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Minutes of the Board of County Commissioners Regular Meeting held on August 3rd, 2023, at 9:00 am in the Commissioners Board Room, 6693 County Road 13, Conejos, CO 81129

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

Mitchell Jarvies – Chairperson – Present

Carlos Garcia - Vice Chair – Present

Joseph Baroz – Vice Chair – Present

Present: Tressesa Martinez-County Administrator --- Nathan Ruybal-Clerk and Recorder – Connie Ricci – HR Manager

Not Present: Nick Sarmiento – County Attorney

Pledge of Allegiance: Comm. Jarvies led everyone on the Pledge of Allegiance.

Opening Prayer: Comm. Jarvies gave the opening prayer.

Approval of Agenda:

- Add Oxford martial trust – Parcel #'s 557122125001 & 557122128001.
- Add Julian Barela – Parcel # 598106204016
 - Comm. Garcia First Motion
 - Comm. Baroz Second Motion
 - Motion Carries 3-0

Approval of Minutes:

- No Minutes to approve for this meeting.

Public Comment:

- Craig Rauwolf veteran and also works for Valley-Wide Health as a Suicide prevention and outreach advocate.
- Staff Sergeant Parker Gordon Fox Suicide Prevention Grant Program (SSG FOX SPGP)
- Mr. Rauwolf is funded from the above grant; with his role he can help identify veterans that are suicidal and get them help with therapy and medical treatments.

Administrative Correspondence – Connie Ricci:

- Sick Leave Approval
 - Changes from the State effective August 7th have given employees the ability to take days off due to Funerals, Memorial Services, Time to Grieve, manage financial matters that arrive after the passing of a family member. Colorado Employees must provide sick time to employees that are dealing with any of these situations.
 - Comm. Baroz makes motion to approve sick leave update from the State of Colorado as presented by HR Director Connie Ricci.
 - Comm. Garcia seconded that motion.
 - Motion Carries 3-0
- Work Session TBD
 - Work session with Larry Brown has been tentatively scheduled for August 17th after Regular BOCC Meeting.
- BOCC must postpone OHV road use public hearing.
- BOCC suggest to Tressesa that we run and advertisement for appointment of a County Surveyor.
- Set guidelines for Architect regarding the Ambulance Headquarters, no bids have been submitted.

Sheriff's Report – Garth Crowther:

- Ford trucks with engine issues have not yet been fixed, Sheriff would like to keep the work inside Conejos County but has asked Town and Country in Alamosa to schedule trucks to be repaired.
- Victim Advocate Funding discussion.
- Celebration in Manassa found that there was no cell service in the Town, this caused more of an alarm than any major issue, but the Town will raise issue with Cell Service providers.
- Filming a movie in Capulin, deputies are getting paid by film production company for security.
- Another deputy lost to another County due to lower wages offered by other Counties.
- No Call Sheet but the calls for July have increased.
- Sheriff's department is working in a grant for Starlink and enclosed Side by Side.
- Sheriff discusses possible Fire Ban if dry conditions continue.

Motion to amend agenda to add public hearing for Lance Hostetter

Comm. Garcia makes first motion.

Comm. Baroz seconded that motion.

Motion Carries 3-0

Land Use Report – Linda DeHerrera:

CONEJOS COUNTY LAND USE STAFF REPORT
SPECIAL USE REVIEW

Case No. CCLU 2023-0135

APPLICANT: Lance & Kayla Hostetter

BACKGROUND: An application for a Special Use Permit was filed with the Land Use Office on June 22, 2023. The property is zoned Rural and is legally described as: TR 1 of the Hostetter Division of Land in the NW1/4 of Section 13, Township 35N, Range 9E, Conejos County, Colorado. Physical address is 19980 County Road 17 in La Jara.

REQUEST: The applicant is requesting a Special Use Permit for Short Term Over Night Lodging.

ADJACENT ZONING: North, South, East and West are a mix of Rural & Agricultural lands.

APPLICABLE ZONING ORDINANCE: - Article 4 Zoning, Division 4.2 Zone District Regulations AND Article 5 Permits, Division 5.4 Special Use Review.

PUBLIC NOTICE REQUIREMENTS: Notice requirements were met by sending notice to the surrounding landowners within 500' on 6/30/23; notices to referral agencies 6/30/2023; notice was published in VALLEY COURIER on 07/6/2023 & 07/20/2023; and Onsite posting was posted on the property 07/05/2021.

PUBLIC HEARINGS:

PLANNING COMMISSION – The public hearing will be held on 07/19/2023 at 6:45 PM.

BOARD OF CONEJOS COUNTY COMMISSIONERS – The application will be presented to the Board of County Commissioners on 08/3/2023 at 9:45 AM.

- Adequate public notice was met with posted signs and letters sent out to surrounding landowners.
- Comm. Jarvies opens public comment portion.
- Land use did not receive any written submissions or comments.
- No Public Comment
- Comm. Jarvies closes public comment portion of the hearing.
- All protocols are sufficient and at or above Standards of Approval.
- No Further questions or discussion.
 - Comm. Garcia makes motion to approve Special Use Permit for Short Term Rental.
 - Comm. Baroz seconded the motion.
 - Motion Carries 3-0
 - Resolution Number 30

Adjourn Regular BOCC Meeting at 10:05 am

Enter Board of Equalization

- Lane Sego with six total protests, would like a letter of administrative denial so that he can presents protests to Colorado Board of Assessment Appeals (CBBA).
 - Comm. Baroz makes motion to deny Lane Sego protests on all six schedule numbers so that he can present appeal to the CBBA.
 - Comm. Garcia seconded that motion.
 - Motion Carries 3-0
- Schedule Number 557122125001 – Oxford:
 - Agree on amount of \$38,656.
- Schedule Number 557122128001 – Oxford:
 - Agreed to withdraw protest and go through land use process.
 - Road will need to be vacated and parcels separated.
- Schedule Number 598106204016 – Julian Barela:
 - Agree to reduce to \$24,000 for 2023.
 - RV Lot inside Horca subdivision.
- Sand & Gravel
 - Assessor receives information from these pits and calculates new assessment rate.
 - Adjust amounts are shown on the agenda.

		Sand & Gravel		
Parcel #	Owner	NOV Value	Corrected Value	Difference
572006	Robins Randall L & Lou Ann	15,596	21,996	6,400
572007	Absmeier Landscaping and Construction LLC	47,899	59,581	11,682
572020	Southway Henry Marital Trust	23,368	28,588	5,220
572022	Mondragon Larry	2,382	4,637	2,255
572125	Robins Randall L & Lou Ann	299,244	340,467	41,223
572525	Robins Construction	53,830	78,831	25,001
		442,319	534,100	91,781

- Subdivisions
 - Two subdivisions were calculated on number of years to sell out.
 - Changes due to sellout period being incorrect.
 - Rito Hondo and Conejos River Estates.
 - Comm. Garcia asks about Rodger Beck and a few other landowners.
 - Comm. Garcia makes motion to recess Board of Equalization until Assessor Martinez-Keys can provide an updated list of all protested parcels.
 - Comm. Baroz seconded that motion.
 - Motion Carries 3-0

Reconvene Board of Equalization Meeting
August 03, 2023
1:05pm

Assessor Martinez-Keys verified schedule from this meeting agenda and all schedules on the agenda are the only assessments that have increased.

Comm. Baroz makes motion to adjust the presented parcel numbers that are shown on the following attached agenda provided by Assessor Naomi Martinez-Keys.

Comm. Garcia seconded that motion.

Motion Carries 3-0

Meeting Adjourned at 1:10 pm

ATTEST: 
Nathan Ruybal
Clerk of the Board


Mitchell Jarvies
Chair of BOCC

SUBDIVISIONS
Changes due to sellout period being incorrect

Conejos River Trails		NOV	Corrected	
Parcel #	Owner	Value	Value	Difference
598334301001	Anderson Lee E (1/2) & Dorothy J Revocable Trust (1/2)	8,444	12,813	4,369
598334301002	Anderson Lee E (1/2) & Dorothy J Revocable Trust (1/2)	8,444	12,813	4,369
598334301005	Morgan John F, Catherine A & Kevin Michael	8,444	12,813	4,369
598334301006	Miller Michael	8,444	12,813	4,369
598334301007	Cordova Daryl & Rena	8,444	12,813	4,369
598334303002	Cordova Daryl & Rena	8,444	12,813	4,369
598334303003	Torres Barbara Living Trust	8,444	12,813	4,369
598334303004	Mendoza Michael	8,444	12,813	4,369
598334303005	Cordova Richard & Lorraine	8,444	12,813	4,369
598334303008	Santisteven Alfonso R	8,444	12,813	4,369
598334303010	Johansen Linda	8,444	12,813	4,369
598334303011	Johansen Linda	8,444	12,813	4,369
598334303015	Sullivan John & Tracy	8,444	12,813	4,369
598334303016	Welsh Dwight K	25,333	38,439	13,106
598334310005	Gallegos Ike	8,444	12,813	4,369
598334310006	Lehr Revocable Trust	8,444	12,813	4,369
598334310011	Romero Robin Ruth	8,444	12,813	4,369
598334311001	Olivas Leslie Diane & Lauren Rachel	8,444	12,813	4,369
598334311009	Anderson Eric Allen	8,444	12,813	4,369
598334311010	McKinzy Clarence M, Corey M, Kelly G	8,444	12,813	4,369
598334311011	Anderson Lee E (1/2) & Dorothy J Revocable Trust (1/2)	8,444	12,813	4,369
598334311012	Valles Daniel J, Jr & Amalia	8,444	12,813	4,369
598334311015	Chavez Susan & Beasley Robert A	8,444	12,813	4,369
613703209008	Woelber Luke & Rebecca	8,444	12,813	4,369
613703209009	Krause John & Carissa		12,813	

		8,444		4,369
613703209010	Cordova Toby & Mary Ann	8,444	12,813	4,369
613703209011	Cordova Toby & Mary Ann	8,444	12,813	4,369
613703210016	Coutal Michael John & Nancy Lee	8,444	12,813	4,369
613704211019	Montoya Eugene L. Susan & Pamela Ann	8,444	12,813	4,369
613703211020	Hicken Pamela Ann	8,444	12,813	4,369
613703211021	Arellano Lee	8,444	12,813	4,369
613703211022	Zimmerman Douglas Michael	8,444	12,813	4,369
613703211026	Lee Katrina May	8,444	12,813	4,369
613703211027	Emms Curtis W & Lavere	8,444	12,813	4,369
613703211028	Biggerstaff Michael & Van Winkle Mollie'	8,444	12,813	4,369
613703211029	Biggerstaff Michael & Van Winkle Mollie'	8,444	12,813	4,369
		320,873	486,894	166,021

Rito Hondo

Changes due to sellout period being incorrect

Parcel #	Owner	NOV Value	Corrected Value .7881 of CAMA	Difference Difference
613716100004	Wilson Curt	99,828	156,387	56,559
613716300012	Duran Paul E	176,085	275,845	99,760
613716300113	Krambis Christopher Jr	33,655	52,753	19,098
613716300213	Presnell Keith & Dalee	33,599	52,634	19,035
613716300313	Osborne Michael & Meagan	33,599	52,634	19,035
613716400017	Fresquez Alfred & Pamela	57,477	90,038	32,561
613716400116	Buhr & Darrell A & Tracy S	21,889	34,288	12,399
613716400217	Baroz Joseph & Kimberly	21,602	33,842	12,240
613716100007	Duran Gilbert	10,850	1,517,093	1,506,243
613716300010	Frazey Kurt Kenneth	-	275,845	275,845
		488,584	2,541,359	2,052,775