renewal includes no changes. The application is complete and the proper fees have been paid. The Sheriff's Office has completed their background check and found no issues. Due to the COVID-19 health crisis and since there have been no known modifications or violations since last year's renewal, a physical inspection of the premises was not completed, but will be done after the threat of spreading the virus has passed. Should there be any issues with the physical inspection, staff will immediately notify the State's Liquor Enforcement Division and may rescind the license renewal. The financial impact to the county is the fees paid per the county fee schedule and staff recommends approval of this license renewal. Responsible Staff: Mary Helminski, Executive Assistant/Paralegal.

Documents:

[RENEWAL APPLICATION - REDACTED.PDF](#)

**CONSENT AGENDA**

**A. PAYROLL, PAYABLE WARRANTS AND PURCHASE CARDS**

**June 3, 2020 - June 16, 2020**

**B. REGULAR MEETING MINUTES**

**Regular Meeting Minutes 6/2/2020**

Draft of the Regular Meeting Minutes from June 2, 2020 for approval.

Documents:

[06-02-2020R.PDF](#)

**C. Consideration Of Resolution 2020-\_\_\_ Affirming Legal Lot Status For Julie A. Wilhelmi**

This resolution affirms the Certificate of Designation of Legal Lot Status for property owned by Julie A. Wilhelmi (IDP20-125). No fiscal impact is expected.

Documents:

[RESOLUTION AFFIRMING LEGAL LOT STATUS WILHELMI.PDF](#)  
[IDP CERTIFICATE - 20-125 WILHELMI.PDF](#)

**D. Consideration Of Resolution 2020-\_\_\_ Affirming Legal Lot Status For Karl T. And Carrie L. Emens**

This resolution affirms the Certificate of Designation of Legal Lot Status for property owned by Karl T. and Carrie L. Emens (IDP20-126). No fiscal impact is expected.

Documents:

[RESOLUTION AFFIRMING LEGAL LOT STATUS EMENS.PDF](#)  
[IDP CERTIFICATE - 20-126 EMENS.PDF](#)

**E. Consideration Of Resolution 2020-\_\_\_ Affirming Legal Lot Status For Larry Boyd**

This resolution affirms the Certificate of Designation of Legal Lot Status for property owned by Larry Boyd (IDP20-127). No fiscal impact is expected.

Documents:

[RESOLUTION AFFIRMING LEGAL LOT STATUS BOYD.PDF](#)  
[IDP CERTIFICATE - 20-127 BOYD.PDF](#)

**F. Consideration Of Resolution 2020-\_\_\_ Affirming Legal Lot Status For Joanna E. Estes**

This resolution affirms the Certificate of Designation of Legal Lot Status for property owned by Joanna E. Estes (IDP20-128). No fiscal impact is expected.

Documents:

[RESOLUTION AFFIRMING LEGAL LOT STATUS ESTES.PDF](#)  
[IDP CERTIFICATE - 20-128 ESTES.PDF](#)

**G. Consideration Of Resolution 2020-\_\_\_ Affirming Legal Lot Status For Daniel R. Detlefsen**

This resolution affirms the Certificate of Designation of Legal Lot Status for property owned by Daniel R. Detlefsen (IDP20-129). No fiscal impact is expected.

Documents:

[RESOLUTION AFFIRMING LEGAL LOT STATUS DETLEFSEN 1.PDF](#)  
[IDP CERTIFICATE - 20-129 DETLEFSEN 1.PDF](#)

**H. Consideration Of Resolution 2020-\_\_\_ Affirming Legal Lot Status For Daniel Detlefsen**

This resolution affirms the Certificate of Designation of Legal Lot Status for property owned by Daniel Detlefsen (IDP20-130). No fiscal impact is expected.

Documents:

[RESOLUTION AFFIRMING LEGAL LOT STATUS DETLEFSEN 2.PDF](#)  
[IDP CERTIFICATE - 20-130 DETLEFSEN 2.PDF](#)

**I. Consideration Of Resolution 2020- \_\_\_\_ Affirming Legal Lot Status For Steven Lee And Ohea Dawn Graham**

This resolution affirms the Certificate of Designation of Legal Lot Status for property owned by Steven Lee and Ohea Dawn Graham (IDP20-131). No fiscal impact is expected.

Documents:

[RESOLUTION AFFIRMING LEGAL LOT STATUS GRAHAM 1.PDF](#)  
[IDP CERTIFICATE - 20-131 GRAHAM 1.PDF](#)

**J. Consideration Of Resolution 2020- \_\_\_\_ Affirming Legal Lot Status For Steven Lee And Ohea Dawn Graham**

This resolution affirms the Certificate of Designation of Legal Lot Status for property owned by Steven Lee and Ohea Dawn Graham (IDP20-132). No fiscal impact is expected.

Documents:

[RESOLUTION AFFIRMING LEGAL LOT STATUS GRAHAM 2.PDF](#)  
[IDP CERTIFICATE - 20-132 GRAHAM 2.PDF](#)

**K. Consideration Of Resolution 2020- \_\_\_\_ Affirming Legal Lot Status For Steven L. And Ohea D. Graham**

This resolution affirms the Certificate of Designation of Legal Lot Status for property owned by Steven L. and Ohea D. Graham (IDP20-133). No fiscal impact is expected.

Documents:

[RESOLUTION AFFIRMING LEGAL LOT STATUS GRAHAM 3.PDF](#)  
[IDP CERTIFICATE - 20.133 GRAHAM 3.PDF](#)

**L. Consideration Of Resolution 2020- \_\_\_\_ Affirming Legal Lot Status For Pauline M. Benetti**

This resolution affirms the Certificate of Designation of Legal Lot Status for property owned by Pauline M. Benetti (IDP20-134). No fiscal impact is expected.

Documents:

[RESOLUTION AFFIRMING LEGAL LOT STATUS BENETTI.PDF](#)  
[IDP CERTIFICATE - 20-134 BENETTI.PDF](#)

**M. Consideration Of Resolution 2020- \_\_\_\_ Affirming Legal Lot Status For Troy And Loretta Ross**

This resolution affirms the Certificate of Designation of Legal Lot Status for property owned by Troy and Loretta Ross (IDP20-135). No fiscal impact is expected.

Documents:

[RESOLUTION AFFIRMING LEGAL LOT STATUS ROSS.PDF](#)  
[IDP CERTIFICATE - 20-135 ROSS.PDF](#)

**N. Consideration Of Resolution 2020- \_\_\_\_ Affirming Legal Lot Status For Scott William And Jamie Lynn Miller**

This resolution affirms the Certificate of Designation of Legal Lot Status for property owned by Scott William and Jamie Lynn Miller (IDP20-136). No fiscal impact is expected.

Documents:

[RESOLUTION AFFIRMING LEGAL LOT STATUS MILLER.PDF](#)  
[IDP CERTIFICATE - 20-136 MILLER.PDF](#)

**O. Consideration Of Resolution 2020-\_\_\_ Affirming Legal Lot Status For Nobel Property Holdings**

This resolution affirms the Certificate of Designation of Legal Lot Status for property owned by Nobel Property Holdings (IDP20-137). No fiscal impact is expected.

Documents:

[RESOLUTION AFFIRMING LEGAL LOT STATUS NOBEL PROPERTY HOLDINGS 1.PDF](#)  
[IDP CERTIFICATE - 20-137 NOBEL PROPERTY HOLDINGS 1.PDF](#)

**P. Consideration Of Resolution 2020-\_\_\_ Affirming Legal Lot Status For Nobel Property Holdings**

This resolution affirms the Certificate of Designation of Legal Lot Status for property owned by Nobel Property Holdings (IDP20-138). No fiscal impact is expected.

Documents:

[RESOLUTION AFFIRMING LEGAL LOT STATUS NOBEL PROPERTY HOLDINGS 2.PDF](#)  
[IDP CERTIFICATE - 20-138 NOBEL PROPERTY HOLDINGS 2.PDF](#)

**Q. Consideration Of Resolution 2020-\_\_\_ Affirming Legal Lot Status For Nobel Property Holdings**

This resolution affirms the Certificate of Designation of Legal Lot Status for property owned by Nobel Property Holdings (IDP20-139). No fiscal impact is expected.

Documents:

[RESOLUTION AFFIRMING LEGAL LOT STATUS NOBEL PROPERTY HOLDINGS 3.PDF](#)  
[IDP CERTIFICATE - 20-139 NOBEL PROPERTY HOLDINGS 3.PDF](#)

**R. Consideration Of Resolution 2020-\_\_\_ Affirming Legal Lot Status For Adam Alexander Kittel**

This resolution affirms the Certificate of Designation of Legal Lot Status for property owned by Adam Alexander Kittel (IDP20-140). No fiscal impact is expected.

Documents:

[RESOLUTION AFFIRMING LEGAL LOT STATUS KITTEL 2.PDF](#)  
[IDP CERTIFICATE - 20-140 KITTEL 2.PDF](#)

**S. Consideration Of Resolution 2020-\_\_\_ To Consolidate 2 Lots Into 1 Lot In Pagosa Pines Unit Four Owned By David L. And Mary Helen Cammack**

This request is to consider a resolution authorizing the consolidation of Lots 16 and 17, Pagosa Pines Unit Four, to become Lot 17X owned by David L. and Mary Helen Cammack. This consolidation has been reviewed and is recommended for approval by the Development Services Director. The impact to the county budget includes fees paid per the County Fee Schedule, generally balanced by a reduction in property taxes.

Documents:

**T. Consideration Of Resolution 2020-\_\_\_ To Consolidate 2 Lots Into 1 Lot In Rio Blanco Subdivision "A" Amended Owned By Darrell L. Davis, Leslie A. Davis And Darren Davis**

This request is to consider a resolution authorizing the consolidation of Lots 13 and 14, Rio Blanco Subdivision "A" Amended to become Lot 13X owned by Darrell L. Davis, Leslie A. Davis and Darren Davis. This consolidation has been reviewed and is recommended for approval by the Development Services Director. The impact to the county budget includes fees paid per the County Fee Schedule, generally balanced by a reduction in property taxes.

Documents:

**U. Consideration And Approval Of Archuleta County DHS Contracts**

Attached are State Fiscal Year (SFY 20-21) contracts for consideration and approval. A brief contract title term is included in the description below and each contract is attached for additional detail:

1. DHS is desirous of entering into an agreement with the Archuleta School District 50 JT to provide a comprehensive, school-based program for children who would otherwise require a more restrictive level of care but may be maintained at a less restrictive out-of-home placement or in his/her own home with Core Services. Contractor will be paid for their services the sum of \$86,176.86 for the services.

2. DHS is desirous of entering into an agreement with the Southern Colorado Community Action Agency (SoCoCAA)/The Training Advantage to provide Colorado Works Case Manager and programs that will assist TANF participants become self-sufficient. Contractor will be paid for their services the sum of \$55,095.00 for the services.

3. DHS is desirous of entering into an agreement with Rise Above Violence to provide Domestic Violence Services to eligible clients. Contractor will be paid for their services the sum of \$20,000.00 for the services.

4. DHS is desirous of entering into an agreement with Rachel Brock, Esq. to provide legal services and representation to DHS in child welfare matters, child support matters, adult protection matters, and benefits matters. The total for the Contract shall not exceed \$66,950.00.

5. DHS is desirous of entering into an agreement with La Plata County Family Centers Coalition to provide Family Support Services which will assist TANF participants, individuals, and their families to become self-sufficient by supporting them in accessing necessary resources which may hinder their ability to navigate complex systems such as protection, housing, and eligibility programming. The total for the Contract shall not exceed \$29,760.00.

6. DHS is desirous of entering into an agreement with Authentic Solutions Consulting, LLC to provide CORE Mental Health Services, Home Based Therapy, to eligible youth and families at home or such location as shall facilitate the provision of such services. The total for the Contract shall not exceed \$45,000.00.

7. DHS is desirous of entering into an agreement with Archuleta County CSU Extension Office to provide programs that aim to support and enrich the development and improve the life-skills and educational attainment of older children and youth through providing access to a babysitting certification course. The total for the Contract shall not exceed \$2,500.00.

8. DHS is desirous of entering into an agreement with Aspire to provide programs that aim to

promote responsible fatherhood and/or encourage the formation and maintenance of two-parent families to eligible clients. The total for the Contract shall not exceed \$5,000.00.

Staff recommends approval of these eight contracts. Responsible Staff: Matthew A. Dodson, Director, Archuleta County Department of Human Services

Documents:

[CORE SERVICES BRIDGES PROGRAM 20-21.PDF](#)  
[SUCAP TTA CONTRACT 20-21.PDF](#)  
[LEGAL SERVICES CONTRACT - 20-21.PDF](#)  
[CORE HBT CONTRACT 20-21.PDF](#)  
[FAMILY CENTER COALITION CONTRACT 20-21.PDF](#)  
[CSU EXTENSION OFFICE CONTRACT 20-21 \(1\).PDF](#)  
[ASPIRE CONTRACT 20-21.PDF](#)  
[RISE CONTRACT 20-21.PDF](#)

**V. Consideration And Approval Of A Collaborative Management Program / 50JT Agreement**

DHS is desirous of entering into an agreement with Archuleta School District 50 JT to administer the Collaborative Management Program. The term of this contract will be from July 1, 2020, until June 30, 2021. The total for the Contract shall not exceed \$40,000.

ACDHS is the fiscal agent for CMP funding. The local IOG approves the budget and expenditures. No county fiscal impact.

Action requested: Approve agreement as written.

Documents:

[CMP 50JT SCOOOL DISTRICT 20-21.PDF](#)  
[CMP SIGNATURE PAGE IMG\\_20200602\\_0003.PDF](#)

**W. Consideration And Approval Of Resolution 2020-\_\_\_ For The Donation Of Ammunition To The Sheriff's Office**

A local resident, James Huffman, would like the County to accept a donation for the sole purpose of acquiring ammunition to be used by the Sheriff's Office for training purposes. The financial impact to the County is a cost savings for purchasing ammunition. Sheriff Valdez recommends adoption of this Resolution.

Documents:

[RESOLUTION 2020-\\_\\_\\_ ACCEPTING A DONATION FOR AMMUNITION.PDF](#)

**NEW BUSINESS**

**A. Consideration And Approval Of 2020 CARES Act Sub-Award Grant**

The 2020 CARES Act 5311-Administrative and Operating Sub-Award Grant in the amount of \$34,876.00 has been awarded to the County's Transportation/MET Department. The CARES Act provides funds to prevent, prepare for, and respond to COVID-19. CARES Act funds are



available for all FTA Section 5307 and 5311 recipients (including those in large urban areas), to support capital, operating, administrative, and other expenses (generally eligible under those programs) incurred in response to economic or other conditions caused by COVID-19. CDOT will pay 100% of the eligible, actual administrative costs, up to the maximum amount of \$15,026.00 and 100% of the eligible, actual operating costs, up to the maximum amount of \$19,850.

Presenter Matt Archuleta  
Presenter's Title Operations Manager

Documents:

[CARES ACT GRANT AWARD.PDF](#)

## **B. Consideration And Approval To Award An Amended Contract For Architectural Services**

Reynolds Ash & Associates currently have a contract with the County to provide architectural services related to the design and construction administration of the County's New Courthouse project. The Schematic and Design Development Phases of this work are complete.

An updated scope of work and compensation proposal has been made, ahead of the County's authorization to perform the remaining phases of work. (These remaining phases of work have been held in suspension while the County completed work in its funding plan).

Staff recommend approving Reynolds Ash & Associates proposal to the County, dated May 8, 2020, which details the scope of work and cost to complete the remaining phases of work.

Documents:

[PUBLIC CONTRACT FOR SERVICES - REYNOLDS ASH AND ASSOCIATES - FINAL.PDF](#)

## **C. Consideration And Selection Of A Courthouse Construction Project Manager**

On May 15, 2020, Archuleta County issued a Request for Qualifications (RFQ) for Project Management Services for the County's new Courthouse project. Six proposals were received by the June 4th due date, as follows:

NV5  
CBRE  
Payton Savage  
KPMC  
SEH  
Synergy

The selection committee reviewed all six proposals to determine the two considered most qualified, which were KPMC and Synergy. These two firms were further interviewed on June 10, 2020. Both firms were found qualified, but only one can be engaged. Between the two, Synergy was considered a bit more suitable for the project.

Therefore, the committee recommends that the County Administrator be authorized to negotiate a final scope of work and fee with Synergy, in an amount no higher than \$100,000 and execute a contract. The Courts have been asked to comment on the scope of work and provide suggestions, if they have any, concerning how to minimize related costs.

Presenter Larry Walton  
Presenter's Title Finance Director

## **PUBLIC COMMENTS FROM THE FLOOR**

This is an opportunity during the session for the public to address the Commissioners on a subject not covered on the agenda. Please step up to the podium, **STATE YOUR NAME AND ADDRESS FOR THE RECORD** and keep your comments to 3 minutes (**the Board is not required to discuss your comment or make a decision regarding your comment, under this section**).

## **EXECUTIVE SESSION**

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

## **COMMISSIONER COMMENTS**

## **ADJOURNMENT OF THE REGULAR BOCC MEETING**

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