

September 6, 2005

**ARCHULETA COUNTY PROCEEDINGS
BOARD OF COUNTY COMMISSIONERS**

The Board of County Commissioners held a Regular Meeting on September 6, 2005 with Commissioners Mamie R. Lynch and Rhonda A. Zaday, Interim County Administrator Bob Jasper and Jeff Robbins County Attorney present. Commissioner Robin J. Schiro was absent.

Chairman Lynch called the meeting to order at 1:30 p.m.

Crossroads Project-Southwest Colorado Mental Health

Bern Heath, President/CEO of the Southwest Colorado Mental Health was present to give an update on the Crossroads Project. The Crossroads Center will have three components. One will be the Detox Unit which is being moved from Mercy Hospital's old campus. Another is the Triage Unit which is the emergency services unit. Then the new Psychiatric Urgent Care Unit which is the emergency mental health care operation as an in-patient resource. Dr. Bern Heath, Southwest Colorado Mental Health Center added his thanks for making time for them and support for the Crossroads Project. All five counties in southwest Colorado will be included. This will become a tremendous center for our area due to the lead support of Archuleta County and La Plata County. There is already a \$1.5 million grant for this project. Within 4 weeks they will be breaking ground and the project should be completed by July 2006. Funds necessary are still at 3 mills for total project. They have secured about 82% of these funds and have fund raisers scheduled. The Board of Directors of the Southwest Mental Health Center has pledged the remaining amount needed.

Chairman Lynch asked who would be directing the Center and Dr. Heath answered that he would, along with an assistant. The center will be owned by Southwest Mental Health after 10 years then the ownership reverts to Southwest Mental Health.

Commissioner Zaday noted it is imperative that Referendum C & D pass on the November 1, 2005 General Ballot.

Dr. Jim Knoll is in hopes of a closer integration with Mercy Medical Center in the management of our District, thus building a critical access hospital in Archuleta County and integrating our local providers with the district through a rural health care clinic.

Commissioner Zaday reminded them if it is their intent to request more funds from Archuleta County they should do so by the end of September using the same format they did last year so the funds can be made available during the budget process.

Twincreek Village Subdivision

Ross Esterling Senior Planner submitted for final approval the replat of Lot 558X at Twincreek Village Subdivision. This was originally 5 lots combined into 1. They are now re-configuring it back to the original 5 lots. **Commissioner Zaday moved to approve the final plat for the Replat of Lot 558X Twincreek Village Subdivision, David & Susan Smith and authorize the Chairman to sign the plat and the mylar. Chairman Lynch seconded the motion and it carried unanimously.**

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Links at Pagosa Condominium Development Conditional Use Permit

Mr. Esterling then submitted the Links at Pagosa Condominium Project. This is a Conditional Use Permit for a multi-family use condominium development consisting of three buildings, 11 dwelling units in each, for a total of 33 units. All requirements have been met. The Planning Commission approved this project on the condition the developer brings Ace Court up to County road standards. Chairman Lynch asked about the concerns she has heard of with this project. Mr. Esterling stated most concerns were with the traffic on roads. At this point Chairman Lynch opened this part of the meeting up as a Public Hearing so public comments could be heard. Hearing none, Chairman Lynch ended the Public Hearing portion of the meeting and called for a motion. **Commissioner Zaday moved to approve the Conditional Use Permit for a multi-family unit development consisting of 33 dwelling units in three buildings referred to as The Links at Pagosa Condominium Development with the conditions from the finding from the staff report. Chairman Lynch seconded the motion and it carried unanimously**

Airport New Hanger Ground Lease

Rob Russ, Airport Manager submitted the new Archuleta County Airport Ground Lease. It had been reviewed by the County Attorney and ready for signature. This is actually the template for future leases. **Commissioner Zaday moved to accept the Archuleta County Airport Ground Lease Agreement for land space as Archuleta County's template for future leases. Chairman Lynch seconded the motion and it carried unanimously.**

Bob Howard, Chairman of the Archuleta County Advisory Commission but here today as a private citizen. This lease template has been discussed but wasn't brought to the attention of the Advisory Commission until a few days ago. He felt it has three flaws.

1. What can a tenant do with his hangar?
2. How does he get rid of it?
3. How does he renew his lease?

He asked the Board to allow him to submit these changes for the lease. His changes will not increase the size of the lease.

Gerard Pearson spoke as a citizen who is also a member of the Airport Commission. He saw the lease for the first time today. He also had a change that he felt mandatory to the lease. It regarded Item #7 allowing the fuel system to be worked on inside the hangar. He will submit his request in writing.

Elmer Schettler, also a member of Airport Advisory Commission but speaking as a private citizen, urged the Commissioners to review the changes submitted today.

Commissioner Zaday asked if the lease had been submitted previously to the Airport Advisory Commission. Mr. Russ said yes it was and they had responded. We need a more County friendly lease and the results are good. Mr. Howard stated that they had previously been asked for input on the lease but never saw the finished project until last Friday. Mr. Schettler stated he was informed that his changes never made it to the Attorney's Office.

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Ralph Goulds, member of San Juan Flyers and certified inspector of planes felt some of the restrictions were too strict.

Attorney Jeff Robbins stated the lease was drafted as the County being the main concern and it is. There are rights to the tenants which legally he feels are fair.

Nancy Torrey, AvJet Space Manager felt the County should allow owners of planes to be allowed to leave their vehicles in the hangar so they don't have to pay the County long term parking. Commissioner Zaday responded that they are allowed to leave their vehicles in the hangar.

Commissioner Zaday moved to accept the Archuleta County Airport Ground Lease Agreement for Land Space as provided by our legal team adding to Page 5, Section 7, under Use Outside Storage, the words “and other personal property of Tenant related to Tenant’s aeronautical activities” to the second line of that paragraph, as attached and effective immediately. Chairman Lynch seconded the motion. With no further discussion, the motion carried unanimously. A copy of the lease is attached to these minutes.

Consent Agenda

A. Payroll and Payable Warrants for the week of August 13-20, 2005,

Payroll Warrants #210987-#211158, Payable Warrants #101957-#102060

General Fund Payroll	\$145,311.82
General Fund Payable	\$ 48,468.78
Road and Bridge Fund Payroll	\$ 40,542.44
Road and Bridge Fund Payable	\$ 5,504.48
Department of Human Services Payable	\$ 559.61
Transportation Fund Payroll	\$ 6,235.71
Transportation Fund Payable	\$ 3,374.97
AAA Senior Fund Payroll	\$ 3,965.89
AAA Senior Fund Payable	\$ 3,987.79
Emergency 911 und Payroll	\$ 1,177.24
Emergency 911 und Payable	\$ 8,320.90
Fair Board Payroll	\$ 24.24
Fair Board Payable	\$ 1,053.25
Road Capital Improvement Payable	\$ 21,614.14
Solid Waste Fund Payroll	\$ 9,773.50
Solid Waste Fund Payable	\$ 440.00
Airport Fund Payroll	\$ 4,220.62
Airport Fund Payable	\$794,219.43
Fleet Fund Payroll	\$ 11,814.08
Fleet Fund Payable	\$ 22,468.12
Nutrition Fund Payroll	\$ 6,027.71
Nutrition Fund Payable	\$ 5,093.54

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Payroll and Payable Warrants for the week of August 13-20, 2005 with Payable Warrants #101838-#101956

General Fund Payable	\$ 81,612.67
Road and Bridge Fund Payable	\$102,971.66
Department of Human Services Payable	\$ 2,566.19
Transportation Fund Payable	\$ 418.54
AAA Senior Fund Payable	\$ 68.96
Hackamore Payable	\$ 1,761.13
Emergency 911 Fund Payable	\$ 17.04
Fair Board Payable	\$26,771.38
Capital Improvement Payable	\$ 2,899.50
Road Capital Improvement Payable	\$30,895.00
Solid Waste Fund Payable	\$ 366.51
Airport Fund Payable	\$ 356.60
Fleet Fund Payable	\$ 9,081.90
Nutrition Fund Payable	\$ 1,452.59

Commissioner Zaday moved to accept the payroll and payable warrants for the week of August 13-20, 2005 and August 21-26, 2005 of the consent agenda as presented. Chairman Lynch seconded the motion and it carried unanimously.

Public Comment

Bob Moomaw stated there is an apparent problem between the Airport Manager and the Airport Advisory Commission. He felt someone needed to step up and help. The Board said they are in the process of setting up a meeting with everyone involved, including the Interim County Administrator Bob Jasper.

With no further business coming before the Board, the meeting was adjourned at 2:55 p.m.

June Madrid
County Clerk & Recorder

Approved this ____ day of September, 2005

Mamie R. Lynch, Chairman

Rhonda A. Zaday

Robin J. Schiro