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**Minutes of the Board of County Commissioners Special Meeting held on July 31, 2023, at 9:00 am
in the Commissioners Board Room, 6693 County Road 13, Conejos, CO 81129**

Comm. Garcia called the meeting to order at 9:00 am

Mitchell Jarvies – Chairperson – Present
Carlos Garcia - Vice Chair – Present
Joseph Baroz – Vice Chair – Present

Present: Nathan Ruybal -Clerk and Recorder, Nick Sarmiento-County Attorney, Tressesa Martinez-County Administrator

BOARD OF EQUILIZATION:

Naomi Martinez – County Assessor
Mr. Tony Wilson – Landowner, protesting assessment.
Schedule # 613713400273

Naomi discusses how 2022 sales were higher than values already existing requiring adjustments to keep in compliance with state valuations. Naomi also discussed that she did not use median ratio to calculate values for Elk Ridge Estates. Furthermore, Naomi asserts that there is legal access into Elk Ridge and that utilities are close to the North part of the subdivision but there are none on the South portion. Discussion continues regarding building permits.

Naomi addresses that Conejos cannot deny building permits in the Elk Ridge Estates. Division of water resources would also allow well permits in the subdivision, soils are suitable for building, however studies would need to determine how foundations and wells would be completed.

Assessor Martinez specifies that Conejos County must be within five percent up or above State value to comply with Auditors.

Mr. Wilson is curious of amount of value of the parcels owned by the County, he continues by asking about the 90% County owned parcels.

Naomi discusses process surrounding Data Gathering Period, using sales of similar lots either in Elk Ridge or similar subdivision.

Mr. Wilson closes by stating that valuation should not increase without having utilities, roads and development, he cannot understand why valuations are so high.

Motion to enter Executive Session 24-6-402 Sub Section B Conference with an Attorney to Discuss Legal Counsel regarding value of Elk Ridge parcel owned by Mr. Wilson.

Comm. Garcia first motion

Comm. Baroz second motion

Motion Carries 3-0

Comm. Jarvies - Let the record reflect that we are coming out of Executive Session conference with an Attorney, no decisions were made, and it is 11:25 am.

Attorney Sarmiento – It is the opinion of the County Attorney that the discussion had an Executive Session constitute Attorney and Client privilege and therefore no record was kept.

Comm. Garcia states that Elk Ridge is not a typical subdivision and would consider using a discount for Mr. Wilsons Elk Ridge Estates parcel.

Comm. Baroz comments that Elk Ridge is different and may require a discounted valuation.

Attorney Sarmiento comments that a discount may trigger an audit from the State, however, understands that investors buying and selling are part of all sales and not just private owner sales.

Major take aways regarding decision a re that legal access is a problem and that sales are driven by investors and not just private owners.

Current value of \$1400 an acre

Discount will only apply to parcel owned by Mr. Wilson.

Motion to value Mr. Wilson's Elk Ridge Estate parcel at \$750 per acre.

Comm. Garcia makes first motion.

Comm. Baroz seconded the motion.

Motion Carries 3-0

MEETING ADJOURNED AT 11:45 a.m.

ATTEST: 
Nathan Ruybal
Clerk of the Board


Mitchell Jarvies
Chair of BOCC