



BOARD OF COUNTY COMMISSIONERS REGULAR MEETING AGENDA

February 27, 2024 at 10:00 AM

Commissioners Meeting Room - 401 Main Street, Suite 309, Walsenburg, CO 81089

Office: 719-738-3000 ex 200 | Fax: 719-738-3996

9:00 AM - COMMISSIONER'S STUDY SESSION

10:00 AM - PUBLIC MEETING

Join via Google Meet: <https://meet.google.com/pfy-merc-xoc> | Meeting ID: pfy-merc-xoc

1. PLEDGE OF ALLEGIANCE

2. AGENDA APPROVAL

3. CONSENT AGENDA

- a.** Minutes from February 13, 2024 Meeting
- b.** Abatement PVR Ranch, LLC
- c.** Abatement St Jacques, Will & Janet Marie
- d.** Margarita Ronquillo Resignation
- e.** Sabina Brink New Hire
- f.** Shelby Ore New Hire
- g.** Terence Bobian New Hire
- h.** Celena Valdez New Hire

4. PUBLIC COMMENT

5. APPOINTMENTS

- a.** Gravel Adventure Field Guide - Huerfano County Gravel Ride, May 4th - Stephen Beneski

6. LAND USE

7. ACTION ITEMS

- a.** Resolution 24-14 to Establish a County Parks Board
- b.** Cuchara Mountain Park Conditions of Transfer
- c.** Conservation Trust Fund Transfer for Walsenburg Golf Course
- d.** PO 211 Civic Rec Renewal

- e. Strong Communities Planning Grant Application Approval
- f. Workforce Resiliency Program Grant Application Approval
- g. Public Works Procedures
- h. KLJ Peak View Gravel Pit Boundary Amendment Task Order
- i. Rocky Mountain Employee Ownership Letter of Support for RBDG
- j. El Depot Notice of End of Hauling Arrangement
- k. Mountain Disposal Lease Agreement for Waste Transfer Station
- l. Impact Assistance Grant Request to Apply
- m. State Homeland Security Grant Request to Apply
- n. Facilities Maintenance Operating Procedures
- o. Energy Performance Contracting Change Order 09 Substantial and Final Date Adjustments
- p. Gardner CC and Land Access Agreement for Phase 1 Environmental Assessment
- q. Rio Cucharas Inn Access Agreement for Phase 1 Environmental Assessment
- r. Badito Ranch on the River Lease Agreement
- s. Shultz Law Office Legal Services Agreement
- t. City of Walsenburg Law Enforcement Agreement Extension
- u. February Vendor Run

8. CORRESPONDENCE

- a. Historical Society Renew Membership
- b. Leave Balance Report as of 2/19/24 CONFIDENTIAL

9. STAFF REPORTS

- a. County Administrator
- b. County Attorney

10. EXECUTIVE SESSION

- a. For a conference with a County Attorney for the purpose of receiving legal advice on specific legal questions under C.R.S. §24-6-402(4)(b). **Solano v Board of County Commissioners Next Steps - 11:15AM**
- b. For a conference with a County Attorney for the purpose of receiving legal advice on specific legal questions under C.R.S. §24-6-402(4)(b). **Foutch v. Newman - 11:45AM**
- c. To discuss the purchase, acquisition, lease, transfer, or sale of real, personal, or other property interest under C.R.S. §24-6-402(4)(a). **Thorne Ranch Sale**
- d. For discussion of a personnel matter under C.R.S. §24-6-402(2)(f) and not involving: any specific employees who have requested discussion of the matter in open session; any member of this body or any elected official; the appointment of any person to fill an office of this body or of an elected official; or personnel policies that do not require the discussion of matters personal to particular employees. **Sheriff's Office Employee Compensation - 1PM**

11. ADJOURNMENT

12. UPCOMING MEETINGS

- a.** 2PM - Land Use Workshop
- b.** 2:30PM - Housing Workshop



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February 13, 2024 at 10:00 AM

Commissioners Meeting Room - 401 Main Street, Suite 309, Walsenburg, CO 81089

Office: 719-738-3000 ex 200 | Fax: 719-738-3996

10:00 AM - PUBLIC MEETING

1. PLEDGE OF ALLEGIANCE

Chairman Galusha called the meeting to order followed by the Pledge of Allegiance.

Chairman Galusha and Commissioner Andreatta were present in person. Commissioner Sporleder was present on-line.

2. AGENDA APPROVAL

Motion to approve the agenda as presented.

Motion made by Commissioner Andreatta. Second by Commissioner Sporleder.

Voting Yes: Chairman Galusha, Commissioner Andreatta, Commissioner Sporleder.

Motion passes.

3. CONSENT AGENDA

Motion to approve the Consent Agenda as presented.

Motion made by Commissioner Andreatta.

Seconded by Commissioner Sporleder.

Discussion: Chairman Galusha stated that the new hires were to fill existing positions that were prior to the lay-offs.

Voting Yes: Chairman Galusha, Commissioner Andreatta, Commissioner Sporleder.

Motion Passes.

Consent Agenda Items: Feb 13, 2024

- a. Minutes from January 23, 2024 Meeting

- b. Abatement 24-01 Rader, Joseph Paul & Denise Lynne Jewell
- c. Amanda Martin Pay Increase
- d. Chantal Ramirez Resignation
- e. Deah Weller New Hire DHS
- f. Dustin Beasley Promotion
- g. Dylan Brunmeier New Hire DHS
- h. Elaine Perrino Retirement
- i. Kandy Wiseman Resignation
- j. Kevin Archuleta Re-Hire
- k. Krista Cordova New Hire DHS
- l. Lindsay Martinez New Hire Dispatch
- m. Mary Vigil Retirement
- n. Shanene Sanders Termination

4. PUBLIC COMMENT:

Nick Faris, Huerfano County Resident, presented a letter to Commissioners in regards to the waste transfer station lease and also thanked the Commissioners for the hard work on the Thorne Ranch Project.

5. APPOINTMENTS:

- a. Recognizing Elaine Perrino- Elaine Perrino was recognized for her 22 years at the Huerfano County Clerk's Office. Wish her well in retirement.

- b. County Treasurer's 2023 Semi-Annual Report and 2023 Annual Report

**Motion to accept the Semi-Annual Treasurer's Report made by Commissioner Andreatta
Second by Commissioner Sporleder**

Voting Yes: Chairman Galusha, Commissioner Andreatta, Commissioner Sporleder

Motion Passes.

- c. Victory Worship Church on Rio Cucharas Inn - Anita Vigil, John Sandoval, Albert Loma, Angel Barrientos

Mr. Angel Barrientos, along with some leaders from the fellowship were present to try to get a contact person for the board to allow them to develop a program in the community to help those struggling with addiction and other problems. Presented possibilities of County owned buildings to try to operate out of in the future.

6. LAND USE:

NONE.

7. **ACTION ITEMS:**

- a. Resolution 24-14 Appointing Lenna Rauber to HC Planning Commission

Motion to approve Resolution 24-14, A Resolution appointing Lenna Rauber to Huerfano County Commission for a term expiring December 31, 2025.

Motion made by Commissioner Andreatta

Second by Commissioner Sporleder

Voting Yes: Chairman Galusha, Commissioner Andreatta, Commissioner Sporleder

Motion Passes.

- b. Gardner Broadband Project Letter of Support

Motion to approve the letter of support to Gardner broadband Project.

Motion made by Commissioner Andreatta

Second by Commissioner Sporleder

Voting Yes: Chairman Galusha, Commissioner Andreatta, Commissioner Sporleder

Motion Passes.

- c. Insight System Intergovernmental Agreement with City of Montrose

Motion to approve the agreement between the City of Montrose and Huerfano County Emergency Management & IT Department to work towards better improving law enforcement efforts.

Motion made by Commissioner Andreatta

Second by Commissioner Sporleder

Voting Yes: Chairman Galusha, Commissioner Andreatta, Commissioner Sporleder

Motion Passes.

- d. 2024 Designation of Representative to County Health Pool

Motion to appoint designee Kimberly Trujillo, to serve as the County Health Pool Representative.

Discussion: Chairman Galusha asked to have himself removed and appoint Kimberly Trujillo (Finance Officer) and Angela Wakeman (HR Officer) as a second if Kimberly couldn't be present.

Motion made by Commissioner Sporleder

Second by Commissioner Andreatta

Voting Yes: Chairman Galusha, Commissioner Andreatta, Commissioner Sporleder

Motion Passes.

e. PO #207 Grader Cutting Edges

Motion to approve Purchase Order #207 From Wagner Equipment Company, in the amount of \$19,264.00 for Grader parts.

Motion made by Commissioner Sporleder

Second by Commissioner Andreatta

Voting Yes: Chairman Galusha, Commissioner Andreatta, Commissioner Sporleder

Motion Passes.

f. Purchase Order #210 for 2024 Economic Development Allocation

Motion to approve moving forward with the 2024 Economic Development Allocation Contract in the amount of \$5,000 for general operations.

Discussion: Commissioner Andreatta would like to meet with a liaison before moving forward with any other amount for future projects.

Motion made by Commissioner Sporleder

Second by Commissioner Andreatta

Voting Yes: Chairman Galusha, Commissioner Andreatta, Commissioner Sporleder

Motion Passes.

g. Hinkle and Co 2023 Audit Engagement

Motion to approve the Hinkle & Co 2023 Audit up to and not to exceed the amount of \$20,000 without approval of the County Commissioners and for that amount of funds to be split equally to the departments from which it represents.

Discussion: Chairman Galusha and Commissioner Andreatta suggested \$20,000 out of County General and anything outside of that can come out of DHS or split major funds.

Carl Young, The County Administrator added that he worked this into the budget, \$5,000.00 in R&B and \$10,000 in General Fund for 2024 and not sure what was in DHS budget, but assured the County would be able to cover it.

Motion made by Commissioner Andreatta

Second by Commissioner Sporleder

Voting Yes: Chairman Galusha, Commissioner Andreatta, Commissioner Sporleder

Motion Passes.

h. HUTF Signature Sheet (does include S. Lake Rd)

Motion to approve the HUTF signature sheet for the CDOT with the mileage on the sheet to be correct.

Discussion: Commissioner Andreatta asked if the map was reviewed to make sure there were no roads missing in current or past years. Carl Young, the County Administrator, stated

that he was assured that Dustin and Anthony looked this over and was confident that it was correct. Chairman Galusha stated he was 99.9 % confident.

Motion made by Commissioner Sporleder

Second by Commissioner Andreatta

Voting Yes: Chairman Galusha, Commissioner Andreatta, Commissioner Sporleder

Motion Passes.

i. Judicial Center Security Grant Purchase Order #206 and Budget Adjustment

Motion to approve Purchase Order #206 Security Grant in the amount of \$111,937.67 which has a 50/50 split from the Underfunded Court House Grant, County match is budgeted in the Capital Outlay.

Discussion: Chairman Galusha stated funding comes from Judicial sales tax.

Motion made by Commissioner Andreatta

Second by Commissioner Sporleder

Voting Yes: Chairman Galusha, Commissioner Andreatta, Commissioner Sporleder

Motion Passes.

j. Request to Apply 4V1 FAA BIL Electrical Rehab Grant Application

Motion to approve the application to the FAA Airport Improvement Program for the 4v1 Airfield Lighting and Signage Rehabilitation project in the amount of \$24,944 with a note to see if the funds can be pushed to year 2025.

Discussion: Between Commissioners and Administrator about when to spend the match and about the lighting on the ground.

Motion made by Commissioner Andreatta

Second by Commissioner Sporleder

Voting Yes: Chairman Galusha, Commissioner Andreatta, Commissioner Sporleder

Motion Passes.

k. RFP 2023-11 Waste Transfer Station Award Recommendation

Motion to approve the award for waste transfer operation RPF 2023-11 to Mountain Disposal and instruct staff to develop a lease agreement.

Discussion: Commissioner and Administrator stated that the post was for 54 days vs. 30 days Carl Young makes recommendation for Mountain Disposal to be accepted.

Motion made by Commissioner Andreatta

Second by Commissioner Sporleder

Voting Yes: Chairman Galusha, Commissioner Andreatta, Commissioner Sporleder

Motion Passes.

I. Cuchara Spirits Retail Liquor License Renewal

Motion to approve the Retail Liquor License for Cuchara Spirits LLC

Motion made by Commissioner Andreatta

Second by Commissioner Sporleder

Voting Yes: Chairman Galusha, Commissioner Andreatta, Commissioner Sporleder

Motion Passes.

8. CORRESPONDENCE:

Correspondence Reviewed by Carl Young County Administrator & BOCC

Items G, H & K to bring back for items for further discussion

- a. CTSI Technical Update - Colorado Public Meetings and Executive Sessions
- b. Bulk Water Monthly Volume Report Jan 2024
- c. GPID Billing Register Jan 2024 CONFIDENTIAL
- d. GPID Systems Totals Report Jan 2024
- e. Leave Balance Report CONFIDENTIAL
- f. January 2024 Expense Report UNBALANCED

g. Golf Course Request for CTF Funds

Motion to approve contract for Golf Course CTF Funds not to exceed the amount of \$5000.00 for Fertilizer and Sprinklers.

Motion made by Commissioner Andreatta

Second by Commissioner Sporleder

Voting Yes: Commissioner Andreatta, Commissioner Sporleder

Chairman Galusha Abstain

Motion Passes.

h. CO Wind Speed Study Funding Request

Discussion: Commissioner Sporleder questioned if there was a new study conducted.

No motion was made. It was suggested by Commissioner Andreatta, if a study is required then move forward for \$200.00, if not suspend the study.

- i. Letter on Cuchara Mountain Park
- j. Request for Delay WTS Decision
- k. HC Sheriff's Office Holiday Hours Request

9. STAFF REPORTS:

PETITION FOR ABATEMENT OR REFUND OF TAXES

County Name HUERFANO

Date Received 2/22/2024
Use Assessor's or Commissioners Date Stamp

Section I: Petitioner: please complete Section I only

Date: 02 / 22 / 2024
Month DAY Year

Petitioner's Name: P V R RANCH L.L.C.
 Petitioner's mailing address: 1 3 9 7 5 SOUTH PERRY PARK ROAD
LARKSPUR CO 80118
 City or Town State Zip Code

SCHEDULE OR PARCEL NUMBER(S) <u>19863</u> _____ _____	PROPERTY ADDRESS OR LEGAL DESCRIPTION OF PROPERTY <u>T-28 R-67 SEC 20 PT OF NW4 DES AS FOLLOWS</u> <u>COMMENCING AT A BRASS CAP MARKING NW4</u> <u>COR BEING N 88 DEG 00'00"W2657.30 CONTINUED...</u>
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Petitioner requests an abatement or refund of the appropriate taxes and states that the taxes assessed against the property for the property tax year 2023 are incorrect for the following reasons: (Briefly describe why the taxes have been levied erroneously or illegally, whether due to erroneous valuation, irregularity in levying, clerical error, or overvaluation. Attach additional sheets if necessary.)

property should be agricultural.

Petitioner's estimate of value \$ _____
Value Year

I declare, under penalty of perjury in the second degree, that this petition, together with any accompany exhibits or statements, has been prepared or examined by me, and to the best of my knowledge, information and belief, is true, correct and complete.

_____ Petitioner's Signature	Daytime Phone Number _____ Email _____
BY _____ Agent's Signature *	Daytime Phone Number _____ Email _____

*Letter of agency must be attached when petition is submitted by an agent.

If the Board of County Commissioners, pursuant to § 39-10-114(1), C.R.S., or the Property Tax Administrator, pursuant to § 39-2-116, C.R.S., denies the petition for refund or abatement of taxes in whole or in part, the Petitioner may appeal to the Board of Assessment Appeals pursuant to the provisions of § 39-2-125, C.R.S., within thirty days of the entry of any such decision, § 39-10-114.5(1), C.R.S.

Section II: Assessor's Recommendation (For Assessor's Use Only)			
	Tax Year		
	2023		
	<u>Actual</u>	<u>Assessed Value</u>	<u>Tax</u>
Original	<u>41,392</u>	<u>8,384</u>	\$ <u>629.78</u>
Corrected	<u>1,311</u>	<u>346</u>	\$ <u>25.99</u>
Abate/Refund	<u>40,081</u>	<u>8,038</u>	\$ <u>603.79</u>

Assessor recommends approval as outlined above

If the request for abatement is based upon the grounds of overvaluation, no abatement or refund of taxes shall be made if an objection or protest to such valuation has been filed and a Notice of Determination has been mailed to the taxpayer, § 39-10-114(1)(a)(i)(D), C.R.S.

Tax year: 2023 ___ Protest? No ___ Yes (if a protest was filed, please attach a copy of NOD.)

Assessor recommends denial for the following reason(s):

Elisha Meadows
Assessor's or Deputy Assessor's Signature

PETITION FOR ABATEMENT OR REFUND OF TAXES

County Name HUERFANO

Date Received 2/20/2024
Use Assessor's or Commissioners Date Stamp

Section I: Petitioner: please complete Section I only

Date: February 20 2024
Month DAY Year

Petitioner's Name: St Jacques, Will & Janet Marie
Petitioner's mailing address: 8630 County Road 521
Walsenburg CO 81089
City or Town State Zip Code

SCHEDULE OR PARCEL NUMBER(S)	PROPERTY ADDRESS OR LEGAL DESCRIPTION OF PROPERTY
<u>474802</u>	<u>Parcel 42 Major Ranch Phase #2 216.50 AC</u>

Petitioner requests an abatement or refund of the appropriate taxes and states that the taxes assessed against the property for the property tax year 2023 are incorrect for the following reasons: (Briefly describe why the taxes have been levied erroneously or illegally, whether due to erroneous valuation, irregularity in levying, clerical error, or overvaluation. Attach additional sheets if necessary.)

Due to the BAA decision the value has changed, see attached.

Petitioner's estimate of value \$ 782,500 2023
Value Year

I declare, under penalty of perjury in the second degree, that this petition, together with any accompany exhibits or statements, has been prepared or examined by me, and to the best of my knowledge, information and belief, is true, correct and complete.

Petitioner's Signature Daytime Phone Number _____

BY _____
Agent's Signature * Daytime Phone Number _____

*Letter of agency must be attached when petition is submitted by an agent.

If the Board of County Commissioners, pursuant to § 39-10-114(1), C.R.S., or the Property Tax Administrator, pursuant to § 39-2-116, C.R.S., denies the petition for refund or abatement of taxes in whole or in part, the Petitioner may appeal to the Board of Assessment Appeals pursuant to the provisions of § 39-2-125, C.R.S., within thirty days of the entry of any such decision, § 39-10-114.5(1), C.R.S.

Section II: Assessor's Recommendation			
(For Assessor's Use Only)			
	Tax Year	<u>2023</u>	
	<u>Actual</u>	<u>Assessed Value</u>	<u>Tax</u>
Original	<u>\$791,882</u>	<u>\$53,716</u>	<u>\$3,531.76</u>
Corrected	<u>\$727,500</u>	<u>\$49,402</u>	<u>\$3,207.72</u>
Abate/Refund	<u>\$64,382</u>	<u>\$4,314</u>	<u>\$324.04</u>

Assessor recommends approval as outlined above

If the request for abatement is based upon the grounds of overvaluation, no abatement or refund of taxes shall be made if an objection or protest to such valuation has been filed and a Notice of Determination has been mailed to the taxpayer, § 39-10-114(1)(a)(I)(D), C.R.S.

Tax year: 2023 Protest? No Yes (if a protest was filed, please attach a copy of NOD.)

Assessor recommends denial for the following reason(s):

Elisha Meadows
Assessor's or Deputy Assessor's Signature

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioners: WILL AND JANET ST. JACQUES v. Respondent: HUERFANO COUNTY BOARD OF EQUALIZATION	Docket No: 2023BAA714
FINAL AGENCY ORDER	

THIS MATTER was heard by the Colorado Board of Assessment Appeals (“Board”) on January 18, 2024, Amy Williams and Monte Mullins presiding. Petitioners appeared pro se. Respondent, Huerfano County Board of Equalization, was represented by attorney Lisa Powell-DeJong. Petitioners appeal the actual value of the subject property for tax year 2023.

EXHIBITS AND WITNESSES

The Board admitted into evidence Petitioners’ Exhibits 1-9 and 11-24 and Respondent’s Exhibits A.

DESCRIPTION OF THE SUBJECT PROPERTY

Address: 8630 Co. Rd. 521
 Walsenburg, Colorado 81089

County Schedule No.: R-474802, MAP 28-5155-034-00-042

Located within the Major’s Ranch Subdivision, which is situated approximately 11 miles northwest of Walsenburg, the subject property consists of a single-family residence with a detached garage, a partial basement, and a few outbuildings that are all situated on 216 acres of ranchland. Although there are some disagreements between the parties regarding the specific sizes of certain elements of the improvements on the property, per the county data, the house that was built in 2014 includes 3,043 square feet of space above grade, a loft of 480 square feet, and 1,003 square feet below grade. There is a three-car detached garage and a barn with a finished “vet” room, which includes a bathroom and a covered hay shed. A larger utility building housing the

cistern and pumps is also on the site. The parcel is classified as agricultural grazing based on a Lease Agreement with most of Major's Ranch. Whereas neither the residence nor any of the outbuildings are integral to the agricultural use of the property, the improvements along with two acres of the property are classified and valued as residential.

The appealed value assigned by the County Board of Equalization ("CBOE") and the parties' assertions of the subject property's value are as follows:

Appealed CBOE Value:	\$846,882
Petitioners' Requested Value:	\$585,049
Respondent's Requested Value:	\$871,700

BURDEN OF PROOF AND STANDARD OF REVIEW

In a proceeding before this Board, the taxpayer has the burden of proof to establish, by a preponderance of the evidence, that the assessor's or county board's valuation or classification is incorrect. *Bd. of Assessment Appeals v. Sampson*, 105 P.3d 198, 204 (Colo. 2005). Proof by a preponderance of the evidence means that the evidence of a circumstance or occurrence preponderates over, or outweighs, the evidence to the contrary. *Mile High Cab, Inc. v. Colorado Public Utilities Comm'n*, 302 P.3d 241, 246 (Colo. 2013). Whether the taxpayer has satisfied this burden is a question of fact for the Board to resolve. *Sandra K. Morrison Tr. v. Bd. of Cnty. Comm'rs*, 465 P.3d 582 (Colo. 2020).

The Board reviews every case de novo. *See Bd. of Assessment Appeals v. Valley Country Club*, 792 P.2d 299, 301 (Colo. 1990). In general, the de novo proceeding before the Board "is commonly understood as a new trial of an entire controversy." *Sampson*, 105 P.3d at 203. Thus, any evidence that was presented or could have been presented in the county proceeding below may be presented to this Board for a new and separate determination. *Id.* The evaluation of the credibility of the witnesses and the weight, probative value, and sufficiency of all of the evidence are matters solely within the fact-finding province of this Board, whose decisions in such matters may not be displaced on appeal by a reviewing court. *Gyurman v. Weld Cnty. Bd. of Equalization*, 851 P.2d 307, 310 (Colo. App. 1993). The determination of the degree of comparability of land sales and the weight to be given to the various physical characteristics of the property are also questions of fact for the Board to decide. *Golden Gate Dev. Co. v. Gilpin Cnty. Bd. of Equalization*, 856 P.2d 72, 73 (Colo. App. 1993).

APPLICABLE LAW

For property taxation purposes, the value of residential properties must be determined solely by the market approach to appraisal. *See Colo. Const. art. X, § 20(8)(c); § 39-1-103(5)(a), C.R.S.* The market approach relies on comparable sales as required under section 39-1-103(8)(a)(I), C.R.S., which states:

Use of the market approach shall require a representative body of sales, including sales by a lender or government, sufficient to set a pattern, and appraisals shall reflect due consideration of the degree of comparability of sales, including the

extent of similarities and dissimilarities among properties that are compared for assessment purposes.

To identify comparable sales, county assessors are required to collect and analyze sales that occurred within the 18-month period prior to July 1 immediately preceding the assessment date. § 39-1-104(10.2)(d), C.R.S. For tax year 2023, this 18-month period ended on June 30 of 2022. *See id.* If sufficient comparable sales are not available during this 18-month period to adequately appraise the property, then the assessor may use sales that occurred in preceding 6-month increments for a total maximum period of 5 years. *Id.*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

Janet St. Jacques testified pro se on behalf of Petitioners and presented numerous exhibits and read her prepared written testimony. To summarize, her case in chief consisted of arguments that the assessor made a variety of improper changes to several renditions of their CAMA USA Reports with respect to the various codes and sizes assigned to the land and improvements on the subject property. She also testified that she believed that they were being double taxed on various elements of the property. She further argued that the time adjustments were not supported. Additionally she contended that the land value assigned to the two-acres of the subject that are being valued as residential was not estimated properly because the County used 2-acre lot sales from the dissimilar Rio Cucharas mountain community, rather than sales from more similar rural subdivisions.

A main additional argument presented by Ms. St. Jacques was that the assessor labeled and considered the “vet” room that is situated within the horse barn as an apartment. The assessor called the improvement a “barnominium,” while including it in the GLA area of the home, and valued it commensurately with regular gross living area of the main residence. She further testified that the size of said finished space in the horse barn was over-stated because the assessor included areas with lesser finishes such as the tack and feed rooms.

Petitioners requested a value of \$585,049 for the subject property. Ms. St. Jacques arrived at the value by using the assessor’s CAMA USA reports and applying a variety of different per square foot values from this report, along with an average price per square foot from a number of closed sales to the various areas of her property to which she believed they related. She also presented a number of land sales from the Major’s Ranch subdivision with a tabulation of an average sales price of \$1,368 per acre, which was what she indicated should be the value of her 2-acre residentially classified and valued land area, rather than the \$4,341 per acre rate used by the Respondent.

Respondent is requesting a value of \$871,700¹ for the subject property. Respondent presented expert testimony from Bruce Quintana, Chief Appraiser employed by the County Assessor’s Office, who testified in support of the Appraisal Report admitted as Exhibit A. Respondent testified that the value of the subject property was developed using a variety of

¹ Section 39-8-108(5)(a.5), C.R.S., effective August 10, 2022, permits the Board to increase valuations by no more than five percent above the valuation set by the CBOE.

methods and data sets. First, for the 214+/- acres of agriculturally classified land, the income approach was used. For the 2-acres residentially classified land area with the improvements that are not deemed integral to the agricultural use of the agricultural land, the sales comparison approach was employed, and a number of 2+/- acre lot sales from the Rio Cucharas subdivision were analyzed and used. He chose this subdivision due to the large number of 2+/- acre lot sales. As for the residence, again using direct sales comparison, three sales of somewhat similar homes from three different locations within the county were presented and compared to the home on the subject property. These sales were analyzed and compared "net" of their respective land values, and their land values were supported with sales of similar vacant land.

A major item of note is that included in the GLA calculation for the subject's residence was 910 square feet of finished space that was actually located within the horse barn. Mr. Quintana testified that because the HOA for the subject subdivision did not allow ADUs (Accessory Dwelling Units), but this area in the barn was finished and most closely resembled an apartment or finished living area, he added it to the GLA of the home. This was to avoid this space violating the HOA regulations. Last, Mr. Quintana testified that he used the cost approach for the value of the balance of the horse barn not already valued with the home, as well as for valuation of the hay shed. He reported that the utility building housing the cistern and pump was embedded in the value of the home, and was not valued or added separately. Upon estimating the value of each of the separate elements of the subject property, the values were summed for a total indication of value for the property.

The Board finds that Petitioners presented sufficient probative evidence to prove that the subject property was incorrectly valued for tax year 2023.

The Board concurs with the Respondent in the general overall methodology and approaches that were employed to value the various elements of the property with one significant exception—the "vet" room in the horse barn. First of all, even if it is finished in the same manner as the residence, it is unacceptable to simply add finished space located in an outbuilding to the gross living area of a residence. Being in an outbuilding, this space is simply less functional and likely somewhat less valuable than if it were already actually embedded within the residence itself. Additionally, because it specifically cannot be an ADU per HOA regulations, it is likely even less functional. If its use is truly restricted to a "vet" room or the like, the pool of buyers that can or would need and use it for that limited purpose is greatly reduced. By doing this, the GLA of the subject home is substantially over-stated and the value is therefore over-stated as well. Furthermore, from data and testimony of Ms. St. Jacques, the truly finished area is not 910 square feet because the tack and feed rooms are of lesser finish.

In attempting to provide a value for the subject property, Petitioners did not compare nor adjust any vacant or improved sales to the subject property to arrive at an indicated or the requested value. Ms. St. Jacques analysis and conclusion of value was not supported. Whereas the Board concurs with the bulk of the Respondent's analysis, at least considering the general methods employed, and it only takes exception to the portion of the horse barn that was included within the GLA of the residence, it is this part of the analysis that is in question. However, the Board is unable to decipher or recreate the math that was used in the adjustment grid of the Respondent's appraisal report. As such the Board could not identify the rate or amounts used in making the GLA

adjustments. Furthermore, no data or analysis was presented regarding the valuation of the outbuildings aside from indicating the cost approach was employed.

Therefore, in reviewing the data presented, the Board analyzed the Respondent's residential sales data. Net of land, the sales data indicates Net Sales Prices and Net Sales Prices per Square Foot after being adjusted for time as follows:

<u>Sale No.</u>	<u>Net Price</u>	<u>Net Price/SqFt</u>
Sale 1	\$941,278	\$272
Sale 2	\$459,471	\$234
Sale 3	\$351,033	\$160

From the Respondent's appraisal report, after adjustment, the final indicated value of the subject's residential improvements net of land and outbuildings was concluded at \$782,694 which translates to \$198 per square foot being within the above noted range of the sales and appropriately below Sales 1 and 2 but above Sale 3 for various reasons. This did, however, include a minor 2.8% adjustment for the functionality of the "apartment" in the horse barn. If the space were not included within the GLA, that adjustment would not be necessary, and an indicated value of about \$203.50 per square foot would then be suggested. Furthermore, if the 910 square feet of space in the horse barn that the Respondent included in the GLA were removed from the GLA calculation, the smaller size would cause at least a slightly higher per square foot consideration. Herein, a rounded value of \$205 per square foot is used. When this per square foot rate is applied to the size of the above grade GLA of the subject without the vet room in the horse barn of 3,043 square feet, the indicated contribution is \$623,815 or about \$625,000 when rounded.

To this, the value of the outbuildings and land must be added. From Respondent's appraisal report using the cost approach, the outbuildings were valued at \$77,029 for the 2,450 square feet of the horse barn, excluding the 910 square feet that was added to the house GLA, plus the 1,200 square feet of the utility building/hay shed. This totals 3,650 square feet of gross building area, and translates to an average of only \$21 per square foot for the outbuildings. Again, however, no data or analysis for the calculations used to arrive at the cost/value figures were included. Certainly, the 910 square feet of the higher finished space of the barn would add more than the \$21 per square foot of the balance of the outbuildings. Conversely, not being able to be used as an ADU and solely as a vet room or the like diminishes its contribution to something well below the \$205 of the home, especially whereas that figure embeds the garage, loft, and basement. Furthermore, the physically depreciated replacement cost of this space is likely too high as well due to the use limitations. Further reducing the cost relative to the residential GLA space is the lesser finishes of the tack and feed rooms. Hence, a contribution above the \$21 of the balance of the outbuildings and yet well below the \$205 of the home, but more downward from the midpoint of about \$115 at about \$75 per square foot is considered reasonable and will be used herein. This tabulates to a value of \$68,250 for the 910 square feet of higher finished space in the barn. As such, a grand total of \$145,279 for all of the outbuildings is tabulated.

Therefore, total value of the entire subject property is tabulated as follows:

Agricultural land:	\$ 3,350
Residential Land:	\$ 8,682

Outbuildings:	\$145,279
Residential improvements:	<u>\$625,000</u>
Total Property Value:	\$782,311
Rounded	\$782,500

ORDER

The petition is **GRANTED**. The actual value of the property shall be \$782,500 and the Assessor's Office is ordered to update its records accordingly.

APPEAL RIGHTS

If the decision of the Board is against Petitioners, Petitioners may petition the Court of Appeals for judicial review according to the Colorado appellate rules and the provisions of section 24-4-106(11), C.R.S. (commenced by the filing of a notice of appeal with the Court of Appeals within forty-nine days after the date of the service of the final order). § 24-4-106(11), C.R.S.; § 39-8-108(2), C.R.S. (rights to appeal on a protest and adjustment appeal); § 39-10-114.5(2), C.R.S. (rights to appeal on an abatement or refund appeal).

If the decision of the Board is against Respondent, Respondent, upon the recommendation of the Board that it either is a matter of statewide concern or has resulted in a significant decrease in the total valuation of the respondent county, may petition the Court of Appeals for judicial review according to the Colorado appellate rules and the provisions of section 24-4-106(11), C.R.S. (commenced by the filing of a notice of appeal with the Court of Appeals within forty-nine days after the date of the service of the final order). § 24-4-106(11), C.R.S.; § 39-8-108(2), C.R.S. (rights to appeal on a protest and adjustment appeal); § 39-10-114.5(2), C.R.S. (rights to appeal on an abatement or refund appeal).

If the Board does not recommend its decision to be a matter of statewide concern or to have resulted in a significant decrease in the total valuation of the respondent county, Respondent may petition the Court of Appeals for judicial review of such questions within thirty days of such decision. § 39-8-108(2), C.R.S.; § 39-10-114.5(2), C.R.S.

If the decision of the Board is against Respondent, Respondent may petition the Court of Appeals for judicial review of alleged procedural errors or errors of law within thirty days of such decision when Respondent alleges procedural errors or errors of law by the Board. *Id.*

DATED and SERVED this February 6, 2024.

BOARD OF ASSESSMENT APPEALS:

Drafting Board Member:



 Monte Mullins

Concurring Board Member:



Amy Williams
*Concurring without modification
pursuant to § 39-2-127(2), C.R.S.*

HUERFANO COUNTY		
PAYROLL STATUS CHANGE	EFFECTIVE DATE	
3/1/2024		
NAME: Margarita Ronquillo	PAYROLL : 3/12/2024	
CHANGE OF ADDRESS/PHONE	STREET	
	CITY, STATE, ZIP	
	TELEPHONE	
CHANGE	FROM <small>(DOES NOT APPLY TO NEW EMPLOYEE)</small>	TO
JOB TITLE	Assistance Payments Technician	
DEPARTMENT	DHS	
HOURS		
ANNUAL SALARY	\$40,000.00	
SEMI-MONTHLY SALARY		
HOURLY SALARY		
OTHER SALARY	Non-Exempt	
REASON FOR CHANGE		
NEW HIRE	<u>RESIGNATION</u>	LENGTH OF SERVICE INCREASE
REHIRED	RETIREMENT	REEVALUATION OF CURRENT JOB
PROMOTION	LAYOFF	INTRODUCTORY PERIOD COMPLETED
DEMOTION	ADMINISTRATIVE LEAVE PAID	OTHER
TRANSFER	ADMINISTRATIVE LEAVE UN-PAID	
TERMINATION		
COMMENTS, IF NECESSARY		
Motion to Accept the Resignation of Margarita Ronquillo as Assistance Payments Technician for DHS Effective March 1, 2024.		
Elected Official/Department Manager	Chairman	
Date	Date	
Date to Finance Office: _____		

HUERFANO COUNTY

GREEN SHEET/STATUS CHANGE		EFFECTIVE DATE
		3/1/2024
NAME:	Sabina Brink	PAYROLL :
		3/15/2024

CHANGE OF ADDRESS/PHONE	STREET
	CITY, STATE, ZIP
	TELEPHONE

CHANGE	FROM (DOES NOT APPLY TO NEW EMPLOYEE)	TO
JOB TITLE		Accounting Clerk - Part Time
DEPARTMENT		Administration
HOURS		
ANNUAL SALARY		
SEMI-MONTHLY SALARY		
HOURLY SALARY		\$20.00
OTHER SALARY		

REASON FOR CHANGE

- NEW HIRE
- REHIRED
- PROMOTION
- DEMOTION
- TRANSFER

- RESIGNATION
- RETIREMENT
- LAYOFF
- ADMINISTRATIVE LEAVE PAID
- ADMINISTRATIVE LEAVE UN-PAID

- LENGTH OF SERVICE INCREASE
- REEVALUATION OF CURRENT JOB
- INTRODUCTORY PERIOD COMPLETED
- OTHER

Motion to Sabina Brink as Part Time Accounting Clerk for The Department of Administration at a Rate of \$20.00/hr. Contingent Upon Completion of a CBI Background Check, and Drug Screen with a Negative Result.

Elected Official / Department Head Date

Angela Wakeman 2/16/2024

Human Resources Officer Date

John Galusha, Chairman Date

Budget Officer Date

HUERFANO COUNTY

GREEN SHEET/STATUS CHANGE		EFFECTIVE DATE
		2/28/2024
NAME:	Shelby Ore	PAYROLL :
		3/15/2024

CHANGE OF ADDRESS/PHONE	STREET
	CITY, STATE, ZIP
	TELEPHONE

CHANGE	FROM (DOES NOT APPLY TO NEW EMPLOYEE)	TO
JOB TITLE		Assistance Payments Tech
DEPARTMENT		DHS
HOURS		
ANNUAL SALARY		\$37,000.00
SEMI-MONTHLY SALARY		
HOURLY SALARY		
OTHER SALARY		Non-Exempt

REASON FOR CHANGE

- NEW HIRE**
- REHIRED
- PROMOTION
- DEMOTION
- TRANSFER

- RESIGNATION
- RETIREMENT
- LAYOFF
- ADMINISTRATIVE LEAVE PAID
- ADMINISTRATIVE LEAVE UN-PAID

- LENGTH OF SERVICE INCREASE
- REEVALUATION OF CURRENT JOB
- INTRODUCTORY PERIOD COMPLETED
- OTHER

COMMENTS, IF NECESSARY

Motion to Hire Shelby Ore as Assistance Payments Tech within the Department of Human Services with an Annual Salary of \$37,000.00. Contingent Upon Completion of a CBI Background Check, and Drug Screen with a Negative Result.

Elected Official / Department Head Date

Angela Wakeman 02.23.2024

Human Resources Officer Date

John Galusha, Chairman Date

Budget Officer Date

HUERFANO COUNTY

GREEN SHEET/STATUS CHANGE		EFFECTIVE DATE
		3/13/2024
NAME:	Terence Bobian	PAYROLL :
		3/29/2024

CHANGE OF ADDRESS/PHONE	STREET
	CITY, STATE, ZIP
	TELEPHONE

CHANGE	FROM (DOES NOT APPLY TO NEW EMPLOYEE)	TO
JOB TITLE		Clerk I - DMV
DEPARTMENT		Clerk & Recorder
HOURS		
ANNUAL SALARY		\$32,000.00
SEMI-MONTHLY SALARY		
HOURLY SALARY		
OTHER SALARY		Non-Exempt

REASON FOR CHANGE

<p style="text-align: center;"><u>NEW HIRE</u></p> <p>REHIRED</p> <p>PROMOTION</p> <p>DEMOTION</p> <p>TRANSFER</p>	<p>RESIGNATION</p> <p>RETIREMENT</p> <p>LAYOFF</p> <p>ADMINISTRATIVE LEAVE PAID</p> <p>ADMINISTRATIVE LEAVE UN-PAID</p>	<p>LENGTH OF SERVICE INCREASE</p> <p>REEVALUATION OF CURRENT JOB</p> <p>INTRODUCTORY PERIOD COMPLETED</p> <p>OTHER</p>
--	---	--

Motion to Hire Terence Bobian as Clerk I - DMV for The Department of Clerk & Recorder an Annual Salary \$32,000.00. Contingent Upon Completion of a CBI Background Check, and Drug Screen with a Negative Result.

Elected Official / Department Head Date

Angela Wakeman 2/23/2024

Human Resources Officer Date

John Galusha, Chairman Date

Budget Officer Date

HUERFANO COUNTY

GREEN SHEET/STATUS CHANGE		EFFECTIVE DATE
		2/28/2024
NAME: Celena Valdez	PAYROLL :	3/15/2024

CHANGE OF ADDRESS/PHONE	STREET
	CITY, STATE, ZIP
	TELEPHONE

CHANGE	FROM (DOES NOT APPLY TO NEW EMPLOYEE)	TO
JOB TITLE		Parks & Recreation Specialist - PT
DEPARTMENT		Parks & Recreation
HOURS		
ANNUAL SALARY		
SEMI-MONTHLY SALARY		
HOURLY SALARY		\$18.00/hr
OTHER SALARY		Non-Exempt

REASON FOR CHANGE

- NEW HIRE
- REHIRED
- PROMOTION
- DEMOTION
- TRANSFER

- RESIGNATION
- RETIREMENT
- LAYOFF
- ADMINISTRATIVE LEAVE PAID
- ADMINISTRATIVE LEAVE UN-PAID

- LENGTH OF SERVICE INCREASE
- REEVALUATION OF CURRENT JOB
- INTRODUCTORY PERIOD COMPLETED
- OTHER

Motion to Celena Valdez as Parks & Recreation Specialist - PT for The Department Parks & Recreation at an Hourly Rate of \$18.00/hr. Contingent Upon Completion of a CBI Background Check, and Drug Screen with a Negative Result.

Elected Official / Department Head Date

Angela Wakeman 2/23/2024

Human Resources Officer Date

John Galusha, Chairman Date

Budget Officer D

RESOLUTION NO. 24-14**THE BOARD OF COUNTY COMMISSIONERS
OF HUERFANO COUNTY, COLORADO****A RESOLUTION CREATING THE HUERFANO COUNTY PARKS BOARD**

WHEREAS, C.R.S. § 30-11-107 (n) authorizes the Board of County Commissioners to establish any such office that in its judgment may be required for the efficient management of the business and concerns of the county; and,

WHEREAS, the Board of County Commissioners has determined that the establishment of certain boards and committees is necessary to help protect the best interests of the County's inhabitants and to promote the health, safety, prosperity, security, and general welfare of the County; and,

WHEREAS, the Board of County Commissioners desires to create a County Parks Board to provide advice on and assistance in developing a sustainable parks program that enhances the lives of residents.

NOW, THEREFORE, BE IT RESOLVED, by the Huerfano County Board of County Commissioners that the following is hereby adopted:

Section 1. Creation and Organization.

1. There is hereby established, under the authority granted to the Board of County Commissioners in CRS §30-11-107, an advisory board that shall be known as the Huerfano County Parks Board, hereinafter "Parks Board".
2. The purpose of the Parks Board is to advise the Board of County Commissioners on developing a fiscally sustainable County parks program that improves the quality of life for County residents.
3. The Parks Board shall consist of a maximum of 7 members appointed by the Board of County Commissioners for a term of three years.
4. Membership in the Parks Board shall reflect a balance in geography, population, and interest.
5. Members of the Parks Board must either be registered to vote within Huerfano County or be enrolled in a school located in Huerfano County.
6. All members appointed to the Parks Board will serve without compensation, except that they may be reimbursed for actual expenses incurred in the conduct of Parks Board business.

Section 3. Meetings.

1. The Parks Board shall meet at least quarterly and as often as may be necessary for the proper performance of its duties.
2. The Parks Board is empowered to adopt reasonable rules and regulations for conducting its meetings and affairs. Provided however that:

- a. A quorum of the Parks Board shall consist of a simple majority of its members.
- b. All meetings shall be open to the public and an agenda shall be made available to the public at least one working day before the meeting.
- c. Approved minutes of meetings shall be a matter of public record.
- d. The Parks Board shall elect one of its members as chair annually. The Chair shall preside at all meetings of the Parks Board. The Parks Board shall elect, in the same manner and for the same term, one of its members as Vice-Chair who shall act as chair during the absence of the Chair.

Section 4. Powers and Duties.

- 1. The primary and general responsibility of the Parks Board is to all residents of Huerfano County, the Board of County Commissioners, and Huerfano County Parks. Their primary duty is to protect and represent the best interests of the entire county. Board members must carefully assess all aspects of the issues at hand, ensure that decision-making factors are well-founded, determine if the matter serves the county's best interests, and make honest decisions accordingly.
- 2. Members of the Parks Board must demonstrate an active interest in the goals, objectives, and issues involving the County's parks, trails, open space, facilities, and programs. Members should also be familiar with the existing plans for County parks, trails, and recreational facilities.
- 3. The Parks Board shall make recommendations to the Board of County Commissioners regarding:
 - a. The annual capital improvement and maintenance budget for County parks;
 - b. Long-range goals for the acquisition, disposal, jurisdictional transfer, and development of County parks, trails, open space, and related facilities;
 - c. Land use matters relating to County Parks;
 - d. Fee schedules for park rentals and County recreational programming; and
 - e. Issues that specifically relate to policies, philosophy, and objectives involving County Parks.
- 4. The Parks Board shall advise the County Planning Commission and Tourism Board on matters and activities related to County Parks.
- 5. The Parks Board shall develop and maintain collaborative working relationships with the Raymond Aguirre Community Center Board, the County Fair Board, and other boards or entities that have been designated to oversee certain Parks or have long-term agreements for the management and operation of County recreational facilities. This involves developing mutual understanding, sharing resources, and working together to enhance the quality and accessibility of recreational services and facilities for the community.
- 6. The Parks Board shall have the authority to enter into agreements for grounds maintenance and recreational programming, with the consent of the Board of County Commissioners. Such agreements must: (1) end either before or at the end of the current calendar year; (2) use budgeted funds; and (3) have a value lower than \$10,000.

- 7. The Parks Board shall have the authority to solicit and evaluate potential concessionaires for the operation of County Parks. Further, the Parks Board shall negotiate a draft agreement for the review and approval of the Board of County Commissioners.
- 8. The Parks Board may, from time to time, develop a Park Master Plan for the County as a whole or a specific existing or proposed County park or recreational facility.

Section 5. Support.

The County Administrator, or a designee thereof, shall provide administrative support to the Parks Board.

INTRODUCED, READ, APPROVED AND ADOPTED ON THIS 27th day of FEBRUARY 2024.



ATTEST:

County Clerk and Recorder and
Ex-Officio Clerk to said Board

BOARD OF COUNTY COMMISSIONERS
OF HUERFANO COUNTY, COLORADO

BY _____
John Galusha, Chairman

Arica Andreatta, Commissioner

Karl Sporleder, Commissioner



MEMORANDUM

MEETING TYPE: Board of County Commissioners

MEETING DATE: Tuesday, February 27, 2024

ITEM NAME: Cuchara Mountain Park Conditions of Transfer

SUBMITTED BY: Carl Young, County Administrator

SUMMARY: Per BOCC direction, conditions of transfer between Huerfano County and Cuchara Foundation concerning Cuchara Mountain Park have been developed and are awaiting next steps.

BACKGROUND: At the January 23, 2024 BOCC Meeting, staff was given direction through a motion to develop conditions of transfer between Huerfano County and Cuchara Foundation regarding Cuchara Mountain Park. If you so choose to continue with the transfer the following conditions are recommended:

1. That the Mountain Park will revert back to the County in the event the Cuchara Foundation ceases to operate
2. That the Mountain Park shall be kept free of liens and encumbrances, in the event the Cuchara Foundation fails to pay property taxes for two years the Park will revert back to the County
3. The Cuchara Foundation must maintain the Park and public access to the Park for the term of the Access Agreement between the County and the Foundation, failure to do so shall be grounds for the Park to revert back to the County.
4. The Cuchara Foundation may not sell or otherwise transfer ownership of the Park to any entity, other than Huerfano County, during the term of the Access Agreement. After the Access Agreement expires the Cuchara Foundation must offer the County the first right of refusal to purchase the property and the right to match any offer made to purchase the property.

BOARD ACTION TAKEN:

APPROVED

DENIED

OTHER

SIGNATURE OF THE CHAIR: _____

NOTES:

PURCHASE ORDER

Huerfano County

Purchase Order#: 214

Purchase OrderDate: 2/21/2024

Vendor: CITY OF WALSENBURG / 4475
525 S ALBERT
WALSENBURG, CO 81089

Ship To: 401 Main Street -
Walsenburg CO, 81089

Order Description:

DESCRIPTION	QUANTITY	UNIT PRICE	TOTAL COST	LEDGER
Walsenburg Golf Course	1	\$5,000.00	\$5,000.00	050-47100-51939
TOTAL:			\$5,000.00	

NOTES:

Contribution Requested by Walsenburg Golf Course. Report to CTF as Transfer to City of Walsenburg. City to dispurse to Golf Association.

APPROVALS:

Approving Authority: _____

Budget Officer: _____



Huerfano County Commissioners
401 Main Street, Suite 201
Walsenburg, Colorado, 81089

RE: Conservation Trust funds (Lottery Funds)

Dear Commissioners.

For the past several years you have donated \$5,000 to \$15,000 from the lottery funds to help us in our fertilizer expenses and sprinkler expense. These items are approved expenses for the lottery funds.

Your continued support for these items would be greatly appreciated.

Thanks

A handwritten signature in blue ink that reads "Gary M. Vezzani". The signature is written in a cursive, flowing style.

Gary M Vezzani
President/ Walsenburg Golf Association

PURCHASE ORDER

Huerfano County

Purchase Order#: 211

Purchase OrderDate: 2/12/2024

Vendor: **CivicPlus LLC / 8141**
PO Box 737311
Dallas, TX 75373-7311

Ship To: **401 Main Street -**
Walsenburg CO, 81089

Order Description:

DESCRIPTION	QUANTITY	UNIT PRICE	TOTAL COST	LEDGER
Annual Maintenance	1	\$4,725.00	\$4,725.00	051-47200-52000
TOTAL:			\$4,725.00	

NOTES:

ANNUAL MAINTENANCE AND SUPPORT FEE TO CIVICREC

APPROVALS:

Approving Authority:

Budget Officer:



Item 7d.
Invoice

Updated Remittance Address:
(FOR PAYMENTS ONLY)
CivicPlus LLC
PO Box 737311
Dallas TX 75373-7311

#292931
4/5/2024
PO #

Bill To
Huerfano County CO
401 Main Street
Walsenburg CO 81089

TOTAL DUE

\$4,725.00
Due Date: 5/5/2024

Terms	Due Date	PO #	Approving Authority
Net 30	5/5/2024		

Qty	Item	Start Date	End Date
1	CivicRec Annual Fee	4/5/2024	4/4/2025
1	CivicRec Pay Annual maintenance and support fee	4/5/2024	4/4/2025
Total			\$4,725.00
Due			\$4,725.00

To pay your invoice with a credit card [Click Here](#).

0514720052000

Please submit payment via ACH using the details below. Please send notification of ACH transmission via email to accounting@civicplus.com.

Bank Name	Account Name	Account Number	Routing Number
JPMorgan Chase	CivicPlus LLC	910320636	021000021



MEMORANDUM

MEETING TYPE: Board of County Commissioners
MEETING DATE: Tuesday, February 27, 2024
ITEM NAME: Strong Communities Planning Grant Application
SUBMITTED BY: Carl Young, County Administrator

SUMMARY: This grant application would request up to \$175,000 with 10% local match dollars (\$17,500 maximum match). The Strong Communities Planning Grant is designed to fund multiple approaches within community development, including land use code updates to facilitate housing development, strategy adoption to address housing needs, and water/energy planning in that context.

RECOMMENDATION: Recommend the BOCC approve Admin staff to submit an application requesting up to \$175,000 in Strong Communities Planning Grant funds with a maximum County match of \$17,500 for the purpose of developing and implementing a multilateral County approach to housing that will help address the Housing Needs Assessment findings. This approach will include the development of implementation strategies for programs such as revolving loan funds and land-banking, in addition to the continued development of the Gardner housing project.

BACKGROUND: The Strong Communities Planning Grant Program is intended to support local governments in planning for sustainable growth and development patterns and affordable housing into the future. This program provides planning grants to help communities align policies and regulations to locate affordable housing in infill locations near jobs, transit, and everyday services; ensure new neighborhoods have housing of all types, sizes, and price points; and direct housing to areas with access to multimodal transportation options.

BOARD ACTION TAKEN:

APPROVED

DENIED

OTHER

SIGNATURE OF THE CHAIR: _____

NOTES:



MEMORANDUM

MEETING TYPE: Board of County Commissioners

MEETING DATE: Tuesday, February 27, 2024

ITEM NAME: Workforce Resiliency Program Grant Application

SUBMITTED BY: Robert Gilbert, Management Fellow

SUMMARY: This grant is a reimbursement grant of up to \$75,000 with no local match dollars required that provides funding for rural employee training, recruitment, and retention initiatives. Award determination will be by summer 2024 and funds must be spent by program end in 2026.

RECOMMENDATION: Recommend the BOCC approve Admin staff submit an application requesting up to \$75,000 in WRP funds for the purpose of developing and implementing training, recruitment, and retention initiatives across the county, but particularly in Corrections, Patrol Deputies, Dispatch, and Road & Bridge.

BACKGROUND: The Workforce Resilience Program (WRP) is a statewide grant program to support rural individuals negatively affected by Covid-19 to recover their career sustainability, profitability, and longevity. These one-time federal dollars are intended to be a flexible and easy-to-access resource for rural Colorado. WRP is administered by the Colorado Community College System (CCCS) and the Office of Economic Development and International Trade (OEDIT).

BOARD ACTION TAKEN:

APPROVED

DENIED

OTHER

SIGNATURE OF THE CHAIR: _____

NOTES:



Workforce Resilience Program Program & Funding Guidelines

Many rural Colorado businesses and individuals continue to struggle from the negative impacts of COVID-19. The Workforce Resilience Program (WRP) is a statewide grant program to support rural individuals negatively affected by COVID-19 to recover their career growth, sustainability, profitability, and longevity. These one-time federal funds are intended to be a flexible and easy-to-access resource for rural Colorado. WRP is administered by the Colorado Community College System (CCCS) and the Office of Economic Development and International Trade (OEDIT).

Grant proposals will be accepted in calendar year 2024 and funds will be distributed until the program ends in 2026. Total grant amounts will range from \$25,000-\$75,000.

Workforce Resilience Program Examples:

- Training or content development led by either community colleges or businesses
- Employee training programs to support hiring or economic advancement
- Bolster workforce development at local community colleges
- Rural recruitment and retention strategies
- Employee incentives including transportation, childcare, or housing stipends
- Workforce training center investments
- Work-based learning including on-the-job training and apprenticeships
- New business development support

Grantee Eligibility

- Eligible grant subrecipient applicants include for-profit businesses, 501(c)(3)s, 501(c)(6)s, institutions of higher education, government, or tribal organizations
- Eligible beneficiaries of grant-funded programs include individuals who are employed full-time, part-time, temporary, seasonally, gig workers and contract laborers, or jobseekers who have been negatively impacted by COVID-19
- Rural counties are defined as having a population of less than 250,000.
 - Access 2020 census numbers here: gis.dola.colorado.gov/population/data/historical_census/
 - If you believe your community should be considered rural although you are located in a more populated county, please feel free to reach out.

Requirements

- i) Applicants must submit a brief letter of intent to the WRP Director for review prior to developing an application, budget, and budget narrative

- ii) Grantees must sign an attestation form stating that they or the intended beneficiaries have been negatively impacted by COVID-19
- iii) Funds must be used to support businesses located within rural Colorado or individuals working/intending to work within rural Colorado
- iv) Grantee must sign an Interagency Agreement or Understanding of Program with CCCS upon grant approval and prior to initiating grant activities
- v) Grantees must allow members of the Workforce Resilience Program administration to perform scheduled site visits as deemed appropriate
- vi) Grantee must submit quarterly and final reports, including budget updates, to CCCS
- vii) At minimum, the grantee must collect, analyze, and submit the following program data where applicable. Other data may be requested depending on the project.
 - a. Number and types of nonprofits/small businesses served, including data from participants
 - b. Number and types of individuals served, including data from participants
 - c. Number and types of employers engaged
 - d. Number and types of programs developed and offered (e.g., professional development, courses, industry-recognized credentials, etc.)
 - e. Number and types of programs completed by businesses or individuals
 - f. Evidence of improvement to an existing program (e.g., increased capacity, revised programming, etc.)
 - g. Number of satisfied beneficiaries (business and individuals)
- viii) Curriculum, materials, and assessments developed under the grant are property of the State Board for Community Colleges and Occupational Education and must be sharable with CCCS community colleges
- ix) Training attendance reports with learner and/or business names, training dates, and training hours attended must be on record and submitted to CCCS upon request
- x) In cases where the applicant does not have grant support on staff, it is strongly advised to partner with your local Small Business Development Center or Local Enterprise Zone Administrator for free grant management support
- xi) All grant funds must be used within the grant period. Unused funds will be returned to CCCS at the end of calendar year 2026 or end of grant agreement if sooner.

Expense Parameters/Allowability

The Workforce Resilience Program grant is meant to be the most flexible funding source through CCCS Department of Academic Affairs and Workforce Development.

- Grants must benefit individuals negatively affected by COVID-19
- Grants are designated for use only in rural Colorado

Funds may be used to provide assistance to individuals who want and are available for work, including job training, public jobs programs and fairs, support for childcare and transportation to and from a jobsite or interview, travel vouchers, incentives for newly employed workers, grants to hire underserved workers, assistance to unemployed individuals to start small businesses, and development of job and workforce training centers.

It is also permitted to offer a broad range of services to unemployed or underemployed workers and other individuals that suffered negative economic impacts from the pandemic. That can include public jobs programs, combined education and on-the-job training programs, or job training to accelerate rehiring or address negative economic impacts experienced due to a worker's occupation or level of training. The broad range of permitted services can also include other employment support, such as childcare assistance or assistance with transportation to and from a jobsite or interview.

Allowed Costs

- Professional development
- Business or employee training program development and implementation, in partnership with community college if capacity exists OR independently of college
- Third-party vendor (only in cases where community colleges don't have capacity)
- In-state trainer travel costs (State fiscal rules apply; no out of state travel)
- Work-based Learning or Career and Technical Education program development
- Bootcamps (shortened period of extended learning)
- Training costs directly incurred by business or individual
- Consumable and miscellaneous training-related items
- Technology upgrades
- College trainer/instructor training
- Grant data collection and analysis expenses

Limitations

- i) Grant activities may not be initiated prior to grant approval
- ii) One designee must be identified as the grant contact and act as the grant manager
- iii) End recipients of grant-funded services must be businesses or individuals negatively affected by COVID-19
- iv) Grant funds must be used for the creation or expansion of programs and costs cannot be used to supplant other organizational budget allotted to existing programs
- v) Grant funds must be used for a unique project that is not currently funded by another source, or a portion of a project that can be assigned specifically to this award, where the unmet need does not exceed the total amount received from all fund sources
- vi) The intent of this program is to cover workforce costs; businesses and individuals may not be charged training costs or fees to participate in programs developed with these funds
- vii) The program administration team reserves the right to approve equal to or less than is requested
- viii) Grant activities must end, funds must be used, and final report submitted by June 30, 2026. Grant closeout period will run from July 1-September 30, 2026.
- ix) If partnered with a community college, no administration fee can be included
- x) Revision options:
 - a. Grant may be revised a single time; written revision request must be submitted for approval. The revision must include a new application narrative, budget, and budget narrative that reflect the proposed change(s). Revision requests may not exceed the original approved grant amount. No grant activity related to the proposed changes may occur prior to the revision approval.

- b. A formative project implementation schedule may be approved by the Workforce Resilience Program administration team prior to grant application submission.
- xi) Unallowed grant usages:
 - a. Covering employee or intern wages unless under special circumstances
 - b. Capital construction costs
 - c. College administration fees
 - d. CTE teacher training
 - e. Nursing training (see CareForward and Career Advance Colorado grants)
 - f. Grant funds must not be spent on any items deemed unallowable by Uniform Guidance (2 CFR 200). These include: alcoholic beverages, bad debts, contingency provisions, contributions and donations, entertainment costs, fines, penalties, damages, or other settlements, fundraising and investment management costs, government fees, goods or services for personal use, idle facilities, lobbying, losses on other awards or contracts, organization costs, selling and marketing costs of anything beyond the program being funded, telecommunication costs
- xii) Any unused funds at the end of the grant performance period as stated in the grant must be returned to CCCS

Grantee Attestation Requirements

All grantees are required to complete a COVID “attestation” to meet federal SLFRF (State and Local Fiscal Recovery Funds) funding compliance. The attestations will confirm that the grantee, or the intended beneficiaries or the grant funding, have been negatively impacted by the COVID-19 pandemic. Any beneficiaries receiving funds as part of the grant (ie: stipends, travel reimbursements, etc.) will also need to sign a COVID attestation. Attestations are legally binding and may be verified if audited.

Funding Allocations and Timelines

- Grant amounts will range from \$25,000-\$75,000
- CCCS will distribute funds via electronic funds transfer or via paper check
- Approved grant proposals will receive funding via quarterly reimbursements
 - First reimbursement: July 2024 after initial quarterly report
 - Subsequent reimbursements following quarterly reports in January, April, October, and July of each year
 - Final reimbursement: July 2026 after final report or after project end if sooner
- Applications may be accepted through December 31, 2024, or until funds are fully encumbered
- All grantee funds must be fully spent by June 30, 2026
- Program will be closed December 31, 2026

Programmatic and Data Reporting Requirements

Grantees must submit brief quarterly summary report narratives on the last Friday of each fiscal quarter.

- 2024: June 28, September 28, December 28
- 2025: March 28, June 27, September 26, December 26
- 2026: March 27, June 30

Reports will include:

- Total funds spent to date
- Summary of grant activities and benchmarks
- Progress towards grant goals
- Significant activities, accomplishments, and future planning
- Back-up evidence
- Reimbursement request forms

Application Submission

1. Submit letter of intent (available on website)
2. Application will be shared directly once eligibility is confirmed
3. Submit grant application (note priority due date on website)
4. Grant approval should occur within four weeks of application date, more information may be requested prior to approval
5. Complete required forms and signatures
6. Begin grant activities
7. Complete quarterly reports and reimbursement requests until program end

Please contact the Workforce Resilience Program team for more information.

Contacts available on WRP website: cccs.edu/industry/workforce-resilience-program/

John Galusha, Chairman
Arica Andreatta, Commissioner
Karl Sporleder, Commissioner



**HUERFANO COUNTY GOVERNMENT
PUBLIC WORKS DEPARTMENT**

Date: February 27, 2024
To: Huerfano County Board of County Commissioners
From: Chris Bechaver, Deputy Public Works Director
Cc: Lester Berry, Interim Public Works Director and Carl Young, County Administrator
Re: Grounds and Buildings Maintenance Procedures

Purpose: To define clear objectives for the maintenance of Huerfano County buildings and grounds. These procedures encompass housekeeping standards, routine maintenance, preventative and corrective maintenance.

General

It is the role of the Public Works Department to implement these procedures so that the buildings and grounds of Huerfano County will be maintained to a high degree.

1. Buildings shall be provided with the housekeeping and routine maintenance necessary to protect the physical integrity of buildings and keep them in a condition where they are sanitary, safe, and pleasant to visit or occupy.
2. Grounds and landscaping shall be maintained in a condition that reflects good planning and maintenance.

Routine Building Maintenance

1. **Entrances, Lobbies and Corridors** – These areas are generally the first areas seen by the general public and staff. Their condition and cleanliness leaves a lasting impression on all that enter the building. It is of the utmost importance that these areas are maintained to a standard of excellence. Considerable dirt is carried in and deposited in entryways and corridors. The maintenance technicians schedule should include adequate time to sweep these areas of travel more often than once a day if time is available. Regular sweeping or snow removal from the sidewalks outside of entryway as soon as possible using sand or ice melt to avoid slips and falls. Some entryways have floor mats to serve as a dirt and sand trap. These must be cleaned periodically, daily, or more frequently during the snow and mud season.
2. **Restrooms** – Special attention shall be given to restroom cleanliness because of the need for sanitation and the threat to health. Restrooms shall be *thoroughly cleaned* on a daily basis; soap, paper towels, etc., shall be checked and replaced promptly. Maintenance technicians shall be trained in proper cleaning techniques and in personal safety precautions related to their jobs.
3. **Custodial** – A maintenance routine shall be established to keep all buildings in a condition that is safe, healthy, and in good repair. Training shall be provided to all maintenance technicians in proper cleaning methods, industrial hygiene, and safety guidelines, including blood borne pathogens clean up procedures. Standard safety practices shall be observed and

stressed; for example, the use of disposable latex gloves while cleaning, using WET FLOOR signs, and disinfecting methods.

4. **Floor Maintenance** – An annual routine shall be established to strip and re-wax tile floors. Carpet shall be inspected on a daily basis to determine if other than routine care is needed. The integrity of tile floors should be considered and chipped or broken tiles should be promptly replaced.
5. **Interior Walls, Ceilings, and Attics** – During building inspections maintenance technicians should pay particular attention to walls; peeling paint, failing plaster, and evidence of moisture. Graffiti should be removed promptly. Ceilings should be checked for water leakage; the first indication of a leaking roof is often from discolored suspended ceiling tiles or blistering plaster. Attics should be checked for ventilation flow, moisture, and proper storage of any materials there. Plan on repainting walls and ceilings every four years.
6. **Doors and Windows** – Windows and screens shall be cleaned and checked for damage during summer and spring. Glazing shall be repaired, cracked panes replaced, damaged caulking removed and replaced. Grills, sashes, sills, etc., shall be inspected and repaired. Doors should open and close easily; oil hinges, check and adjust pneumatic door closers and bottom door sweeps. Doors should not drag and should be adjusted to close fully.
7. **Dusting** – From the standpoint of health as well as appearance, dusting is one of the most important jobs of the maintenance technicians. Dust can be a carrier of disease germs. Visible dust presents a dirty appearance that needs to be taken care of as soon as possible. A vacuum cleaner is the best tool for removing dust. Treated “dust cloths” can be used for most dusting. These are usually of factory treated flannel cloth. Some surfaces lend themselves well to “damp dusting” using a clean cloth and plastic sprayer with appropriate solution. Dust all horizontal surfaces such as but not limited to window sills, ledges, file cabinet tops, and clear desk tops.
8. **Lighting** – Each building shall have lights checked and repaired at regular intervals. Exit and emergency lights should be checked daily. Office staff should report lighting problems to the Public Works Director as soon as discovered. Deficient lights shall be changed as soon as their failure is reported.
9. **Gutters, Downspouts, Roof Drains** – Maintenance technicians must inspect this often neglected area. Several county buildings are very susceptible to debris clogging these types of drains. Left alone, drains will clog causing major maintenance problems. Gutters will be cleaned and their conditions checked twice a year in summer and spring. Corroded gutters should be promptly replaced.
10. **Heating, Ventilation, and Air Conditioning** – Inspections of buildings must encompass boilers, furnaces, and HVAC systems; especially units located in attics and other out-of-the-way places. Spring and fall semi-annual systems inspections shall be made to coincide with impending seasonal requirements for cooling and heating. Often, problems or potential problems are obvious, if they are caught early, they can stop larger problems. Generally, preventative maintenance is contracted out to a qualified heating and air conditioning

company; however, staff shall work closely with the Public Works Director when problems arise.

11. **Roof Maintenance** – Water can penetrate unbelievably small holes and result in major damage. The roof of each building should be inspected annually in the spring. Personnel shall ensure safety precautions regarding roof safety are used, including proper use of a protective harness. Inspections should give particular attention to roof flashings and snow guides. Any problems shall be reported to the Public Works Director immediately.
12. **Elevators** – Licensed elevator mechanics routinely inspect all of the county’s elevators. However, maintenance technicians should keep the cabs and doors clean and the elevator pits and mechanical rooms inspected semi-annually at a minimum. Maintenance technicians shall report elevator problems to the Public Works Director immediately.
13. **Painting and Exterior Maintenance** – A routine schedule of interior and exterior painting, caulking and repairs, shall be established for each building. Masonry cleaning and patching shall be accomplished as soon as possible after damage is detected, within budgetary constraints. The Public Works Department shall maintain a record of inspections and schedules for maintenance.
14. **Fire Extinguishers** – Extinguishers shall be properly hung in their designated areas; not left on the floor or otherwise improperly positioned. Access to fire extinguishers shall not be blocked or impeded. A company certified to maintain fire apparatus shall inspect the extinguishers annually.
15. **Snow Removal** – During an event that it snows all staff member must come out and assist on snow removal. During the week staff will be required to come in early and start removing snow prior to the start of business hours.

Weekend snow removal will happen the following morning to remove the snow from the county facilities. Supervisor will give a call and let the crew know what time to come out that following morning.

16. **On Call** – Staff would be on a rotating schedule Monday- Monday.
 - a. Staff would be required to use their county issued phone.
 - b. Calls would come through dispatch for any issues with any buildings.
 - c. 30- minute response time depending on weather.
 - d. Staff would be required to call dispatch when they arrive at the building and call when they leave the building after the work is complete.
 - e. Staff would have an incentive of \$30.00 a day for that week being on call a total of \$210 per week.

- f. Staff would be able to take home a county vehicle for that week they are on call. No one but the county employee would be allowed to in the vehicle with you.
 - g. If Staff was unable to be on call for a day or the week they would forfeit their \$30.00 or the \$210.00.
 - h. On-call schedules will be made by their immediate supervisor and approved by the Public Works Director.
 - i. If Staff does not answer their phone they will be subject to consequences such as verbal warning, written warning or termination.
17. **Miscellaneous** – Maintenance staff shall report repairs which are needed to correct broken, worn out, damaged or other needed replacement parts to the Public Works Director.

Signature of the Chair

Approved

Denied



MEMORANDUM

MEETING TYPE: Board of County Commissioners

MEETING DATE: Tuesday, February 27, 2024

ITEM NAME: Peak View Gravel Pit Boundary Amendment

SUBMITTED BY: Robert Gilbert, Management Fellow

SUMMARY: This is a follow-up action item addressing the boundary violations discovered at the Peak View Gravel Pit in December 2023. As a reminder, for several years the Peak View pit has unknowingly encroached beyond the northern border of the permitted area. KLJ will complete a revised survey of the pit and develop a formal corrective plan through the 112 Amendment process to bring the County back into compliance with Colorado Division of Reclamation, Mining, and Safety regulations.

RECOMMENDATION: Recommend BOCC approve KLJ to perform work as described in Task Order No. 2403-00312-02 at an amount not to exceed \$12,000 so as to come into compliance with DRMS.

BACKGROUND: On December 12, 2023, DRMS performed a routine monitoring inspection of the Peak View Gravel Pit and discovered the northern boundary violations. DRMS sent notice in January to Huerfano County Road & Bridge of these violations advising that they would recommend to their Board that it both assess a fine to the County and issue a Cease and Desist order on operations at the Pit. The initial fine would be for 34 days of violation equaling \$3400. This fine will be suspended down to \$500 pursuant to the County coming into compliance within 90 days of the DRMS Board Order.

BOARD ACTION TAKEN:

APPROVED

DENIED

OTHER

SIGNATURE OF THE CHAIR: _____

NOTES:

This is Task Order No. 2403-00312-02, consisting of 3 pages.

Task Order

In accordance with Paragraph 1.01 of the Agreement Between Owner and Engineer for Professional Services – Task Order Edition, dated [April 17, 2023] ("Agreement"), Owner and Engineer agree as follows:

Background Data

- a. Effective Date of this Task Order: _____, 2024
- b. Owner: Huerfano County
- c. Engineer: KLJ Engineering LLC
- d. Specific Project (title): Peak View Gravel Pit Boundary Amendment
- e. Specific Project (description): Assist Huerfano County with a Colorado DRMS 112 Permit Amendment and associated corrective action plan to bring pit into compliance with recent DRMS inspection that noted pit work had encroached beyond the current permit boundary.

Services of Engineer

- A. Services of Engineer under this Task Order are described as follows:

Engineer will develop a corrective action plan to comply with Inspection Topic "Off-site Damage" cited in the Minerals Program Inspection Report performed by Colorado Division of Reclamation, Mining and Safety (DRMS), dated 12/12/2023. This inspection noted mining operations beyond its permitted limits, specifically along the northern most edge of the permit boundary. The following outlines services included with this Task Order:

1. Review the current 112 Permit.
2. Review the recent Minerals Program Inspection report dated 12/12/2023.
3. Conduct a site visit for visual inspection of existing conditions.
4. Conduct a GPS and photogrammetric drone survey of the pit to accurately map applicable survey monuments and boundary markers, existing visible features, disturbed areas, topography, and verify property boundaries.
5. Compare the survey data collected to the inspection report to quantify violations cited by DRMS.
6. Develop a formal corrective plan through the 112 Amendment process. The primary tenants of the correction action plan and subsequent amendment include:
 - a. Adjust the permit boundary to encompass all existing disturbed areas.

Task Order Form

EJCDC® E-505, Agreement Between Owner and Engineer for Professional Services – Task Order Edition.
 Copyright © 2014 National Society of Professional Engineers, American Council of Engineering Companies,
 and American Society of Civil Engineers. All rights reserved.

- b. Adjust the permit boundary to make better use of more viable gravel deposits vs the current permitted limits.
 - c. Adjust the permit boundary to in such way that maintains the overall permit area of 40 acres.
 - d. Set up to 10 markers (t-posts) delineating the revised permit boundary.
 - e. Revise the phasing plan to match the revised permit boundary.
7. Coordinate with DRMS and Huerfano County to submit a 112 Amendment to the current 112 Permit for the above-described changes.

Additional Services

No additional services.

Exclusions

Services provided by Engineer exclude the following:

- Environmental, archeological, biological studies and investigations
- Geotechnical and material testing, investigations, and design
- Property boundary survey
- Amendment or modifications to the 112 Permit other than specifically stated above

Owner's Responsibilities

Owner shall have those responsibilities set forth in Article 2 of the Agreement and in Exhibit B, subject to the following:

The County shall participate in coordination calls through project completion, provide supplementary documents as necessary, and provide feedback to ensure overall project accuracy and competitiveness.

Payments to Engineer

- A. Owner shall pay Engineer for services rendered under this Task Order as follows:

\$12,000

- B. The terms of payment are Lump Sum (plus any expenses expressly eligible for reimbursement) as set forth in Article 4 of the Agreement and in the applicable governing provisions of Exhibit C. **Reimbursable expenses are estimated to be \$700 and are included in the lump sum.**

Consultants retained as of the Effective Date of the Task Order: None

Other Modifications to Agreement and Exhibits: None

Attachments: None

Other Documents Incorporated by Reference:

- A. April 17, 2023, Agreement between Owners and Engineering for Professional Services, Task Order Edition

Terms and Conditions

Execution of this Task Order by Owner and Engineer shall make it subject to the terms and conditions of the Agreement (as modified above), which Agreement is incorporated by this reference. Engineer is authorized to begin performance upon its receipt of a copy of this Task Order signed by Owner. The effective date of this Task Order is _____, 2024.

OWNER: Huerfano County

ENGINEER: KLJ Engineering LLC

By: _____

By: _____

Print Name: John Galusha

Print Name: Luke LaLiberty

Title: Chair, Board of County Commissioners

Title: Associate Vice President

Firm's Certificate No. (if required): _____
State of: _____

DESIGNATED REPRESENTATIVE FOR TASK ORDER:

DESIGNATED REPRESENTATIVE FOR TASK ORDER:

Name: Carl Young

Name: Dean Cooper

Title: County Administrator

Title: Client Manager

Address: 401 Main Street, Suite 201
Walsenburg, CO 81089

Address: 1601 Riverfront Drive, Suite 204
Grand Junction, CO 80501

E-Mail cyoung@huerfano.us
Address: _____

E-Mail dean.cooper@kljeng.com
Address: _____

Phone: 719-738-3000 x110

Phone: 970-450-7473 off / 970-209-2986 cell



January 30, 2024

Dustin Hribar
Huerfano County
1038 Russell Ave
Walsenburg, CO 81089

Re: Huerfano Count, Peak View Pit, Permit M-2014-028, Consent Agenda Summary Form (REVISED)

Dear Dustin Hribar,

A possible violation hearing is scheduled for consideration by the Mined Land Reclamation Board (Board). As indicated in the Division's correspondence dated January 18, 2024, Re: Reason to Believe a Violation Exists and Notice of Enforcement Hearing, the formal Board hearing is scheduled to occur during the February 21-22, 2024 meeting.

Please find enclosed the **revised** Staff Summary Form for Consent Agenda Items (consent form) for the possible violation at the site. **The revision reduces the total civil penalty from \$3,600 to \$3,400. The total unsuspending amount remains at \$500.** If you concede to the violation, corrective actions and civil penalties, please affix your notarized signature on the enclosed consent form and return the signed form, with original signatures, to the Division no later than February 14, 2024. Upon receipt of the signed and notarized consent form the item will be moved from the Board's agenda for enforcement hearings to consent items and there will not be a formal Board hearing regarding the possible violation.

However, if you wish to contest the possible violation or any of the conditions of the enclosed consent form, please inform the Division at your earliest convenience and do not sign the consent form. In the absence of a signed and notarized consent form, the formal Board hearing will proceed as scheduled for February 21-22, 2024.

If you have any questions, please contact me at amber.gibson@state.co.us or (720) 836-0967.

Sincerely,

Amber M. Gibson
Environmental Protection Specialist

Enclosure - Staff Summary Form for the Consent Agenda Items

Ec: Jared Ebert; Division of Reclamation, Mining & Safety
Russ Means; Division of Reclamation, Mining & Safety
Scott Schultz; Attorney General's Office



COLORADO
**Division of Reclamation,
 Mining and Safety**
 Department of Natural Resources
 1313 Sherman Street, Room 215
 Denver, CO 80203

STAFF SUMMARY FORM FOR CONSENT AGENDA ITEMS

Date	January 30, 2024	Applicant	Huerfano County
File No.	M-2014-028	Site Name	Peak View Pit
Specialist	Amber M. Gibson	Objecting Party	N/A
County	Huerfano	Permit Type	112c

Action:

Possible violation of:

- C.R.S. 34-32.5-116(4)(i) for failure to protect areas outside of the affected land from slides or damages occurring during the mining operation.

Resolution:

Huerfano County concedes a violation of C.R.S. 34-32.5-116(4)(i) for failure to protect areas outside of the affected land from slides or damages occurring during the mining operation at the Peak View Pit site, File No. M-2014-028.

Chronology:

- December 12, 2023 – DRMS conducted a routine monitoring inspection and found the Operator has affected approximately 0.5 acres of land outside of the approved affected area boundary.
- December 21, 2023 – DRMS sent an inspection report to the Operator.
- January 18, 2024 – DRMS sent the Operator a Reason to Believe a Violation Exists and Notice of Board Hearing letter.

Reason for Violation:

The Operator has extended their pit north of the approved permit and affected area boundaries. The Operator has failed to protect lands outside of the affected land from slides or damages occurring during the mining operation.

STAFF RECOMMENDATION

Board Actions:

Find a violation of:

- C.R.S. 34-32.5-116(4)(i) for failure to protect areas outside of the affected land from slides or damages occurring during the mining operation.



Issue a Cease and Desist Order:

- Issue a Cease and Desist Order pursuant to C.R.S. 34-32.5-124(2), prohibiting any further activities within the affected 0.5 acres of land outside of the approved affected area boundary, except those activities approved by the Division, in writing, as necessary to comply with the conditions of a Board Order, prevent damage to off-site areas, complete reclamation, or to protect public health and safety, until the corrective actions have been resolved to the satisfaction of the Division.

Corrective Action(s):

- The Operator must submit an Amendment application to update the approved mining and reclamation plans and maps to account for all of the affected land. The Operator shall submit the Amendment application within 90 days of the effective date of the Board Order, with all materials in an approvable form within statutory deadlines.

Civil Penalty:

Pursuant to C.R.S. § 34-32.5-124(7) an operator who violates any provision of a permit shall be subject to a civil penalty of not less than \$100 per day nor more than \$1,000 per day for each day during which a violation occurs. In this matter, the Board may assess a civil penalty of \$3,400 to \$34,000 for 34 days of violation. The 34 days of violation were calculated from the date of the Reason To Believe and Notice of MLRB Hearing (RTB) letter dated January 18, 2024 to the Board meeting scheduled for February 21-22, 2024.

- In this matter the Division will assess a civil penalty of **\$3400** based on 34 days of violation at \$100 per day. The Board will suspend a portion of the assessed civil penalty with the exception of **\$500**, if the corrective actions cited above are completed to the satisfaction of the Division within the required deadlines.
- The unsuspended portion of the civil penalty, **\$500**, is due within 30 days of the effective date of the Board's Order finding the violation which will be sent under a separate cover. Failure of the Operator to comply by the Board Order due date shall result in the suspended portions of the civil penalty, **\$2,900** becoming effective and due.

Operator’s Notarized Signature:

As an authorized representative of the Applicant, I hereby attest that the Operator concedes to the above described violation and agrees to comply with the Corrective Action and Civil Penalty proposed in this STAFF SUMMARY FORM FOR CONSENT AGENDA ITEMS.

Signed and dated this _____ day of _____, 2024.

(Applicant)

Signature: _____

Title: _____

State of _____

County of _____

The foregoing instrument was acknowledged before me this _____ day of _____, 2024,

by _____ as _____ of _____.

Notary Public

My Commission Expires: _____

SIGNATURES MUST BE IN BLUE INK

John Galusha, Chairman
Arica Andreatta, Commissioner
Karl Sporleder, Commissioner



Board of County Commissioners

Rural Business Development Grant Program
Rural Development
US Department of Agriculture

February 27, 2024

Re: Letter of support for Rocky Mountain Employee Ownership Center (RMEOC) Application

To Whom It May Concern:

We are pleased to provide a letter of support for the Rocky Mountain Employee Ownership Center (RMEOC) in their application for a USDA Rural Business Development Grant.

Huerfano County Administrator is supportive of RMEOC's proposal to offer succession planning technical assistance to retiring business owners in our County. Providing them with knowledge of employee ownership as an option will save jobs, create economic development and resilience, and preserve the wealth our community has worked so hard to build.

RMEOC has been actively working with residents in Gardner to help open a food cooperative store, and has served as a technical assistance expert who completed a feasibility study, coordinated outreach, and is currently accompanying us in the implementation of the project. We would like to continue to partner with RMEOC and benefit from their expertise in innovative economic development strategy.

Building a sustainable ecosystem of support for succession planning is a priority. Through this project, RMEOC will fill a long-standing need and set a precedent for a model that we would like to see spread wider. Thank you for your consideration.

Sincerely,

BOARD OF COUNTY COMMISSIONERS
OF HUERFANO COUNTY, COLORADO

John Galusha, Chairman

Arica Andreatta, Commissioner

Karl Sporleder, Commissioner

401 Main Street, Suite #201 Walsenburg, CO 81089
Office: 719-738-3000 Ext. 200 Fax: 719-738-3996

John Galusha, Chairman
Arica Andreatta, Commissioner
Karl Sporleder, Commissioner

Item 7j.



Board of County Commissioners

Darrell Adler
Registered Agent
El Depot Recycle and Waste Transfer Station
PO Box 81
Gardner, CO 81040

February 27, 2024

Re: Notice of Service Change and Agreement Termination

Mr. Adler,

Huerfano County has decided to contract with Mountain Disposal to operate the Huerfano County Waste Transfer Station. This letter is official notice that as of the end of the day on March 30, 2024 Huerfano County will no longer transport or dump roll-off dumpsters for El Depot.

You will receive a final statement through March 30, 2024 with any outstanding amounts due in early April.

Thank you for this long-standing collaboration. If you have any questions you can reach Carl Young or Kim Trujillo at 719-738-3000 ext. 110.

Sincerely,

BOARD OF COUNTY COMMISSIONERS
OF HUERFANO COUNTY, COLORADO

John Galusha, Chairman

Arica Andreatta, Commissioner

Karl Sporleder, Commissioner

**AGREEMENT TO OPERATE TRASH TRANSFER STATION AND PROVIDE
WASTE DISPOSAL SERVICES**

THIS AGREEMENT (“Agreement”) made and entered into as of February 26, 2024 between the COUNTY OF HUERFANO, “County”, and Mountain Disposal, Inc., a Colorado corporation, “Operator”.

WITNESSETH:

WHEREAS, County is the owner and operator of a waste transfer station at the location of 701 Industrial Park Drive, in the city of Walsenburg, Colorado (“Transfer Station”), together with land, improvements and equipment, which are situated at the site of Transfer Station, and

WHEREAS, County has provided its citizens with the resource of a waste transfer station and wishes to continue to provide such services to its citizens, and

WHEREAS, the principals of Operator have lengthy experience in the operation of waste disposal services in southern Colorado, and Operator is willing to meet County’s needs for insuring continuous use of Transfer Station for County’s citizens and furnish County certain waste disposal services under certain terms and conditions, which are spelled out below,

NOW THEREFORE, in consideration of the mutual covenants set forth herein, the parties agree as follows:

1. Land Parcel:

County hereby leases unto Operator and Operator hereby leases from County for the term and upon the conditions hereinafter stated, the real property owned by the County, with a common address of 701 Industrial Park Drive, in the County of Huerfano, State of Colorado, together with the following structures thereon which Operator acknowledges are the property of County:

An office building of approximately 3,500 square feet of improved space, together with the equipment currently at the landfill, which is itemized on Exhibit “A,” attached hereto and made a part hereof.

2. Term:

The term of this Agreement is for a period of five (5) years commencing April 2, 2024, unless sooner terminated as herein provided.

3. **County's Obligations to Operator:**

A. County will have all stockpiled trash and debris removed from the Transfer Station no later than the date of commencement of the term of this Agreement.

B. Stockpiled metal shall not be considered as trash and debris, and to the extent that such metal remains on the property at the commencement of the Agreement, County relinquishes ownership to Operator for no additional consideration.

C. County will provide gravel to the Transfer Station as needed by Operator.

D. County will not interfere with Operator's management of the Transfer Station and will allow Operator to have exclusive possession of the Transfer Station with full authority to set prices to users and establish hours of operation, which shall be no less than the current hours of operation, as set forth on Exhibit "B."

E. Provided this Agreement operates to its full term and is not terminated before April 1, 2029, County agrees to execute to Operator a bill of sale to the equipment listed on Exhibit "A."

4. **Operator's Obligations to County:**

A. Operator agrees to provide County with regular dumpster service for all County properties during the term of the Agreement.

B. Operator agrees to provide County up to six 30-yard roll off dumpsters per year for the County at no expense to County for the term of this Agreement.

C. Operator agrees to provide disposal services for all tires originating on County vehicles or equipment without any compensation during the term of this Agreement for a maximum value of One thousand five hundred dollars (\$1,500.000) annually, calculated as follows: \$10 for car tires, \$30 for truck tires, and \$50 for equipment tires. County will pay Operator for disposal services exceeding the \$1500.00 annual limit.

5. **Improvements and Use:**

- A. The Transfer Station shall be used and occupied by Operator as a facility for the transfer of waste collected in Huerfano County to a lawful dump site.
- B. Operator shall maintain the Transfer Station in accordance with the requirements and regulations of Huerfano County. Operator shall be responsible for all costs, fees, charges, and penalties associated with the discharge or release of any hazardous material (including petroleum products) or mitigating the containment or removal of any contamination or hazardous material (including petroleum products) on, over and under the Transfer Station, which are the direct result of materials brought to the Transfer Station by its users.
- C. Operator, at its sole cost and expense, may cause to be constructed and installed upon the Transfer Station additional improvements in accordance with plans and specification approved by Huerfano County, including architectural approval, which consent will not be unreasonably withheld or arbitrarily delayed. The improvements shall be constructed in a good and workmanlike manner in accordance with the applicable laws, ordinances and building codes and pursuant to a building permit issued by any administrative agency in charge of issuing such permits. All permanent improvements remain the property of the County.

6. **Maintenance Obligation:**

Operator, at its expense, shall keep the Transfer Station, including utilities extended to the Transfer Station, and the equipment listed in Exhibit B in good repair and condition, and in a safe, sanitary, orderly, and sightly condition, ordinary wear and tear excepted. Operator is only using the Transfer Station as a transfer point, and none of the waste that Operator collects will remain at the Transfer Station permanently.

7. **Title to Improvements:**

The structures leased to Operator hereunder and any improvements constructed or erected hereunder by Operator, excluding movable trade fixtures, shall constitute a part of the Leased Premises and therefore such structures and improvements cannot be removed from the land.

8. Right of Inspection:

County reserves and retains for its officers, employees and authorized representatives the right to enter the Leased Premises during reasonable business hours, and after prior notice, for the purpose of inspecting and protecting the Leased Premises, and of doing any and all things which County may deem necessary in the exercise of County's police power.

9. Taxes and Licenses:

During the term of this lease Agreement, Operator covenants and agrees to pay promptly all valid taxes and other government charges of whatever nature assessed against or applicable to the Leased Premises or Operator's property or operations thereon including, but not limited to, sales and use taxes and possessory interest personal property taxes. Notwithstanding the foregoing, Operator shall not be responsible for any real estate property taxes, which may be assessed against the Leased Premises. Operator also covenants and agrees not to permit any mechanic's or material man's lien to be filed against the Leased Premises, or any part or parcel thereof by reason of any work or labor performed or materials furnished by any contractor, subcontractor, mechanic or material lien. If Operator fails to do so, County may pay the amount or take such other action as County deems necessary to remove such claim, lien or encumbrance, without being responsible for investigating the validity thereof. The amount so paid and costs incurred by the County will be deemed rent under this Agreement payable upon demand, without limitation as to other remedies available to County. Operator further covenants and agrees to pay promptly when due all bills, debts and obligations incurred by it in connection with its operations on the Transfer Station, and not to permit the same to become delinquent and to suffer no lien, mortgage, judgment or execution to be filed against the Transfer Station, which will be in any way an impairment of the rights of County under this Agreement.

10. Indemnification:

Operator assumes the risk of loss or damage to the Transfer Station and property thereon during the term of this lease, whether from windstorm, fire, earthquake, snow, water run-off, or any other causes whatsoever. Operator covenants and agrees that it will indemnify and save harmless County, its officers, agents and

employees from all demands, claims, costs, causes of action or judgments, and from all expenses incurred by County, in investigating or resisting the same, including reasonable attorney fees, arising from or growing out of the negligent acts or omissions of Operator, its contractors, agents, members, stockholders, employees, invitees, servants, subtenants, fuel suppliers, successors or assigns in connection with its use or occupancy or their use or occupancy of any portion of the Transfer Station.

11. Insurance and Damage:

- A. At all times during the term of this Agreement, and of any renewal or extension hereof, Operator agrees that it will, at its own costs and expense, provide and keep in force commercial liability insurance which includes personal injury, and property damage with a combined single limit of not less than one million dollars (\$1,000,000). County shall insure the structures and other improvements, in an amount equal to their full insurable value naming County as a loss payee. Operator shall provide workers' compensation insurance complying with the Colorado Workers' Compensation Act. Operator shall provide County with copies showing proof of such insurance and subsequent renewals or changes as might occur during the term of this Agreement. With respect to any insured loss to the Transfer Station, structures and property thereon, Operator releases County, its officers, agents, and employees from any claim or liability Operator may have on account of such loss and waives any right of subrogation which might otherwise exist in or occur to any person on account thereof.
- B. All insurance policies must include a special endorsement that the policies will not be materially changed, altered, or canceled by the insurer during its terms without first giving ten (10) days written notice by certified or registered United States mail to the parties to this Agreement.
- C. The parties shall not violate the terms or prohibitions of any insurance policy herein required to be furnished.
- D. If the structures or other improvements (the "Improvements"), are damaged or destroyed by fire or other casualty, County shall within one hundred twenty (120) days from the occurrence of such casualty repair and restore the damaged or destroyed Improvements, or absent further agreement among the parties, Operator may terminate the Agreement without further obligation to County, but under these circumstances, County is still bound to transfer the equipment on Exhibit A to Operator, as though the Operator had performed for the full term.

- E. Nothing in this Section 11 or any other section of this Agreement shall be construed or interpreted as a waiver of any rights or protections afforded to the County under the Colorado Governmental Immunity Act, C.R.S. 24-10-101, et seq. which rights and protections are expressly reserved.

12. Waivers:

No provision of this Lease may be waived except by an Agreement signed by the waiving party. A waiver of any term or provision shall not be construed as a waiver of any other term or provision. Should Operator hold over the use of or continue to occupy the leased premises after the termination or cancellation of this Lease, such holding over shall be deemed merely a tenancy for successive monthly terms upon the same conditions as provided in this Lease subject to termination upon thirty (30) days prior written notice.

13. Operator's Default:

- A. Operator shall be deemed in default of this Agreement if Operator fails to perform or comply with any obligation, covenant or Agreement of Operator hereunder, for a period of thirty (30) days after written notice specifying such failure is given by County to Operator.
- B. In the case of the event of default by Operator, County shall have the following remedies in addition to all other rights and remedies provided by law or in equity including without limitation, damages and specific performance:
- (1) Terminate this Agreement by thirty (30) days' prior written notice given to Operator specifying the date of termination and Operator shall within said thirty (30) day period vacate the Leased Premises and surrender possession thereof to County.
 - (2) Without terminating this Agreement, retake possession of the Leased Premises and relet the Leased Premises or any part thereof for such term or terms and upon such other conditions as Operator in its reasonable judgment shall determine. If the rent, fees and other charges are less than those provided for herein, Operator shall be responsible and liable for any deficiency between the amount of the rent, fees and charges provided for herein and those received through such reletting. County shall not be responsible or liable for any failure to relet the Leased Premises or any part thereof, or failure

to collect any rent, fees or other charges due upon such reletting. No notices from County hereunder or under a forcible entry and detainer statute or similar law shall constitute an election by County to terminate this Lease unless such notice specifically so states. County reserves the right following any such reentry and/or reletting to exercise its right to terminate this Lease as provided in (1) above.

14. Operator's Right to Terminate:

Operator may terminate this Agreement upon 30 days' written notice to County at any time during the term of this Agreement without demonstrating cause. Upon termination, Operator shall return the Transfer Station and all of County's equipment to County in the same condition as Operator received them, reasonable wear and tear excepted.

15. Agreement for Alternate Dispute Resolution:

The parties agree that should any dispute arise under this Agreement, before initiating any formal litigation, the parties shall submit the dispute to mediation before a mutually acceptable mediator, with the parties to equally share the costs of mediation. The party requesting mediation shall notify the other party, and a mediator shall be agreed upon within ten (10) days. If the parties are unable to agree upon a mediator, each party shall nominate a mediator, and the two mediators so nominated will appoint a mediator to mediate the dispute. The mediation shall occur no later than thirty days from the appointment of a mediator.

16. Notices:

All notices required to be given to County hereunder, shall be in writing and be sent by certified mail to Huerfano County Commissioners, 401 Main St., Suite 201, Walsenburg, CO 81089. All notices required to be given to Operator hereunder shall be in writing and sent by certified mail, addressed to James Klipfel, President, Mountain Disposal, Inc., PO Box 20230, 4421 Hwy 165, Colorado City, CO 81019-2230, provided, that the parties, or either of them, may designate in writing from time to time subsequent or supplementary persons or address in connection with said notices. The effective date or service of any such notice shall be the date such notice is mailed by Operator or County.

17. Law, Rules and Regulations:

Operator, its officers, agents and employees shall faithfully observe and comply with all applicable federal, state and local laws, rules, regulations and ordinances now existing or hereafter adopted relating to the use and occupancy of the Landfill.


18. Miscellaneous:

- A. This Agreement and all of its covenants and provisions shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, personal representatives, successors and approved subtenants.
- B. No waiver by County of any failure by Operator to comply with any term or condition of this Lease shall be or shall be construed to be a waiver by County of any other failure by Operator to comply with any term or condition of this Lease Agreement.
- C. Operator is leasing the Leased Premises "AS IS" "WITH ALL ITS FAULTS" in its present condition. County makes no representation or warranties with respect to the present or future condition, or suitability for a particular use of the Leased Premises.
- D. In the event of any litigation arising under this lease, the court shall award the prevailing party its costs and expenses of litigation including without limitation, reasonable attorney and expert witness fees.
- E. In the event of any litigation arising under this Agreement, exclusive venue for any such litigation shall be Huerfano County, Colorado. All such litigation shall be filed in the District Court and each party submits to the jurisdiction of such District Court. County and Operator hereby waive trial by jury in any action, proceeding, or counterclaim brought by either against the other, upon any matters whatsoever arising out of or in any way connected with this Agreement, Operator' use or occupancy of the Premises, and/or any claim of injury or damage.
- F. If any provision of this Agreement or the application thereof to any person or circumstance is, at any time or to any extent, invalid or unenforceable, the remainder of this Lease will not be affected thereby, and each such provision will be valid and will be enforced to the fullest extent permitted by law.
- G. This Agreement contains the entire and exclusive Agreement between the parties relating to the Transfer Station and the services to be provided by Operator hereunder and may not be modified except by written instrument signed by the party to be bound thereby.
- H. Neither Party shall be, or hold itself out as, agent of the other or as joint venturers or partners under this Agreement.

- I. Each Party acknowledges that this Agreement was fully negotiated by the Parties and, therefore, no provision of this Agreement shall be interpreted against any Party because such Party or its legal representative drafted such provision.
- J. The provisions of this Agreement are for the exclusive benefit of the Parties hereto and their successors and permitted assigns, and no third party shall be a beneficiary, or have any rights by virtue of this Agreement.
- K. This Agreement may be executed in any number of counterparts, and each such counterpart shall be deemed for all purposes to be an original, and all such counterparts shall together constitute but one and the same original.
- L. Whether or not specifically noted within any section or provision of this Agreement, any provision of this Agreement which must survive termination of this Agreement in order to be effective will so survive such termination.

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be executed as of the day and year first above written.

OPERATOR:
Mountain Disposal, Inc.



 Signature
 By: James Klipfel
 President

Date

HUERFANO COUNTY

_____, Chairman of the Board of County Commissioners

[S E A L]

Attest: _____
Clerk of the Board of County Commissioners

EXHIBIT A

Equipment on site

2006 Peterbilt Rolloff truck with all roll offs

2002 Komatsu PC200LC-7 excavator

2015 Bobcat S510 skid steer

JAK

EXHIBIT B

Minimum Hours of Operation

Winter Hours

November 1st to April 30th

THURSDAY THROUGH SATURDAY

9:00 AM TO 3:00 PM

Closed 11:30 to 12 Noon for Lunch

Summer Hours

May 1st to October 31st

OPEN TUESDAY THROUGH SATURDAY

9:00 AM TO 3:00 PM

Closed 11:30 to 12 Noon for Lunch

A handwritten signature in black ink, appearing to be 'AK' or similar, located at the bottom right of the page.

Impact Assistance Grant Application Form - PARKS

Item 71.

County Huerfano

Tax Year 2023

PARKS Parcel(s)/Schedule#(s) 60032
62099

Tax Area 1S0

Ag Type	Acres	Assessed Value Per Acre	Total Assessed Value
Irrigated			\$0.00
			\$0.00
			\$0.00
			\$0.00
Irrigated Meadow			\$0.00
			\$0.00
			\$0.00
			\$0.00
Dry Farm			\$0.00
			\$0.00
			\$0.00
			\$0.00
Grazing	500	\$7.78	\$3,890.00
			\$0.00
			\$0.00
			\$0.00
Forest Ag			\$0.00
			\$0.00
			\$0.00
			\$0.00
Waste			\$0.00
			\$0.00
			\$0.00
			\$0.00
Total Acres	500	Combined Total	\$3,890.00

Total Mill Levy for this Taxing Area 75.11800000

Total PARKS Amount Requested for this Taxing Area \$292.21

Impact Assistance Grant Application Form - WILDLIFE

Item 71.

County Huerfano

Tax Year 2023

WILDLIFE Parcel(s)/Schedule#(s) 62021

Tax Area 1GS

Ag Type	Acres	Assessed Value Per Acre	Total Assessed Value
Irrigated	_____	_____	\$0.00
	_____	_____	\$0.00
	_____	_____	\$0.00
	_____	_____	\$0.00
Irrigated Meadow	_____	_____	\$0.00
	_____	_____	\$0.00
	_____	_____	\$0.00
	_____	_____	\$0.00
Dry Farm	_____	_____	\$0.00
	_____	_____	\$0.00
	_____	_____	\$0.00
	_____	_____	\$0.00
Grazing	<u>546</u>	<u>\$7.78</u>	\$4,247.88
	_____	_____	\$0.00
	_____	_____	\$0.00
	_____	_____	\$0.00
Forest Ag	_____	_____	\$0.00
	_____	_____	\$0.00
	_____	_____	\$0.00
	_____	_____	\$0.00
Waste	_____	_____	\$0.00
	_____	_____	\$0.00
	_____	_____	\$0.00
	_____	_____	\$0.00
Total Acres	<u>546</u>	Combined Total	<u>\$4,247.88</u>

Total Mill Levy for this Taxing Area 76.43100000

Total WILDLIFE Amount Requested for this Taxing Area \$324.67

Impact Assistance Grant Application Form - WILDLIFE

Item 71.

County Huerfano Tax Year 2023

WILDLIFE Parcel(s)/Schedule#(s) 21750

Tax Area 1S0

Ag Type	Acres	Assessed Value Per Acre	Total Assessed Value
Irrigated	_____	_____	\$0.00
	_____	_____	\$0.00
	_____	_____	\$0.00
	_____	_____	\$0.00
Irrigated Meadow	_____	_____	\$0.00
	_____	_____	\$0.00
	_____	_____	\$0.00
	_____	_____	\$0.00
Dry Farm	_____	_____	\$0.00
	_____	_____	\$0.00
	_____	_____	\$0.00
	_____	_____	\$0.00
Grazing	<u>575</u>	<u>\$7.78</u>	\$4,473.50
	_____	_____	\$0.00
	_____	_____	\$0.00
	_____	_____	\$0.00
Forest Ag	_____	_____	\$0.00
	_____	_____	\$0.00
	_____	_____	\$0.00
	_____	_____	\$0.00
Waste	_____	_____	\$0.00
	_____	_____	\$0.00
	_____	_____	\$0.00
	_____	_____	\$0.00
Total Acres	<u>575</u>		Combined Total <u>\$4,473.50</u>

Total Mill Levy for this Taxing Area 75.11800000

Total WILDLIFE Amount Requested for this Taxing Area \$336.04



MEMORANDUM

MEETING TYPE: Board of County Commissioners Regular Meeting

MEETING DATE: February 27th, 2024

ITEM NAME: State Homeland Security Grant 2024 Grant Application

SUBMITTED BY: Brittney Ciarlo, Emergency Manager

SUMMARY: Huerfano County Emergency Management would like to submit two grant proposals for the 2024 SHS Grant. The two deployable dispatch centers are quoted at \$57,965.98 and the door access control project is quoted at \$ _____. If approved, Huerfano County would pay for the projects up front but after project completion be reimbursed at 100%.

RECOMMENDATION: BOCC moves to approve the two grant project submissions for deployable dispatch consoles and door control access with zero match requirement as the approved projects would be reimbursed at 100%.

BACKGROUND: Huerfano County is eligible to apply for the State Homeland Security Grant opportunity. This grant supports our Southern Region where funds are allocated to eligible projects with a focus on Cyber/Terrorist and Election Security mitigation, response and/or planning. Projects are prioritized by regional improvements and voted on by all board members within the region.

This year we have two projects that are both desperately needed. The first will be for two deployable dispatch consoles. At this time, dispatch does not have an alternate location nor back up equipment. If this grant is approved, the Communications Center would have two full systems that can be utilized anywhere they have internet access as well as serve as additional consoles if a large event were to occur in our area.

The second project being submitted will be for secure door access to Huerfano County buildings. Doors will be permission based access for only necessary areas based on each individual employee's role. Buildings include the Huerfano County Courthouse, Community Center, Department of Human Services and the Emergency Operation/Communications Center.

BOARD ACTION TAKEN:

APPROVED

DENIED

OTHER

SIGNATURE OF THE CHAIR: _____

NOTES:

Change Order Request

Item 70.

McKinstry Essention, LLC
 5005 3rd Ave S
 Seattle, WA 98134
 Phone: 206-762-3311

Owner: Huerfano County Co
 928 Russell St
 Walsenburg, CO 81089

Project: 205435-004 / Huerfano County EPC Construction
 401 Main St
 WALSENBURG, CO 81089

PCOType: PCO

Change Order Request # : 9 Substantial Completion and Final Acceptance Date Adjustments

Item : 1 Substantial Completion and Final Acceptance Date Adjustments

	Amount
Construction Management	0.00
Project Engineering	0.00
General Conditions	0.00
Construction Completion	0.00
Other Construction Costs	0.00
Profit	0.00
Contingency	0.00
Requested Total For Item	1 0.00
Total For Change Order	0.00

Change Order Description:

The originally established substantial completion date for this contract was 2/28/24.

FIM 03.02 - LEC Refurbish Air Handling Units and FIM 11.01 - CPB Repair Electrical Services were cancelled at request of the owner.

The County has worked collaboratively with McKinstry to pursue design and construction of a new FIM to better the HVAC at the Law Enforcement Center. The construction of this is anticipated to occur in 2024. The 129 Kansas Emergency Dispatch Center is also anticipated to be added as scope to this contract. A construction schedule for this is being established, but initial conversations yield a 6-8 month build time. This change order shall hereby serve as record to change the following dates for the contract:

Substantial Completion 02/28/2025
Final Acceptance 04/02/2025

Approved By: Huerfano County Co
Signed: _____
Date: _____

Submitted By: McKinstry Essention, LLC
Signed: _____
Date: _____

ACCESS AGREEMENT

This Access Agreement ("Agreement") is made effective the 28th day of February, 2024 by and between Geosyntec Consultants, Inc. and its subsidiaries and affiliates (collectively "Geosyntec") and Huerfano County ("Property Owner"). The Client and Geosyntec are referred to herein individually as "Party" and collectively as "Parties. The purpose of this Agreement is to grant Geosyntec access to the property located at 28 Co Rd 632, Gardner, CO 81040 and the surrounding 23+/- acres owned by Huerfano County (together the "Property") so that Geosyntec may conduct the environmental consulting services set forth in an agreement between Geosyntec and Geosyntec's Client Huerfano County Economic Development Inc. ("Geosyntec's Client") in connection with Geosyntec's Project # .

1. **NOW, THEREFORE**, in consideration of the promises set forth below, the Parties hereby agree as follows:
2. **RIGHT OF ENTRY**: Property Owner hereby grants Geosyntec, its employees, subcontractors and representatives the right to enter the Property for the purpose described in Appendix 1 to this Agreement ("Work"). Property Owner acknowledges that additional work related to, or arising out of, the Work may be required ("Additional Work"), any Additional Work will not be performed unless approved by Property Owner, at which time such Additional Work shall be incorporated into and made a part of Appendix 1. For purposes of clarity, the term "Work" throughout this Agreement shall refer to the original Work described in Appendix 1 and any approved Additional Work. Appendix 1 shall include a schedule for the performance of the Work and identify the dates that Geosyntec reasonably anticipates that they will need access to the Property in accordance with this Agreement. If any portion of the Work requires a permit or any type of authorization by a governmental agency Geosyntec and/or Geosyntec's Client, but not Property Owner, will be responsible for obtaining such permit or governmental authorization. Property Owner agrees to provide information and grant access to the Property for the purpose of aiding Geosyntec's application for a permit or governmental authorization.
3. **STANDARD OF PERFORMANCE**: Geosyntec shall exercise the level of care and skill normally exercised by other firms rendering services similar to those contemplated by this Agreement, under similar circumstances at the same time period.
4. **NON-INTERFERENCE**: Geosyntec agrees to use its reasonable efforts to avoid any material interference with Property Owner's or any tenant's use of the Property. If the performance of the Work inherently requires Geosyntec to materially interfere with the use of the Property then Property Owner consents to such interference to the extent necessary to perform the Work. Property Owner shall notify Geosyntec if, at any time, Geosyntec's activities unreasonably interfere with Property Owner's or its tenant's use of the Property or its interests. Thereafter, the Parties shall meet and confer in good faith to resolve the matter.
5. **CESSATION OF WORK**: Property Owner shall have the right to require an immediate cessation of the performance of the Work when such activities present or contribute to: (1) a potential for damage to the Property or other facilities located on the Property; or (2) an endangerment to public health, welfare, or the environment; or (3) noncompliance or violation of applicable laws.
6. **LIENS**: Geosyntec shall keep the Property free and clear from any and all mechanics', materialmens', builder's, contractors' or subcontractors' liens, or similar encumbrances to the Property, for labor, equipment or materials in connection with the Work.
7. **RESTORATION**: Upon completion of the Work or the earlier termination of this Agreement, Geosyntec shall remove its equipment, materials and supplies and take reasonable steps to return the Property to its original condition to the extent practical. Property Owner, however, recognizes that certain environmental work is intrusive and that it may not be feasible to return the Property to its original condition despite Geosyntec's reasonable efforts.
8. **INDEMNITY**: Geosyntec shall indemnify and hold Property Owner harmless, from and against claims for bodily injury or property damage arising out of, and to the extent caused by Geosyntec's on-site activities to perform the Work or its negligence or willful misconduct. Geosyntec shall have no liability for pre-existing conditions on the Property or for Property Owner's contributory or concurrent acts or negligence.
9. **INSURANCE**: Geosyntec shall maintain Commercial General Liability, Pollution Liability, and Workers Compensation/Employer's Liability insurance policies to insure Geosyntec's activities while on the Property and in the performance of the Work. Geosyntec shall provide a Certificate of Insurance of available coverage upon request.

10. **TERM AND TERMINATION:** The term of this Agreement shall be for the amount of time necessary to complete the Work, unless otherwise terminated earlier in accordance with this Agreement. Either Party can terminate this Agreement by written notice to the other Party with or without cause at any time. The termination of the Agreement will be effective thirty (30) days from the date of the written notice, unless a later date is specified in the Notice.

11. **NOTICES:** The signatories of this Agreement are the Authorized Representatives of the Parties for the execution of this Agreement. Any information or notices required or permitted under this Agreement shall be deemed to have been sufficiently given if in writing and delivered to such Authorized Representative to the addresses set forth in this Agreement. Notice given by mail shall also be transmitted by email at the time of mailing.

12. **ENTIRE AGREEMENT:** This Agreement constitutes a final and complete repository of the agreements between the Parties. It supersedes all prior or contemporaneous communications, representations, or agreements, whether oral or written, relating to the subject matter of this Agreement.

IN WITNESS WHEREOF, the Parties hereby consent to the use and enforceability of electronic signatures in the course of their doing business and the Parties have caused this Agreement to be executed by their duly authorized representatives, as follows:

Huerfano County

Geosyntec Consultants, Inc.

By: _____

By: _____

Name: John Galusha

Name:

Title: Chairman, Board of County Commissioners

Title:

Date of Signature: February 27, 2024

Date of Signature:

ACCESS AGREEMENT

This Access Agreement ("Agreement") is made effective the 28th day of February, 2024 by and between Geosyntec Consultants, Inc. and its subsidiaries and affiliates (collectively "Geosyntec") and Huerfano County ("Property Owner"). The Client and Geosyntec are referred to herein individually as "Party" and collectively as "Parties. The purpose of this Agreement is to grant Geosyntec access to the property located at 77 Taylor Blvd, Walsenburg, CO 81089 (the "Property") so that Geosyntec may conduct the environmental consulting services set forth in an agreement between Geosyntec and Geosyntec's Client Huerfano County Economic Development Inc. ("Geosyntec's Client") in connection with Geosyntec's Project # .

1. **NOW, THEREFORE**, in consideration of the promises set forth below, the Parties hereby agree as follows:
2. **RIGHT OF ENTRY**: Property Owner hereby grants Geosyntec, its employees, subcontractors and representatives the right to enter the Property for the purpose described in Appendix 1 to this Agreement ("Work"). Property Owner acknowledges that additional work related to, or arising out of, the Work may be required ("Additional Work"), any Additional Work will not be performed unless approved by Property Owner, at which time such Additional Work shall be incorporated into and made a part of Appendix 1. For purposes of clarity, the term "Work" throughout this Agreement shall refer to the original Work described in Appendix 1 and any approved Additional Work. Appendix 1 shall include a schedule for the performance of the Work and identify the dates that Geosyntec reasonably anticipates that they will need access to the Property in accordance with this Agreement. If any portion of the Work requires a permit or any type of authorization by a governmental agency Geosyntec and/or Geosyntec's Client, but not Property Owner, will be responsible for obtaining such permit or governmental authorization. Property Owner agrees to provide information and grant access to the Property for the purpose of aiding Geosyntec's application for a permit or governmental authorization.
3. **STANDARD OF PERFORMANCE**: Geosyntec shall exercise the level of care and skill normally exercised by other firms rendering services similar to those contemplated by this Agreement, under similar circumstances at the same time period.
4. **NON-INTERFERENCE**: Geosyntec agrees to use its reasonable efforts to avoid any material interference with Property Owner's or any tenant's use of the Property. If the performance of the Work inherently requires Geosyntec to materially interfere with the use of the Property then Property Owner consents to such interference to the extent necessary to perform the Work. Property Owner shall notify Geosyntec if, at any time, Geosyntec's activities unreasonably interfere with Property Owner's or its tenant's use of the Property or its interests. Thereafter, the Parties shall meet and confer in good faith to resolve the matter.
5. **CESSATION OF WORK**: Property Owner shall have the right to require an immediate cessation of the performance of the Work when such activities present or contribute to: (1) a potential for damage to the Property or other facilities located on the Property; or (2) an endangerment to public health, welfare, or the environment; or (3) noncompliance or violation of applicable laws.
6. **LIENS**: Geosyntec shall keep the Property free and clear from any and all mechanics', materialmens', builder's, contractors' or subcontractors' liens, or similar encumbrances to the Property, for labor, equipment or materials in connection with the Work.
7. **RESTORATION**: Upon completion of the Work or the earlier termination of this Agreement, Geosyntec shall remove its equipment, materials and supplies and take reasonable steps to return the Property to its original condition to the extent practical. Property Owner, however, recognizes that certain environmental work is intrusive and that it may not be feasible to return the Property to its original condition despite Geosyntec's reasonable efforts.
8. **INDEMNITY**: Geosyntec shall indemnify and hold Property Owner harmless, from and against claims for bodily injury or property damage arising out of, and to the extent caused by Geosyntec's on-site activities to perform the Work or its negligence or willful misconduct. Geosyntec shall have no liability for pre-existing conditions on the Property or for Property Owner's contributory or concurrent acts or negligence.
9. **INSURANCE**: Geosyntec shall maintain Commercial General Liability, Pollution Liability, and Workers Compensation/Employer's Liability insurance policies to insure Geosyntec's activities while on the Property and in the performance of the Work. Geosyntec shall provide a Certificate of Insurance of available coverage upon request.
10. **TERM AND TERMINATION**: The term of this Agreement shall be for the amount of time necessary to complete the Work, unless otherwise terminated earlier in accordance with this Agreement. Either Party can terminate this Agreement by written notice to

the other Party with or without cause at any time. The termination of the Agreement will be effective thirty (30) days from the date of the written notice, unless a later date is specified in the Notice.

11. NOTICES: The signatories of this Agreement are the Authorized Representatives of the Parties for the execution of this Agreement. Any information or notices required or permitted under this Agreement shall be deemed to have been sufficiently given if in writing and delivered to such Authorized Representative to the addresses set forth in this Agreement. Notice given by mail shall also be transmitted by email at the time of mailing.

12. ENTIRE AGREEMENT: This Agreement constitutes a final and complete repository of the agreements between the Parties. It supersedes all prior or contemporaneous communications, representations, or agreements, whether oral or written, relating to the subject matter of this Agreement.

IN WITNESS WHEREOF, the Parties hereby consent to the use and enforceability of electronic signatures in the course of their doing business and the Parties have caused this Agreement to be executed by their duly authorized representatives, as follows:

Huerfano County

Geosyntec Consultants, Inc.

By: _____

By: _____

Name: John Galusha

Name:

Title: Chairman, Board of County Commissioners

Title:

Date of Signature: February 27, 2024

Date of Signature:

APPENDIX 1 - SCOPE OF WORK AND SCHEDULE

Task 1 – Phase I Environmental Site Assessment. Will include a visit to the Site to make visual inspection and observations of the following:

- Structures and other improvements
- Roads
- Potable Water Supply/Source
- Sewage Disposal System
- Hazardous Substances and Petroleum Products with identified and without identified uses.=
- Storage Tanks
- Strong, Pungent or Noxious Odors and their source
- Standing surface water, Pools, Sumps
- Drums, totes, or bulk containers
- PCB Containing Items
- Heating and Cooling Systems
- Stains or Corrosion on Floors, Walls, or Ceilings
- Pits, Ponds and Lagoons
- Stained Soil or Pavement
- Stressed Vegetation
- Solid Waste
- Water/Wastewater
- Wells
- Septic Systems or Cesspools

Task 2 – Asbestos and Lead-based Paint Survey

The asbestos and lead-based paint survey will include a site visit to make observations of all areas of the on-site buildings to evaluate building materials which maybe suspect for asbestos or contain lead-based paint or coatings. This will include a visual and physical assessment of all building materials and the collection of bulk samples of building materials suspect to contain asbestos or paint/coatings that may contain lead. The bulk samples will be approximately one square inch in size. No destructive sampling is planned at this time.

Task 3 – Methamphetamine Assessment

Shall include the following activities as part of a site visit:

- Inspect the integrity of the building floor, and if there is a crawl space, a description of any signs of access, storage, venting, or disposal related to methamphetamine manufacturing, integrity of any vapor barriers, and any signs of disposal onto the soil of the crawl space.
- Complete an identification and documentation of areas of contamination. Identification and documentation of signs of contamination such as staining, etching, or fire damage.
- Make observation of methamphetamine lab wastes or precursor chemicals
- Identification and documentation of chemical storage areas, waste disposal areas, cooking areas, and/or use areas
- Description of plumbing system, including identification and documentation of potential disposal into the sanitary sewer or an on-site wastewater treatment system (OWTS).
- Identification of surfaces that are known or suspected to have been painted or sealed after the cessation of contamination-causing activities (painted-over surfaces).

Should it be warranted samples maybe collected to further evaluate impacts related to methamphetamine production in the building. Sampling may include the following:

- Wipe sampling shall be used to determine the extent of methamphetamine contamination on all surfaces at all methamphetamine-affected properties, and at all properties that are undergoing a screening level assessment.

- Wipe sampling shall be used to determine the extent of lead contamination on all surfaces at properties whenever the preliminary assessment indicates the phenyl-2-propanone (P2P) method of methamphetamine manufacture was used on the property.
- Wipe sampling shall be used to determine the extent of iodine contamination whenever there is visible evidence of iodine staining on surfaces that will not be removed.
- Vacuum sampling may, at the Consultant's discretion, be used instead of wipe sampling to determine the extent of methamphetamine, iodine or lead contamination on fabrics or textiles only.
- Vapor sampling shall be used to determine the extent of mercury contamination whenever the preliminary assessment indicates the P2P method of methamphetamine manufacture was used on the property.

END OF APPENDIX 1

FARMING AND GRAZING LEASE AGREEMENT

THIS AGREEMENT made, entered into and executed this the 27th day of February, 2024, by and between Huerfano County, a political subdivision of the State of Colorado (hereinafter "Lessor"), and Jared Coulter of 5239 County Road 230, Walsenburg, CO 81089 (hereinafter "Lessee"). Lessor and Lessee contract and agree as follows:

1. Lessor hereby leases unto Lessee the following land and any improvements thereon (hereinafter "the leased property") described in Exhibit A, attached and incorporated herein by reference.
2. The term of this lease shall commence on March 1, 2024 and, unless earlier terminated as herein provided for, end February 28, 2029.
3. During the term, Lessee shall pay to Lessor, as rental, the sum of Four Thousand Five Hundred Dollars (\$4,500) per year, in advance, on or before September 1. Payment thereof shall be made payable to Huerfano County, and either mailed or delivered to:

Huerfano County
c/o Kim Trujillo, Finance Officer
401 Main Street, Suite 310
Walsenburg, CO 81089

4. Uses:
 - (A) The leased property may be used for the following purposes and for no other purposes: agricultural farming, crop production, and grazing (hereinafter "the permitted uses"). Such purposes are personal to the Lessee, and shall be limited to the Lessee's own farming operations and for the grazing of the Lessee's own livestock, and the Lessee expressly covenants and agrees not to allow the use of the leased property, or any part thereof, by any other farming operation, or by the livestock of any other farming operation, without first having obtained the prior written consent of Lessor. The Lessee shall not permit any party to establish residence on the leased property for any period of time. Any (a) use of the leased property for anything other than the permitted use, (b) assignment, sublease or agreement permitting the use of the leased property or any part thereof by any person or by the livestock of any other person without the prior written consent of the Lessor, or (c) encumbrance of this Lease or any Interest therein by the Lessee, without the prior written consent of the Lessor, shall be void and shall subject this Lease to immediate forfeiture and termination, in the Lessor's sole discretion, without refund of any advance rentals which shall have been paid by or on behalf of the Lessee.
 - (B) Lessee agrees to (a) use good management practices in the operation and maintenance of the leased property, (b) plow, cultivate, irrigate and farm the Land in a reasonable manner, and (c) construct and maintain fences, as applicable, on the Land as may be required to keep all livestock contained and off roads in the area. Lessor shall not be liable to Lessee for any loss or illness to any livestock that may be located on the Land. In addition, Lessee will, at its sole cost and expense, furnish all labor, tools and machinery required in all farming and other permitted operations hereunder, and it is expressly understood and agreed that Lessor shall in no way be liable for any such expenses or debts incurred by Lessee in its permitted operations under this Lease. Lessee shall also pay labor costs for seeding or reseeding the land and labor costs for permanent improvements to the land including, without limitation, fencing the land or repairing any existing fencing. Lessor shall pay the costs for materials used for permanent improvements to the land such as fencing, subject however, to Lessor's prior approval of any such improvements.
 - (C) Lessor may, from time to time, develop or incorporate standards to prevent overgrazing, degradation, or waste of the leased property. These standards shall address, at a minimum, carrying capacities, maintenance, enhancement and monitoring. In the absence of specific standards from

Lessor, Lessee shall comply with the standards established by the Bureau of Land Management for lands similar to the leased property.

- (D) Lessee's use of the leased property shall not significantly interfere with Lessor's use thereof, if any, and Lessee shall comply with any reasonable requests by Lessor to accommodate Lessor's use of the leased property.
- (E) These use provisions are agreed to be of the essence of this Lease, and a primary consideration therefor.

5. Water Rights and Irrigation:

- (A) During the term of this Lease, Lessee shall use best efforts to put the water rights appurtenant to the leased property, described in Exhibit "B" attached, to beneficial use on the leased property. Subject to the terms and conditions hereof, Lessee shall have the right to use all water rights appurtenant to the leased property for irrigation purposes in connection with the permitted uses. In farming and ranching the leased property, Lessee shall preserve any water rights appurtenant to the leased property, whether or not the same be conditional or absolute, and put to beneficial use, but shall not sell any water which may be judicially or otherwise appropriated for the leased property which can be used without waste in the raising of crops and for ranching purposes thereon.
- (B) During the term of this Lease, Lessee shall (a) use the water rights to the fullest extent available and shall not abandon such water rights or take any actions that may be construed as an abandonment thereof, (b) keep in good repair, and clean and maintain, as applicable, all ditches, flumes, headgates, diversion dams, laterals and reservoirs (and equipment associated with any of the foregoing) used in connection with the permitted use and the leased property in accordance with standard practice and rules or the ditch or lateral companies, if applicable, including, without limitation, cleaning and maintaining (1) the Badito and Martin Consolidated Ditch (the Ditch") headgate on the north side of the river, (2) the sand outs on the Badito and Martin Consolidated diversion ditches on both sides of the river, (3) the main delivery ditches and on-farm ditches and laterals of the Ditch on both sides of the river, (4) the two existing parshall flumes of the Ditch, and any additional parshall flumes installed on the Ditch.
- (C) Lessee agrees that upon expiration or earlier termination of this Lease, Lessee shall leave the ditches, flumes, headgates, diversion dams, laterals, reservoirs and other personal property in substantially the same condition as it exists as of the Effective Date, subject to Lessee's obligations hereunder, ordinary wear and tear excepted. Lessee acknowledges that it has no interest in the water rights described herein other than expressly set forth herein, and otherwise claims no right, title or interest in and to the water rights.
- (D) Notwithstanding anything to the contrary contained herein, Lessor expressly reserves the right to use any water or water rights appurtenant to the Exception Parcel described on Exhibit A at any time, and Lessor's use of water appurtenant to the Exception Parcel shall take precedence over Lessee's water use. In the event Lessor exercises its right to use any water rights appurtenant to the Exception Parcel, Lessee shall correspondingly reduce its use of water obtained pursuant to any water rights appurtenant to the leased property so that the total amount of water used by Lessor and Lessee from leased property does not exceed the amount that has been judicially or otherwise appropriated. Lessee shall use its best efforts to prevent any irrigation water from reaching the Exception Parcel.
- (E) Lessor does not guaranty the delivery or supply of irrigation water on the Land during the term of this Lease, and shall not be responsible for any shortage in the supply of water from any cause. During the term of this Lease, Lessee shall have the obligation to maintain the Irrigation System in good working order and condition.

6. Indemnification

- (A) Lessee agrees to take and use the Property subject to the usual hazards attendant to a farming operation and agrees to assume all risks and liability for accidents to the Lessee, its family, employees, guests, agents and contractors on the Property.
- (B) The acceptance of use rights hereunder by Lessee shall be conclusive evidence that Lessee has examined the Property and agrees that the improvements and all fixtures thereon were safe, adequate and suitable for their purposes when Lessee accepted rights to the Property
- (C) Indemnity: Lessee agrees to indemnify and save harmless Lessor against any claims, debts, demands or actions of any kind or nature and any related costs and expenses, including reasonable attorney fees, by any person or entity, arising, directly or indirectly, from any occurrence occasioned in whole or in part by Lessee's use of the Property, or by any act, omission or negligence of Lessee, its employees, agents or contractors. Lessee shall store its personal property and shall enter and use the Property at its own risk, and Lessee hereby releases Lessor, to the full extent permitted by law, from all claims of every kind, including damage to merchandise, equipment or other property, or damage to business or for business interruption, arising directly or indirectly from Lessee's use of the Property.
- (B) Insurance: Lessee shall, during the entire term of the Lease keep in full force and effect broad form comprehensive general liability insurance, including personal injury, property damage, products liability, completed operations and fire legal liability coverage with a singled combined liability limit of not less than \$1,000,000.00 for bodily injury, property damage and personal injury. Such general liability coverage shall insure against all liability of Lessee and its authorized employees, agents and representative arising out of or in connection with Lessee's use and occupancy of the leased property. Lessee shall deliver a certificate of insurance to Lessor at the execution of this lease and annually thereafter.

7. General Conditions:

- (A) Lessee shall pay for all electricity and other utilities used on the premises.
- (B) Lessee shall, at Lessee's expense, keep the leased property and improvements thereon, including, without limitation, fences and roads, in good repair throughout the term of this Lease, provided Lessor shall pay for the materials for the permanent improvements subject to Lessor's prior approval of such improvements. Such improvements may include, but are not limited to, grass seed for hay production, blading and graveling roads, or improvements relating to water infrastructure.
- (C) Lessor shall, at Lessor's expense, map, treat, and manage with the intent to eradicate all noxious weeds upon the leased property in proper season.
- (D) Lessee shall conduct its operations on the leased property so as not to commit, or permit the commission of, any waste or damage, including undue soil erosion or deposition, to or upon the leased property.
- (E) Lessee shall not place or construct any additional improvements on the leased property without first having obtained the prior written consent of Lessor. Any additional improvements authorized by Lessor shall become part of the realty and the property of Lessor and shall remain on the leased property after the expiration or earlier termination of this Lease
- (F) Lessee shall not store or place temporary buildings, equipment, vehicles, materials, feed, etc. on the leased property that is unnecessary for the purposes of farming and grazing the leased property.

- (G) Lessee shall continuously, during the term of this Lease, look for and discover all squatters or persons who, without authority, take or exercise possession of all or any part of the leased property or any persons who, without authority, cut and remove timber from or deposit garbage or trash on the leased property. Upon discovery of any unauthorized activity, Lessee shall orally request the party or parties involved to vacate the premises and on any such party or parties failing to so vacate, Lessee shall immediately notify Lessor. In no event will Lessee take any other action toward removal of any person or persons from leased property or the abatement of any unauthorized activity thereon and at no time shall Lessee act as Lessor's Agent.
- (H) In all operations on the leased property, Lessee shall comply with all applicable federal state, and local laws, statutes, rules, ordinances, and regulations of any government or governmental agency including environmental laws and regulations ("Applicable Laws") including, but not limited to, any Applicable Laws that relate to the control or eradication of pests of any and every kind. Lessee shall only use fertilizers, herbicides, insecticides and other sprays or chemicals as allowed by, and in accordance with, all Applicable Laws. Lessee shall take no action which may result in the contamination of ground water upon, under or near the Land.
- (I) Under Colorado law, Lessor's property, including the leased property, is exempt from the levy and collection of property tax. Lessee's interest in the Property under this Lease may be taxable. Lessee is responsible for any taxes or assessments, if any, resulting from Lessee's rights of use under this Lease (whether assessed against Lessor or Lessee), including, without limitation, any real property taxes and assessments levied against the Property (whether assessed against the Lessor or assessed against Lessee, or both) for all time periods starting as of the date of this Lease, and for personal property and sales, use and other taxes related to the business of the Lessee for the same periods.
- (J) Lessee agrees that neither Lessee nor Lessee's Associates shall hunt or conduct hunting operations on the leased property without the prior written consent of the Lessor. Hunting operations as defined herein shall include, but not be limited to: (1) The collection of fees for access to the leased property, or for access to federal lands which are adjacent to or nearby the leased property; (2) Use of facilities which are permanently or temporarily located on the leased property for the housing, entertainment and/or feeding of hunters; and (3) Use of facilities which are permanently or temporarily located on the leased property for the processing and/or storage of wildlife killed on federal lands or other lands owned or leased by Lessee
- (K) Lessee shall not (a) cut any timber or remove any improvements from the leased property; (b) plow up any native pasture land which has not been historically cultivated without obtaining prior written consent from Lessor; (c) burn or permit the burning of brush, grass, straw, stubble, or loose material of any kind upon the leased property; (d) use, or permit the use of, the leased property for any unlawful purpose; shall not overgraze the grazing areas, and in this connection it is agreed that grazing standards of use applied by the Bureau of Land Management on the nearest similar Federal Grazing Allotments shall be the standards herein applied
- (L) Lessee will notify Lessor of any condition which affects or has a significant potential to affect the value of the leased property or the life or health of any persons entering upon lands within or adjacent to the leased property.
8. Lessor reserves the right to reduce the total acreage granted hereunder when necessary at Lessor's sole discretion for the Lessor's program and operations. Any such reduction that reduces the amount of irrigated acres, shall entitle Lessee to a pro rata rent reduction based on the reduced acreage but shall not be grounds for termination of this Lease. Lessor and Lessee agree to negotiate any other reduction that reduces the amount of grazing land.

9. Default and Remedies

- (A) In the event of the default or failure by Lessee to comply with any of the terms and conditions herein contained, and such failure continues for a period of thirty (30) days after delivery of written notice of such failure to Lessee by Lessor at the address specified for Lessee in Section 16 below, Lessor may, at its option, with or without further notice to Lessee and without limiting Lessor in the exercise of any other right or remedy which Lessor may have by reason or such default or failure, (a) terminate this Lease by delivering written notice of termination to Lessee, in which event Lessee shall promptly surrender possession of the leased property to Lessor and comply with all the surrender provisions contained herein, and/or (b) proceed in accordance with any or all of the remedies now or hereafter available to Lessor under Applicable Law. Any failure to surrender the Premises to Lessor upon termination of this Lease shall render Lessee a trespasser, subject to immediate eviction without notice by such lawful means as Lessor shall care to employ. Such remedy of forfeiture and eviction shall be a cumulative and not an exclusive remedy, and shall not prevent recovery of damages, if any, for such breach.
- (B) The failure of the Lessor to take action against the Lessee for any breach hereof shall not be deemed a waiver of the continuation of such breach or of any other or subsequent breach hereof.
- (C) If either Lessor or Lessee shall commence any action or other proceeding against the other arising out of, or relating to, this Lease or the leased property, the prevailing party shall be awarded its reasonable attorneys' fees from the non-prevailing party, irrespective of whether or not the action or other proceeding is prosecuted to judgment.
10. Lessor shall be accorded access to the Property in cases of emergency and at all reasonable times in order to observe Lessee's use of the Property and all farm and ranching activities and to secure its rights and perform its obligations hereunder.
11. Lessee shall not assign this Lease nor lease the Property or any part thereof. No assignment, lease, pledge or mortgage of Lessee's interest herein shall be made. Lessee shall do no act that shall in any way encumber Lessor's title to the Property, nor permit the Property to become subject to a lien of any kind.
12. Notwithstanding any other provision herein contained, this Lease may be terminated at any time by either Party by giving to the other not less than ninety (90) days prior written notice thereof, specifying the termination date. In the event this Lease is so terminated by Lessor, Lessee shall have the right, subject to the terms of this Lease, to harvest crops that were planted by Lessee during the then current Lease Year and Lessor shall refund to Lessee the pro rata amount of any rental previously paid for the unexpired portions, if any, of the then current Lease Year. At the termination of this Lease by expiration or otherwise, Lessee shall surrender peaceable possession of the leased property to Lessor in good condition and repair, with all of Lessee's personal property removed from the leased property.
13. It is understood and agreed that the relationship of the parties hereto is strictly that of Lessor and Lessee and that the Lessor has no ownership in the Lessee's enterprise and the Agreement shall not be construed as a joint venture or partnership. The Lessee is not and shall not be deemed to be an agent or representative of the Lessor.
14. All covenants, conditions and agreements and undertakings contained in this Agreement shall extend to and be binding on the respective heirs, successors and assigns of the respective parties hereto the same as if they were in every case named and expressed.
15. It is further understood and agreed by and between the Lessor and Lessee that, on account of breach or default by either party of any of their obligations hereunder, it shall become necessary for the other party to employ and/or consult with an attorney to give advice, or to enforce or demand any of either party's rights or remedies

hereunder, then, and in any such event, the defaulting or breaching party shall pay all attorney fees, court costs and other expenses occasioned by such default(s) or breach(es).

- 16. Until further written notice to Lessee, all notices from Lessee to Lessor shall be sent via email to commissioners@huerfano.us or served or sent via mail to:
 Huerfano County
 ATTN: Board of County Commissioners
 401 Main Street, Suite 201
 Walsenburg, CO 81089

Until further written notice to Lessor, all notices from Lessor to Lessee shall be sent via email to jrodculter@gmail.com and hhomerding@gmail.com or served or sent to Lessee at the following address:
5239 County Road 230
Walsenburg, CO 80189

All notices to be given under this Agreement shall be in writing and shall be sent by email or by United States certified or registered mail.

- 17. This Agreement contains all of the agreements and conditions made between the parties hereto and may not be modified orally or in any other manner other than by agreement in writing signed by all parties hereto or their respective successors in interest.
- 18. If any section, paragraph, sentence or portion of this Agreement or the application thereof to any party or circumstance shall, to any extent, be or become invalid or illegal, such provision is and shall be null and void, but, to the extent that said null and void provisions do not materially change the overall agreement and intent of this entire agreement, the remainder of this Agreement shall not be affected thereby and each remaining provision of this Agreement shall be valid and enforceable to the fullest extent provided by law.
- 19. This Agreement shall be governed in accordance with the laws of the State of Colorado.

* * *

WITNESS the signatures of the parties, this the 27th day of February, 2024.

Lessor:

Lessee:

By: John Galusha
Title: Chairman, Board of County Commissioners

By: Jared Coulter

LEGAL SERVICES CONTRACT

THIS AGREEMENT is made and entered into this 27th day of February, 2024, by and between HUERFANO COUNTY, hereinafter referred to as the “COUNTY”, and NATHAN SHULTZ, Attorney at Law, hereinafter referred to as the “ATTORNEY”.

WITNESSETH:

WHEREAS, the ATTORNEY is a private practitioner who is duly licensed by the State of Colorado, and practicing in the County of Otero and State of Colorado; and

WHEREAS, the COUNTY desires to retain and employ said ATTORNEY as and for its legal counsel for the calendar year 2024; and

WHEREAS, said ATTORNEY is desirous of accepting said work hereinafter described for the COUNTY for the calendar year 2024;

NOW, THEREFORE, FOR AND IN CONSIDERATION OF THE MUTUAL COVENANTS HEREINAFTER CONTAINED, THE PARTIES HERETO HAVE AGREED AS FOLLOWS:

1. The COUNTY does hereby employ NATHAN SHULTZ, Attorney at Law (the ATTORNEY), and NATHAN SHULTZ (the ATTORNEY) does hereby accept such employment as legal counsel, representing the COUNTY in all legal matters as described in Exhibit “A”.

2. This contract shall be in full force and effect for the period commencing March 1, 2024 to April 30, 2025.

3. In the event written notice is not given by either party to this agreement to the other party a minimum of ninety (90) days prior to the termination date as hereinabove provided, this agreement shall be extended on the same terms and conditions as herein provided for an additional period of one year. Said agreement shall continue thereafter for one-year periods unless either party hereto gives a minimum of ninety (90) days’ written notice to the other party that the party does not wish to extend this agreement for an additional one-year term.

4. That in consideration of the services to be rendered hereunder by the ATTORNEY to the COUNTY, the COUNTY shall pay to the ATTORNEY compensation according to the schedule of charges for services rendered as set forth in Exhibit “B” attached to this contract and shall submit monthly itemized vouchers for services rendered to be paid the following month.

5. The ATTORNEY shall promptly render legal services for the COUNTY upon the request of the COUNTY.

6. The ATTORNEY acknowledges that he has a Juris Doctorate with the State of Colorado and agrees to maintain his licensure and registration.

7. The COUNTY shall pay the membership fees associated with the Colorado County Attorneys Association on behalf of the ATTORNEY.

8. The ATTORNEY shall attend events and trainings provided by the Colorado County Attorneys Association, as agreed upon between the ATTORNEY and the COUNTY.

9. The ATTORNEY shall be required to communicate only with the Board of County Commissioners, Elected Officials and Department Heads of the COUNTY.

10. The ATTORNEY understands and agrees that the COUNTY files shall be stored in the offices of Huerfano County, as well as his office.

11. The COUNTY acknowledges that NATHAN SHULTZ is engaged in the general private practice of law in Otero County, Colorado, and that said NATHAN SHULTZ accepts work for clients other than the COUNTY. This contract, therefore, shall not be deemed or construed as an exclusive contract of employment so as to restrict NATHAN SHULTZ (the ATTORNEY) from representation of other clients in any matter in which the same is not prohibited by the Code of Professional Responsibility for Attorneys.

12. The ATTORNEY acknowledges and agrees that he is not eligible for any COUNTY benefits.

13. This contract may be terminated by the COUNTY for any of the following reasons, to-wit:

- (a) Upon the death of NATHAN SHULTZ.
- (b) The disability or incapacity of NATHAN SHULTZ to the extent that he is unable to perform properly the functions and duties for the COUNTY as contemplated.
- (c) Unsatisfactory services rendered by NATHAN SHULTZ (the ATTORNEY).
- (d) Termination in the event of (a) above shall occur automatically.
- (e) Termination in the event of (b) or (c) above shall occur only after thirty (30) days prior written notice has been personally delivered by the COUNTY to the ATTORNEY.

(f) In the event of termination for any of the aforesaid reasons, any unpaid compensation to the ATTORNEY as evidenced by a proper voucher, as hereinabove set forth, shall be paid within thirty (30) days after the date of termination.

14. This contract shall be binding upon the successors and assigns of the COUNTY, but the same shall be personal as to the ATTORNEY and shall not be binding upon the heirs, devisees, or personal representatives of the ATTORNEY.

15. This contract shall be nonassignable.

IN WITNESS WHEREOF, THE PARTIES HERETO HAVE SET THEIR HANDS TO DUPLICATE ORIGINALS IN THE City of Walsenburg, County of Huerfano, and State of Colorado, the day and year first above written.

BOARD OF COUNTY COMMISSIONERS
OF HUERFANO COUNTY, STATE OF
COLORADO

Nathan Shultz
Attorney at Law

By _____
John Galusha, Chairman

By _____
Arica Andreatta, Commissioner

By _____
Karl Sporleder, Commissioner

EXHIBIT "A"

Provide legal advice and memoranda to the Board of County Commissioners and other Elected Officials and Department Heads on any legal issue affecting the County;

Assist Elected Officials and Department Heads in negotiating and preparing contracts, leases, deeds, easements and various legal documents as well as the development and drafting of resolutions, ordinances and regulations;

Provide legal advice concerning local government matters; employment and personnel law; housing law; land use and road and bridge issues; construction law; real property law; 1041 matters; water law; open meetings and open records issues; conservation easement law; landfill issues; animal control issues; various issues involving intergovernmental agreements with other political subdivisions; insurance issues; and at times, criminal law and bankruptcy law;

Provide legal counsel and representation on special projects and special districts;

Represent the County in legal matters concerning the Board of County Commissioners, other Elected Officials and County Departments in meetings, administrative hearings, public hearings and Court proceedings;

Conduct legal research, interview County Officials and employees and witnesses, prepare court filings and handle other matters in preparation for trial and/or hearings of any type;

Read and understand the Colorado Revised Statutes, analyze and interpret Court decisions, legal procedures, documents, statutes and regulations;

Prepare complex legal documents, opinions, pleadings and briefs;

Analyze, appraise and organize facts, evidence and precedents concerned in difficult and complex cases and present such material in clear and logical form in oral or written presentations, briefs, opinions, orders or decisions;

Establish and maintain effective working relationships with county employees, representatives of other agencies and organizations and members of the community;

Quickly and efficiently gather, analyze and evaluate facts and law;

Perform occasional legal functions for the Huerfano County Department of Human Services;

Attend regular meetings at the request of the Board of County Commissioners;

Demonstrate proficiency in standard office computer software systems and judicial system/legal applications;

Possess a Juris Doctorate and maintain Attorney licensure and registration with the State of Colorado.

SHULTZ LAW OFFICE, LLC.
215 Main Street
Fowler, Colorado 81039
Telephone: (719) 383-0867

CONTRACT TO EMPLOY ATTORNEY AT AN HOURLY RATE

To be executed in Duplicate

This agreement is made between Shultz Law Office, LLC., 215 Main Street, Fowler, Colorado 81039 referred to in this agreement as “Attorney” and the County of Huerfano, Colorado referred to in this agreement as “Client” in order to set out the terms and conditions under which attorney will represent client.

I. EFFECTIVE TIME OF AGREEMENT

This agreement shall take effect on its execution by both parties.

II. SCOPE OF SERVICES

Attorney agrees to represent Client as general counsel for legal matters relating to the County of Huerfano, Colorado as requested by the Board of County Commissioners or the County Administrator.

III. ATTORNEY FEES

Client agrees to pay attorney fees in accordance with the following Rate Schedule:

A. Nathan D. Shultz, legal services/representation at a rate of \$195.00/hour;

Client agrees to pay by the hour at attorney’s prevailing rate as set forth above for time spent on Client’s matter by Attorney’s legal personnel. Attorney will charge Client for the time Attorney spends on all matters while serving as general counsel. Time will be divided in 1/10th of an hour increments. Each month Attorney will prepare and deliver to Client a detailed billing invoice. Attorney will be able to update Client at any time as to the budgeted year’s expenditures with legal fees. Attorney will advise Client if an action is likely to exhaust the current year’s legal services budget prior to performing the work.

There will be no retainer deposit required, however in the event that a payment is made to Attorney for future or currently unearned fees, these funds will be deposited into a trust account. This trust account is regulated by COLTAF. All interest proceeds are taken by COLTAF.

Client has been advised that attorneys cannot give more than an estimate of what the total

attorney's fees and costs will be, and Client understands that no estimate will be given unless specifically asked for and that their use is discouraged and are not binding on Attorney.

V. COSTS AND EXPENSES

Client agrees to pay for costs and expenses incurred in connection with Client's case, in addition to the hourly fees, such as fees fixed by law or assessed by courts and other agencies, court reporters' fees, process server's fees, messenger fees, delivery fees, postage, photocopying and other reproduction costs, FAX transmission costs, and any other reasonable office expenses or other costs incurred related to Client's representation.

In the event it becomes necessary to hire expert witnesses, consultants or investigators, Attorney will not hire such persons unless Client agrees to pay their fees and charges.

VII. CLIENT'S DUTIES

Client agrees to tell Attorney the truth, to cooperate with Attorney fully, to keep Attorney informed of any developments that are relevant to his representation, to faithfully comply with this agreement, to pay attorney fees on time, and to keep Attorney advised of Client's address and telephone number and any changes of such address or telephone number.

VIII. TERMINATION AND WITHDRAWAL

Either party may terminate this relationship at will. In the event of a request to terminate this relationship, any pending Court actions may require judicial consent.

On the termination of Attorney's services, whether or not it is terminated by Client or by Attorney, all unpaid charges shall immediately become due and payable to attorney. Attorney will likewise deliver to Client all records of the case and all property of Client's in Attorney's possession.

IX. DISCLAIMER OF GUARANTEE

Attorney will use Attorney's best efforts in representing Client, but makes no promises or guarantees regarding the outcome of Client's case. Attorney's comments regarding the outcome of the case are mere expressions of opinion. Neither does Attorney guarantee any time frame within which Client's case will be resolved.

Dated: _____, 2024.

Nathan D. Shultz, Attorney

Client represents that Client has carefully read and fully understood every word in this agreement and agrees to its terms and conditions, and to faithfully comply with them.

Dated: February 27, 2024.

Board Chair, County of Huerfano

John Galusha, Chairman
Arica Andreatta, Commissioner
Karl Sporleder, Commissioner



Board of County Commissioners

January 23, 2024

Mayor and City Council
c/o Sharon Jakubowski Wolz, City Administrator
City of Walsenburg
525 S. Albert Ave.
Walsenburg, CO 81089

RE: Law Enforcement Services Agreement Extension

To the Mayor and City Council,

We write to confirm that the County is willing to continue to provide Law Enforcement Services to the City of Walsenburg, per our existing agreement which would have expired on December 31, 2023, for the first 6 months of 2024.

We also confirm our agreement to provide those services at a rate of \$67,816 per month as discussed and agreed in the meeting held January 19, 2024 between the City, represented by Mayor Gary Vezzani, Council Member Veronica Maes, and City Administrator Sharon Jakubowski Wolz, and the County, represented by Chairman John Galusha, Sheriff Bruce Newman, County Administrator Carl Young, and Management Fellow Robert Gilbert. This amounts to a 14% increase in the monthly payment during this 6 month extension period.

Lastly, we want to confirm that the County will continue to provide services while your legal team prepares the addendum that memorializes our agreement. Our next regular meeting is February 13th and if the addendum is ready by then that is when we would sign. Please reach out to John Galusha or Carl Young if you need anything from the County to help prepare that addendum.

This extension will allow the City and the County time to negotiate a new long-term contract. We look forward to working with you to finalize a new agreement before this nonrenewable extension expires.

Sincerely,

BOARD OF COUNTY COMMISSIONERS
OF HUERFANO COUNTY, COLORADO

DocuSigned by:
John Galusha
ESP42C23C310488...
John Galusha, Chairman

DocuSigned by:
Arica Andreatta
SFD25A457F614C1...
Arica Andreatta, Commissioner

DocuSigned by:
Karl Sporleder
GCGFF661129447...
Karl Sporleder, Commissioner

401 Main Street, Suite #201 Walsenburg, CO 81089
Office: 719-738-3000 Ext. 200 Fax: 719-738-3996

**RENEWAL OF THE INTERGOVERNMENTAL AGREEMENT
BETWEEN THE CITY COUNCIL OF THE CITY OF WALSENBURG
AND THE BOARD OF HUERFANO COUNTY COMMISSIONERS FOR
LAW ENFORCEMENT SERVICES**

This document constitutes a renewal of the intergovernmental agreement for law enforcement services entered into in 2016 and most recently renewed and amended in July of 2023 (the "Agreement") by and between the City Council and the City of Walsenburg (the "City"), a Colorado municipal corporation, and the Board of County Commissioners of Huerfano County, Colorado, the governing body of Huerfano County (the "County"), a political subdivision of the state, collectively, (the "Parties").

WHEREAS, Colo. Const. art. 14 § 18, and C.R.S. § 29-1-201, 203 et. seq. permit and encourage political subdivisions to enter intergovernmental agreements to provide any function, service, or facility lawfully authorized to each of the cooperating or contracting units, including the sharing of costs for the mutual benefit of both;

WHEREAS, C.R.S. § 30-11-410(1) provides that the governing body of a municipality and the board of county commissioners may contract to provide law enforcement services, including enforcement of municipal ordinances, by the sheriff within the boundaries of the municipality;

WHEREAS, public safety within the jurisdictional limits of the City of Walsenburg and Huerfano County is in the mutual interest of both entities;

WHEREAS, the Parties previously entered into an agreement for law enforcement services and that agreement expired December 31, 2022 at 11:59 p.m. and the Parties subsequently negotiated a renewal to the 2016 Agreement that expired on December 31, 2023;

WHEREAS, the Parties wish to renew the Agreement for law enforcement services for a period of 6 months to allow the Parties additional time to negotiate a new agreement for a longer term;

WHEREAS, the City of Walsenburg desires to obtain all reasonable and necessary law enforcement services from the County and the County desires to provide all reasonable and necessary law enforcement services to the City; and

WHEREAS, the County and the City desire to renew the Agreement in accordance with the amended terms herein provided.

NOW, THEREFORE, the City and the County agree that the Agreement terms remain in full force and effect upon execution of this renewal with the exception of the following Agreement terms that are hereby reenacted and replaced to read as follows.

8. Fee for Services.

The City and County shall share the cost of law enforcement through the payment of fees by the City to the County to offset the cost of law enforcement services

Signature Page

APPROVED by the Walsenburg City Council on the 8th day of February, 2024.

Gary M Vezani
Gary Vezani, Mayor

APPROVED by the Huerfano County Commissioners this ____ day of _____ 2024.

_____, Chair

_____, Commissioner

_____, Commissioner

APPROVED by the Huerfano County Sheriff this ____ day of _____, 2024.

_____, Huerfano County Sheriff

Approval Report by Vendor Name - Detail

Huerfano County

Vendor	Invoice Account	Description	PO Acct Desc	Inv Date	Due Date	Post Date	Invoice Amt	Amt Approved
1003 ACORN PETROLEUM, INC.								
1234142		Description: fuel		1/3/2024	2/28/2024	2/28/2024		
	0024304051504	Fund 002 ROAD & BRIDGE FUND	GAS, FUEL AND OIL	Dept 43040 R/B MAINTENANCE OF CONDITION			\$1,963.21	<input type="text"/>
1234144		Description: fuel		1/3/2024	2/28/2024	2/28/2024		
	0024304051504	Fund 002 ROAD & BRIDGE FUND	GAS, FUEL AND OIL	Dept 43040 R/B MAINTENANCE OF CONDITION			\$1,496.35	<input type="text"/>
1235575		Description: filter		1/10/2024	2/28/2024	2/28/2024		
	0024304051506	Fund 002 ROAD & BRIDGE FUND	PARTS	Dept 43040 R/B MAINTENANCE OF CONDITION			\$38.49	<input type="text"/>
1235586		Description: oil		1/11/2024	2/28/2024	2/28/2024		
	0024304051504	Fund 002 ROAD & BRIDGE FUND	GAS, FUEL AND OIL	Dept 43040 R/B MAINTENANCE OF CONDITION			\$415.80	<input type="text"/>
1236052		Description: filter		1/16/2024	2/28/2024	2/28/2024		
	0024304051506	Fund 002 ROAD & BRIDGE FUND	PARTS	Dept 43040 R/B MAINTENANCE OF CONDITION			\$45.00	<input type="text"/>
1236103		Description: hose		1/16/2024	2/28/2024	2/28/2024		
	0024304051506	Fund 002 ROAD & BRIDGE FUND	PARTS	Dept 43040 R/B MAINTENANCE OF CONDITION			\$85.15	<input type="text"/>

Approved By:

On:

Approval Report by Vendor Name - Detail

Huerfano County

Vendor	Invoice Account	Description Acct Desc	PO	Inv Date Detail Description	Due Date	Post Date	Invoice Amt	Amt Approved
1003 ACORN PETROLEUM, INC.								
1236188				1/16/2024	2/28/2024	2/28/2024		
		Description: fuel						
		Fund 002 ROAD & BRIDGE FUND		Dept 43040 R/B MAINTENANCE OF CONDITION				
	0024304051504	GAS, FUEL AND OIL		fuel			\$1,043.95	<input type="text"/>
1236729				1/17/2024	2/28/2024	2/28/2024		
		Description: fuel						
		Fund 002 ROAD & BRIDGE FUND		Dept 43040 R/B MAINTENANCE OF CONDITION				
	0024304051504	GAS, FUEL AND OIL		fuel			\$2,222.55	<input type="text"/>
1237326				1/23/2024	2/28/2024	2/28/2024		
		Description: oil						
		Fund 002 ROAD & BRIDGE FUND		Dept 43040 R/B MAINTENANCE OF CONDITION				
	0024304051504	GAS, FUEL AND OIL		oil			\$1,111.00	<input type="text"/>
1237393				1/23/2024	2/28/2024	2/28/2024		
		Description: fuel						
		Fund 002 ROAD & BRIDGE FUND		Dept 43040 R/B MAINTENANCE OF CONDITION				
	0024304051504	GAS, FUEL AND OIL		fuel			\$719.47	<input type="text"/>
1237792				1/25/2024	2/28/2024	2/28/2024		
		Description: oil						
		Fund 002 ROAD & BRIDGE FUND		Dept 43040 R/B MAINTENANCE OF CONDITION				
	0024304051504	GAS, FUEL AND OIL		oil			\$2,095.52	<input type="text"/>
1238053				1/26/2024	2/28/2024	2/28/2024		
		Description: fuel						
		Fund 002 ROAD & BRIDGE FUND		Dept 43040 R/B MAINTENANCE OF CONDITION				
	0024304051504	GAS, FUEL AND OIL		fuel			\$17,812.65	<input type="text"/>

Approved By:

On:

Approval Report by Vendor Name - Detail

Huerfano County

Vendor	Invoice	Description	PO	Inv Date	Due Date	Post Date	Invoice Amt	Amt Approved
	Account		Acct Desc					
				Detail Description				
1003 ACORN PETROLEUM, INC.								
	1238270			1/30/2024	2/28/2024	2/28/2024		
		Description: fuel						
		Fund 002 ROAD & BRIDGE FUND		Dept 43040 R/B MAINTENANCE OF CONDITION				
	0024304051504		GAS, FUEL AND OIL	fuel			\$1,997.17	<input type="text"/>
							Subtotal for Vendor 1003 : \$31,046.31	
8330 ADPRO								
	8090			1/31/2024	2/28/2024	2/28/2024		
		Description: Acct Serv Fee, Public Relations						
		Fund 001 GENERAL FUND		Dept 40127 OTHER ADMINISTRATION				
	0014012751304		ADVERTISING AND PROMOTION	Acct Serv Fee, Public Relations			\$1,520.00	<input type="text"/>
							Subtotal for Vendor 8330 : \$1,520.00	
7278 ALDO J TARTAGLINI, PH.D.								
	2698-013024			1/30/2024	2/28/2024	2/28/2024		
		Description: Pre-employment Psych Eval						
		Fund 001 GENERAL FUND		Dept 42110 SHERIFF				
	0014211051310		PROFESSIONAL SERVICES	Pre-employment Psych Eval			\$200.00	<input type="text"/>
							Subtotal for Vendor 7278 : \$200.00	
7411 ANTHONY LUGINBILL								
	Feb2024			2/1/2024	2/28/2024	2/28/2024		
		Description: Feb 2024 monthly cell phone stipend						
		Fund 001 GENERAL FUND		Dept 49500 IT/GIS DEPARTMENT				
	0014950051457		CELLULAR SERVICE	Feb 2024 monthly cell phone stipend			\$40.00	<input type="text"/>

Approved By:

On:

Approval Report by Vendor Name - Detail

Huerfano County

Vendor	Invoice Account	Description	PO Acct Desc	Inv Date	Due Date	Post Date	Invoice Amt	Amt Approved
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7411 ANTHONY LUGINBILL

Subtotal for Vendor 7411 : **\$40.00**

8427 Applied Geo Services, LLC

AGS-160

1/19/2024 2/28/2024 2/28/2024

Description: Ground penetrating radar

Fund 001 GENERAL FUND

Dept 42110 SHERIFF

0014211051310

PROFESSIONAL SERVICES

Ground penetrating radar

\$1,900.00

Subtotal for Vendor 8427 : **\$1,900.00**

1306 AVENU INSIGHTS & ANALYTICS

invb-050906

1/30/2024 2/28/2024 2/28/2024

Description: January invoice

Fund 001 GENERAL FUND

Dept 40400 ASSESSOR

0014040051814

LEASE AGREEMENT

January invoice

\$2,846.13

INVB-050907

1/30/2024 2/28/2024 2/28/2024

Description: MONTHLY SOFTWARE SUPPORT

Fund 001 GENERAL FUND

Dept 40300 TREASURER

0014030051814

LEASE AGREEMENT

MONTHLY SOFTWARE SUPPORT

\$2,642.41

Subtotal for Vendor 1306 : **\$5,488.54**

7221 AXIS BUSINESS TECHNOLOGIES

368384

2/15/2024 2/28/2024 2/28/2024

Description: KYOCERA MONTHLY MAINT

Fund 001 GENERAL FUND

Dept 40300 TREASURER

0014030051383

MAINTENANCE CONTRACT

KYOCERA MONTHLY MAINT

\$34.30

Approved By:

On:

Approval Report by Vendor Name - Detail

Huerfano County

Vendor	Invoice	Description	PO	Inv Date	Due Date	Post Date	Invoice Amt	Amt Approved
	Account		Acct Desc					
				Detail Description				

7221 AXIS BUSINESS TECHNOLOGIES

	Fund 001 GENERAL FUND			Dept 40400 ASSESSOR				
0014040051383		MAINTENANCE CONTRACT		KYOCERA MONTHLY MAINT			\$34.30	<input type="text"/>

Subtotal for Vendor 7221 : **\$68.60**

8213 Brightly Software Inc.

onv235283				2/14/2024	3/15/2024	2/28/2024		
		Description: Annual Due						
	Fund 004 SPECIAL PROJECT FUND			Dept 45100 SPECIAL PROJECT FUND				
0044510051735		NON CAPITAL OUTLAY		Annual Due			\$9,049.32	<input type="text"/>

Subtotal for Vendor 8213 : **\$9,049.32**

6001 BRITTNEY CIARLO

02202024				2/20/2024	2/28/2024	2/28/2024		
		Description: mileage reimbursement for conference						
	Fund 069 EMERGENCY SERVICES FUND			Dept 42100 EMERGENCY MANAGEMENT				
0694210051335		FUEL REIMBURSEMENT		mileage reimbursement for conference			\$293.46	<input type="text"/>

Feb2024				2/1/2024	2/28/2024	2/28/2024		
		Description: Feb2024 monthly cell phone stipend						
	Fund 069 EMERGENCY SERVICES FUND			Dept 42100 EMERGENCY MANAGEMENT				
0694210051457		CELLULAR SERVICE		Feb2024 monthly cell phone stipend			\$40.00	<input type="text"/>

Subtotal for Vendor 6001 : **\$333.46**

Approved By:

On:

Approval Report by Vendor Name - Detail

Huerfano County

Vendor	Invoice	Description	PO	Inv Date	Due Date	Post Date	Invoice Amt	Amt Approved
	Account		Acct Desc	Detail Description				
7280 CANON FINANCIAL SERVICES INC								
31913844				1/12/2024	2/28/2024	2/28/2024		
		Description: meter usage and contract charge						
		Fund 001 GENERAL FUND		Dept 40127 OTHER ADMINISTRATION				
	0014012751814	LEASE AGREEMENT		meter usage and contract charge			\$65.50	<input type="text"/>
31913846				1/12/2024	2/28/2024	2/28/2024		
		Description: meter usage and contract charge						
		Fund 001 GENERAL FUND		Dept 40127 OTHER ADMINISTRATION				
	0014012751814	LEASE AGREEMENT		meter usage and contract charge			\$231.62	<input type="text"/>
31913847				1/12/2024	2/28/2024	2/28/2024		
		Description: meter usage and contract charge						
		Fund 001 GENERAL FUND		Dept 40127 OTHER ADMINISTRATION				
	0014012751814	LEASE AGREEMENT		meter usage and contract charge			\$468.46	<input type="text"/>
32081953				2/10/2024	2/28/2024	2/28/2024		
		Description: meter usage and contract charge						
		Fund 001 GENERAL FUND		Dept 40127 OTHER ADMINISTRATION				
	0014012751814	LEASE AGREEMENT		meter usage and contract charge			\$63.57	<input type="text"/>
32081955				2/10/2024	2/28/2024	2/28/2024		
		Description: meter usage, contract charge						
		Fund 001 GENERAL FUND		Dept 40127 OTHER ADMINISTRATION				
	0014012751814	LEASE AGREEMENT		meter usage, contract charge			\$240.44	<input type="text"/>
32081956				2/10/2024	2/28/2024	2/28/2024		
		Description: meter usage and contract charge						
		Fund 001 GENERAL FUND		Dept 40127 OTHER ADMINISTRATION				
	0014012751814	LEASE AGREEMENT		meter usage and contract charge			\$612.83	<input type="text"/>

Approved By:

On:

Approval Report by Vendor Name - Detail

Huerfano County

Vendor	Invoice	Description	PO	Inv Date	Due Date	Post Date	Invoice Amt	Amt Approved
	Account		Acct Desc					
				Detail Description				
7280 CANON FINANCIAL SERVICES INC								
	32087470			2/10/2024	2/28/2024	2/28/2024		
		Description: Copier Contract Charge						
		Fund 001 GENERAL FUND		Dept 42120 JAIL				
	0014212051814		LEASE AGREEMENT	Copier Contract Charge			\$247.74	<input type="text"/>
							Subtotal for Vendor 7280 :	\$1,930.16
7960 CCTPTA								
	CCTPTA DUES			2/16/2024	2/28/2024	2/28/2024		
		Description: CCTPTA 2024 DUES						
		Fund 001 GENERAL FUND		Dept 40300 TREASURER				
	0014030051420		DUES & MEETINGS	CCTPTA 2024 DUES			\$1,050.00	<input type="text"/>
							Subtotal for Vendor 7960 :	\$1,050.00
5357 CCTPTA-EASTERN DIVISION								
	DUES EAST. DIVISION			2/14/2024	2/28/2024	2/28/2024		
		Description: DUES EASTERN DIVISION						
		Fund 001 GENERAL FUND		Dept 40300 TREASURER				
	0014030051420		DUES & MEETINGS	DUES EASTERN DIVISION			\$150.00	<input type="text"/>
							Subtotal for Vendor 5357 :	\$150.00
8347 CELENA VALDEZ								
	02132024			2/13/2024	2/28/2024	2/28/2024		
		Description: Parks and Rec contracted hours						
		Fund 050 CONSERVATION TRUST FUND		Dept 47100 CONSERVATION TRUST				
	0504710051342		CONTRACT PAY/NO BENEFITS	Parks and Rec contracted hours			\$544.00	<input type="text"/>

Approved By:

On:

Approval Report by Vendor Name - Detail

Huerfano County

Vendor	Invoice	Description	PO	Inv Date	Due Date	Post Date	Invoice Amt	Amt Approved
	Account		Acct Desc	Detail Description				

8347 CELENA VALDEZ

Subtotal for Vendor 8347 : **\$544.00**

8395 Celia Marie Salazar

CS-013124-1

1/31/2024

2/28/2024

2/28/2024

Description: Hourly Expense Reimbursement

Fund 001 GENERAL FUND

Dept 42120 JAIL

0014212051933

JAIL BEHAVIORAL HEALTH/MAT

Hourly Expense Reimbursement

\$1,500.00

CS-013124-2

1/31/2024

2/28/2024

2/28/2024

Description: Mileage Expense Reimbursement

Fund 001 GENERAL FUND

Dept 42120 JAIL

0014212051933

JAIL BEHAVIORAL HEALTH/MAT

Mileage Expense Reimbursement

\$495.42

CS-123123-2

12/31/2023

2/28/2024

2/28/2024

Description: Mileage missed on 12/2023 vendor run

Fund 001 GENERAL FUND

Dept 42120 JAIL

0014212051933

JAIL BEHAVIORAL HEALTH/MAT

Mileage missed on 12/2023 vendor run

\$397.40

Subtotal for Vendor 8395 : **\$2,392.82**

2904 CENTURYLINK

300796854Feb24

2/8/2024

2/28/2024

2/28/2024

Description: Acct300796854 LaVeta Shop phone service

Fund 002 ROAD & BRIDGE FUND

Dept 43080 R/B ADMINISTRATION

0024308051321

TELEPHONE

Acct300796854 LaVeta Shop phone service

\$6.79

300797851Feb24

2/8/2024

2/28/2024

2/28/2024

Description: Acct300797851 Gardner Shop Phone Service

Approved By:

On:

Approval Report by Vendor Name - Detail

Huerfano County

Vendor	Invoice	Description	PO	Inv Date	Due Date	Post Date	Invoice Amt	Amt Approved
	Account		Acct Desc					
				Detail Description				

2904 CENTURLINK

	Fund 002 ROAD & BRIDGE FUND			Dept 43080 R/B ADMINISTRATION				
0024308051321		TELEPHONE		Acct300797851 Gardner Shop Phone Service			\$5.02	<input type="text"/>

441762538Feb24

2/8/2024 2/28/2024 2/28/2024

Description: Acct 441762538 GPID phone service

	Fund 070 GARDNER PUBLIC IMP DISTRICT			Dept 49100 GARDNER PUBLIC IMP DISTRICT				
0704910051321		TELEPHONE/BULK WATER STATION		Acct 441762538 GPID phone service			\$5.50	<input type="text"/>

Subtotal for Vendor 2904 : \$17.31

1009 CITY AUTO PARTS

293529

1/2/2024 2/28/2024 2/28/2024

Description: credit

	Fund 002 ROAD & BRIDGE FUND			Dept 43040 R/B MAINTENANCE OF CONDITION				
0024304051506		PARTS		credit			(\$28.58)	<input type="text"/>

293554

1/3/2024 2/28/2024 2/28/2024

Description: shop supplies

	Fund 002 ROAD & BRIDGE FUND			Dept 43080 R/B ADMINISTRATION				
0024308051220		OPERATING SUPPLIES		shop supplies			\$75.96	<input type="text"/>

293601

1/5/2024 2/28/2024 2/28/2024

Description: filters

	Fund 002 ROAD & BRIDGE FUND			Dept 43040 R/B MAINTENANCE OF CONDITION				
0024304051506		PARTS		filters			\$22.93	<input type="text"/>

293602

1/5/2024 2/28/2024 2/28/2024

Description: filters

	Fund 002 ROAD & BRIDGE FUND			Dept 43040 R/B MAINTENANCE OF CONDITION				
0024304051506		PARTS		filters			\$48.34	<input type="text"/>

Approved By:

On:

Approval Report by Vendor Name - Detail

Vendor	Invoice Account	Description	PO Acct Desc	Inv Date	Due Date	Post Date	Invoice Amt	Amt Approved
1009 CITY AUTO PARTS								
293604		Description: filters crusher		1/5/2024	2/28/2024	2/28/2024		
	0024304051506	Fund 002 ROAD & BRIDGE FUND	PARTS					
				Dept 43040 R/B MAINTENANCE OF CONDITION				
				filters crusher			\$275.03	<input type="text"/>
293605		Description: filters		1/5/2024	2/28/2024	2/28/2024		
	0024304051506	Fund 002 ROAD & BRIDGE FUND	PARTS					
				Dept 43040 R/B MAINTENANCE OF CONDITION				
				filters			\$124.96	<input type="text"/>
293608		Description: rags		1/5/2024	2/28/2024	2/28/2024		
	0024308051220	Fund 002 ROAD & BRIDGE FUND	OPERATING SUPPLIES					
				Dept 43080 R/B ADMINISTRATION				
				rags			\$16.59	<input type="text"/>
293642		Description: shop supplies		1/8/2024	2/28/2024	2/28/2024		
	0024308051220	Fund 002 ROAD & BRIDGE FUND	OPERATING SUPPLIES					
				Dept 43080 R/B ADMINISTRATION				
				shop supplies			\$24.05	<input type="text"/>
293644		Description: Glass		1/8/2024	2/28/2024	2/28/2024		
	0024304051506	Fund 002 ROAD & BRIDGE FUND	PARTS					
				Dept 43040 R/B MAINTENANCE OF CONDITION				
				Glass			\$88.18	<input type="text"/>
293660		Description: Battery		1/9/2024	2/28/2024	2/28/2024		
	0024304051506	Fund 002 ROAD & BRIDGE FUND	PARTS					
				Dept 43040 R/B MAINTENANCE OF CONDITION				
				Battery			\$167.50	<input type="text"/>

Approved By:

On:

Approval Report by Vendor Name - Detail

Huerfano County

Vendor	Invoice Account	Description	PO Acct Desc	Inv Date	Due Date	Post Date	Invoice Amt	Amt Approved
1009 CITY AUTO PARTS								
293687		Description: hose		1/10/2024	2/28/2024	2/28/2024		
	0024304051506	Fund 002 ROAD & BRIDGE FUND PARTS	Dept 43040 R/B MAINTENANCE OF CONDITION hose				\$3.93	<input type="text"/>
293768		Description: DEF		1/16/2024	2/28/2024	2/28/2024		
	0024308051220	Fund 002 ROAD & BRIDGE FUND OPERATING SUPPLIES	Dept 43080 R/B ADMINISTRATION DEF				\$90.93	<input type="text"/>
293797		Description: Filters		1/17/2024	2/28/2024	2/28/2024		
	0024304051506	Fund 002 ROAD & BRIDGE FUND PARTS	Dept 43040 R/B MAINTENANCE OF CONDITION Filters				\$22.95	<input type="text"/>
293798		Description: floor dry		1/17/2024	2/28/2024	2/28/2024		
	0024308051220	Fund 002 ROAD & BRIDGE FUND OPERATING SUPPLIES	Dept 43080 R/B ADMINISTRATION floor dry				\$60.36	<input type="text"/>
293806		Description: oil		1/17/2024	2/28/2024	2/28/2024		
	0024304051504	Fund 002 ROAD & BRIDGE FUND GAS, FUEL AND OIL	Dept 43040 R/B MAINTENANCE OF CONDITION oil				\$116.69	<input type="text"/>
293809		Description: battery		1/17/2024	2/28/2024	2/28/2024		
	0024304051506	Fund 002 ROAD & BRIDGE FUND PARTS	Dept 43040 R/B MAINTENANCE OF CONDITION battery				\$167.50	<input type="text"/>

Approved By:

On:

Approval Report by Vendor Name - Detail

Vendor	Invoice Account	Description	PO Acct Desc	Inv Date	Due Date	Post Date	Invoice Amt	Amt Approved
1009 CITY AUTO PARTS								
293810		Description: battery		1/17/2024	2/28/2024	2/28/2024		
	0024304051506	Fund 002 ROAD & BRIDGE FUND PARTS			Dept 43040 R/B MAINTENANCE OF CONDITION battery		\$167.50	<input type="text"/>
293814		Description: wipers		1/17/2024	2/28/2024	2/28/2024		
	0024308051220	Fund 002 ROAD & BRIDGE FUND OPERATING SUPPLIES			Dept 43080 R/B ADMINISTRATION wipers		\$22.18	<input type="text"/>
293899		Description: filter credit		1/22/2024	2/28/2024	2/28/2024		
	0024304051506	Fund 002 ROAD & BRIDGE FUND PARTS			Dept 43040 R/B MAINTENANCE OF CONDITION filter credit		(\$3.74)	<input type="text"/>
293904		Description: supplies shop		1/22/2024	2/28/2024	2/28/2024		
	0024308051220	Fund 002 ROAD & BRIDGE FUND OPERATING SUPPLIES			Dept 43080 R/B ADMINISTRATION supplies shop		\$55.15	<input type="text"/>
293923		Description: oil		1/22/2024	2/28/2024	2/28/2024		
	0024304051504	Fund 002 ROAD & BRIDGE FUND GAS, FUEL AND OIL			Dept 43040 R/B MAINTENANCE OF CONDITION oil		\$91.99	<input type="text"/>
293935		Description: Spark Plugs		1/23/2024	2/28/2024	2/28/2024		
	0024304051506	Fund 002 ROAD & BRIDGE FUND PARTS			Dept 43040 R/B MAINTENANCE OF CONDITION Spark Plugs		\$98.90	<input type="text"/>

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Approval Report by Vendor Name - Detail

Huerfano County

Vendor	Invoice Account	Description	PO Acct Desc	Inv Date	Due Date	Post Date	Invoice Amt	Amt Approved
1009 CITY AUTO PARTS								
293946		Description: coil		1/23/2024	2/28/2024	2/28/2024		
	0024304051506	Fund 002 ROAD & BRIDGE FUND PARTS		Dept 43040 R/B MAINTENANCE OF CONDITION coil			\$43.61	<input type="text"/>
293949		Description: parts crusher		1/23/2024	2/28/2024	2/28/2024		
	0024304051506	Fund 002 ROAD & BRIDGE FUND PARTS		Dept 43040 R/B MAINTENANCE OF CONDITION parts crusher			\$54.93	<input type="text"/>
293965		Description: Hose		1/24/2024	2/28/2024	2/28/2024		
	0024304051506	Fund 002 ROAD & BRIDGE FUND PARTS		Dept 43040 R/B MAINTENANCE OF CONDITION Hose			\$56.76	<input type="text"/>
293966		Description: Socket		1/24/2024	2/28/2024	2/28/2024		
	0024308051220	Fund 002 ROAD & BRIDGE FUND OPERATING SUPPLIES		Dept 43080 R/B ADMINISTRATION Socket			\$10.56	<input type="text"/>
293974		Description: Silicon		1/24/2024	2/28/2024	2/28/2024		
	0024308051220	Fund 002 ROAD & BRIDGE FUND OPERATING SUPPLIES		Dept 43080 R/B ADMINISTRATION Silicon			\$73.38	<input type="text"/>
9900-013124		Description: Vehicle supplies		1/31/2024	2/28/2024	2/28/2024		
	0014211051380	Fund 001 GENERAL FUND REPAIRS/MAINTENANCE		Dept 42110 SHERIFF Vehicle supplies			\$59.45	<input type="text"/>
Subtotal for Vendor 1009 :							\$2,007.99	

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Item 7u.

Approval Report by Vendor Name - Detail

Huerfano County

Vendor	Invoice	Description	PO	Inv Date	Due Date	Post Date	Invoice Amt	Amt Approved
	Account		Acct Desc	Detail Description				
4475 CITY OF WALSENBURG								
JAN 2024				1/31/2024	2/28/2024	2/28/2024		
Description: Jan 2024 - Lone tree								
Fund 002 ROAD & BRIDGE FUND Dept 43040 R/B MAINTENANCE OF CONDITION								
0024304051501	GRAVEL/SAND/SALT	Jan 2024 - Lone tree					\$413.61	<input type="text"/>
Subtotal for Vendor 4475 :							\$413.61	

8386 Colin Low								
02202024				2/20/2024	2/28/2024	2/28/2024		
Description: oncall hours, investigations, mileage								
Fund 001 GENERAL FUND Dept 42130 CORONER								
0014213051330	TRAVEL & TRANSPORTATION	oncall hours, investigations, mileage					\$46.23	<input type="text"/>
Fund 001 GENERAL FUND Dept 42130 CORONER								
0014213051441	INVESTIGATION	oncall hours, investigations, mileage					\$614.00	<input type="text"/>
Subtotal for Vendor 8386 :							\$660.23	

7053 COLORADO CORONERS ASSOCIATION								
02212024				2/21/2024	2/28/2024	2/28/2024		
Description: membership dues 2024								
Fund 001 GENERAL FUND Dept 42130 CORONER								
0014213051420	DUES & MEETINGS	membership dues 2024					\$858.00	<input type="text"/>
Subtotal for Vendor 7053 :							\$858.00	

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Approval Report by Vendor Name - Detail

Huerfano County

Vendor	Invoice Account	Description	PO Acct Desc	Inv Date	Due Date	Post Date	Invoice Amt	Amt Approved
2567 COLORADO COUNTIES CASUALTY AND								
2024				12/7/2023	2/28/2024	2/28/2024		
		Description: Jan 2024 to Dec 31, 2024						
		Fund 002 ROAD & BRIDGE FUND						
	0024308051301	PROP & CASUALTY INSURANCE		Jan 2024 to Dec 31, 2024			\$100,660.20	<input type="text"/>
		Fund 001 GENERAL FUND						
	0014012751301	PROP & CASUALTY INS		Jan 2024 to Dec 31, 2024			\$140,924.28	<input type="text"/>
		Fund 068 WASTE TRANSFER ENTERPRISE						
	0684080051301	PROP & CASUALTY INS		Jan 2024 to Dec 31, 2024			\$6,710.68	<input type="text"/>
		Fund 069 EMERGENCY SERVICES FUND						
	0694900051301	PROP & CASUALTY INS		Jan 2024 to Dec 31, 2024			\$16,776.70	<input type="text"/>
		Fund 001 GENERAL FUND						
	0014012751301	PROP & CASUALTY INS		Jan 2024 to Dec 31, 2024			\$70,462.14	<input type="text"/>
Subtotal for Vendor 2567 :							\$335,534.00	

8006 COLORADO RHINO PLUMBING								
24013101				2/1/2024	2/28/2024	2/28/2024		
		Description: Jail roof boiler repair at boiler flange						
		Fund 001 GENERAL FUND						
	0014212051380	JAIL REPAIRS		Jail roof boiler repair at boiler flange			\$971.00	<input type="text"/>
Subtotal for Vendor 8006 :							\$971.00	

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Approval Report by Vendor Name - Detail

Huerfano County

Vendor	Invoice	Description	PO	Inv Date	Due Date	Post Date	Invoice Amt	Amt Approved
	Account		Acct Desc	Detail Description				
8384 CONVERGINT								
	IN00118254		148	2/21/2024	2/28/2024	2/28/2024		
		Description: LOCKS/ SECURITY						
		Fund 004 SPECIAL PROJECT FUND		Dept 45100 SPECIAL PROJECT FUND				
	0044510051916	UNDERFUNDED COURTHOUSE- JUD DEP		LOCKS/ SECURITY			\$7,740.00	<input type="text"/>
							Subtotal for Vendor 8384 : \$7,740.00	
7390 CRESTONE GRAPHICS								
	01			12/26/2023	2/28/2024	2/28/2024		
		Description: Mitigation Cards						
		Fund 062 FEDERAL FOREST PROJECT FUND		Dept 48200 FEDERAL FOREST PROJECT FUND				
	0624820051805	TITLE III (FIREWISE PROGRAM)		Mitigation Cards			\$64.25	<input type="text"/>
							Subtotal for Vendor 7390 : \$64.25	
5313 DANIEL'S TOWING & AUTO REPAIR								
	17537			1/10/2024	2/28/2024	2/28/2024		
		Description: Repair/balance RR tire AOW011						
		Fund 001 GENERAL FUND		Dept 42110 SHERIFF				
	0014211051380	REPAIRS/MAINTENANCE		Repair/balance RR tire AOW011			\$50.00	<input type="text"/>
	17538			1/22/2024	2/28/2024	2/28/2024		
		Description: Brake pads, battery, AC - BSJ183						
		Fund 001 GENERAL FUND		Dept 42110 SHERIFF				
	0014211051380	REPAIRS/MAINTENANCE		Brake pads, battery, AC - BSJ183			\$810.00	<input type="text"/>
	17544			1/29/2024	2/28/2024	2/28/2024		
		Description: Replace headlight bulbs BJOL59						

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Approval Report by Vendor Name - Detail

Huerfano County

Vendor	Invoice	Description	PO	Inv Date	Due Date	Post Date	Invoice Amt	Amt Approved
	Account		Acct Desc					
				Detail Description				
5313 DANIEL'S TOWING & AUTO REPAIR								
		Fund 001 GENERAL FUND		Dept 42110 SHERIFF				
17564	0014211051380	REPAIRS/MAINTENANCE		Replace headlight bulbs BJOL59	2/15/2024	2/28/2024	2/28/2024	\$120.00 <input type="text"/>
		Description: DAW662: replaced solenoid						
		Fund 001 GENERAL FUND		Dept 42110 SHERIFF				
17569	0014211051380	REPAIRS/MAINTENANCE		DAW662: replaced solenoid	2/20/2024	2/28/2024	2/28/2024	\$475.00 <input type="text"/>
		Description: BSJ193: oil change						
		Fund 001 GENERAL FUND		Dept 42110 SHERIFF				
17571	0014211051380	REPAIRS/MAINTENANCE		BSJ193: oil change	2/20/2024	2/28/2024	2/28/2024	\$156.00 <input type="text"/>
		Description: BSJ182: Patch LR Tire						
		Fund 001 GENERAL FUND		Dept 42110 SHERIFF				
	0014211051380	REPAIRS/MAINTENANCE		BSJ182: Patch LR Tire				\$35.00 <input type="text"/>
Subtotal for Vendor 5313 :							\$1,646.00	

7564 DASH MEDICAL GLOVES								
INV1302544				1/23/2024	2/28/2024	2/28/2024		
		Description: 8 cs nitrile gloves sm, med, lge, xlg						
		Fund 001 GENERAL FUND		Dept 42120 JAIL				
	0014212051500	EQUIPMENT		8 cs nitrile gloves sm, med, lge, xlg				\$339.60 <input type="text"/>
Subtotal for Vendor 7564 :							\$339.60	

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Approval Report by Vendor Name - Detail

Huerfano County

Vendor	Invoice	Description	PO	Inv Date	Due Date	Post Date	Invoice Amt	Amt Approved
	Account		Acct Desc	Detail Description				

7893 DAVID MCCAIN

021324-DM

2/13/2024

2/28/2024

2/28/2024

Description: Transport Services 01/17/24 - 02/13/24 53.82 hrs @ \$28.00 per hr.

Fund 001 GENERAL FUND

Dept 42120 JAIL

0014212051932

INMATE TRANSPORTS

Transport Services 01/17/24 - 02/13/24 53.82 hrs @ \$28.00 per hr.

\$1,506.96

T1-013024Mc1

1/30/2024

2/28/2024

2/28/2024

Description: Transp RX medications from Pueblo; reimburse hourly rate

Fund 001 GENERAL FUND

Dept 42120 JAIL

0014212051934

INMATE MEDICATIONS

Transp RX medications from Pueblo; reimburse hourly rate

\$70.00

T1-013024Mc2

1/30/2024

2/28/2024

2/28/2024

Description: JBBS/MAT: Reimburse Mileage Expense

Fund 001 GENERAL FUND

Dept 42120 JAIL

0014212051933

JAIL BEHAVIORAL HEALTH/MAT

JBBS/MAT: Reimburse Mileage Expense

\$68.05

Subtotal for Vendor 7893 :

\$1,645.01

8393 Dee Ann Lyons

5982-NP-013124-1

1/31/2024

2/28/2024

2/28/2024

Description: JBBS/MAT Expenses 01/31/24 - 01/31/24

Fund 001 GENERAL FUND

Dept 42120 JAIL

0014212051933

JAIL BEHAVIORAL HEALTH/MAT

JBBS/MAT Expenses 01/31/24 - 01/31/24

\$4,031.25

5982-NP-013124-2

1/31/2024

2/28/2024

2/28/2024

Description: JBBS/MAT - Non-Eligible Expenses

Fund 001 GENERAL FUND

Dept 42120 JAIL

0014212051933

JAIL BEHAVIORAL HEALTH/MAT

JBBS/MAT - Non-Eligible Expenses

\$690.85

Subtotal for Vendor 8393 :

\$4,722.10

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Approval Report by Vendor Name - Detail

Huerfano County

Vendor	Invoice	Description	PO	Inv Date	Due Date	Post Date	Invoice Amt	Amt Approved
	Account		Acct Desc	Detail Description				
3167 DEEP ROCK								
	13783492 012424			1/24/2024	2/28/2024	2/28/2024		
		Description: WATER FOR OFFICE						
		Fund 001 GENERAL FUND		Dept 40210 CLERK AND RECORDER				
	0014021051210	OFFICE SUPPLIES		WATER FOR OFFICE			\$50.95	<input type="text"/>
	15325605-012724			1/27/2024	2/28/2024	2/28/2024		
		Description: Artesian drinking water						
		Fund 001 GENERAL FUND		Dept 42120 JAIL				
	0014212051311	SEWER/WATER/TRASH		Artesian drinking water			\$226.85	<input type="text"/>
							Subtotal for Vendor 3167 :	\$277.80
8260 DH PACE DOOR SERVICES								
	DEP272219033		166	1/31/2024	2/28/2024	2/28/2024		
		Description: GARDNER COMMUNITY CENTER						
		Fund 001 GENERAL FUND		Dept 40600 PUBLIC WORKS				
	0014060051310	PROFESSIONAL SERVICES		GARDNER COMMUNITY CENTER			\$4,452.00	<input type="text"/>
							Subtotal for Vendor 8260 :	\$4,452.00
1159 DISTRICT HEALTH DEPT.								
	Feb2024			2/1/2024	2/28/2024	2/28/2024		
		Description: Feb 2024 Allocation per 2024 Budget						
		Fund 001 GENERAL FUND		Dept 44110 HEALTH DEPARTMENT				
	0014411051316	HEALTH PAYMENTS		Feb 2024 Allocation per 2024 Budget			\$13,000.00	<input type="text"/>
							Subtotal for Vendor 1159 :	\$13,000.00
Approved By:		<input type="text"/>						
On:		<input type="text"/>						

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Vendor	Invoice	Description	PO	Inv Date	Due Date	Post Date	Invoice Amt	Amt Approved
	Account		Acct Desc	Detail Description				
7503 DOMINION VOTING SYSTEMS INC								
	DVS152362/ DVS152363			2/2/2024	2/28/2024	2/28/2024		
		Description: ON SITE SERVICES						
		Fund 001 GENERAL FUND		Dept 40250 ELECTIONS				
	0014025051615		ELECTION EQUIPMENT	ON SITE SERVICES			\$17,806.79	<input type="text"/>
							Subtotal for Vendor 7503 :	\$17,806.79
7853 EMPLOYERS COUNCIL								
	495974			2/19/2024	2/28/2024	2/28/2024		
		Description: HR Vpsupport (20-2023-1128-409280)						
		Fund 001 GENERAL FUND		Dept 40127 OTHER ADMINISTRATION				
	0014012751310		PROFESSIONAL SERVICES	HR Vpsupport (20-2023-1128-409280)			\$100.00	<input type="text"/>
							Subtotal for Vendor 7853 :	\$100.00
2380 F & C SAWAYA WHOLESALE CO								
	103710			2/7/2024	2/28/2024	2/28/2024		
		Description: Jail supplies						
		Fund 001 GENERAL FUND		Dept 42120 JAIL				
	0014212051220		OPERATING SUPPLIES	Jail supplies			\$228.50	<input type="text"/>
							Subtotal for Vendor 2380 :	\$228.50
6039 FIRST CHOICE								
	FCM-911-13124			2/1/2024	2/28/2024	2/28/2024		
		Description: JBBS/MAT & Inmate Meals						
		Fund 001 GENERAL FUND		Dept 42120 JAIL				
	0014212051933		JAIL BEHAVIORAL HEALTH/MAT	JBBS/MAT & Inmate Meals			\$74.82	<input type="text"/>

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Approval Report by Vendor Name - Detail

Huerfano County

Vendor	Invoice	Description	PO	Inv Date	Due Date	Post Date	Invoice Amt	Amt Approved
	Account		Acct Desc					
				Detail Description				
6039 FIRST CHOICE								
		Fund 001 GENERAL FUND		Dept 42120 JAIL				
	0014212051313	MEALS		JBBS/MAT & Inmate Meals			\$1,296.09	<input type="text"/>
Subtotal for Vendor 6039 :							\$1,370.91	
7921 FRPHI SERVICE & REMODEL INC								
WO-24001809				1/25/2024	2/28/2024	2/28/2024		
		Description: Augered sewer line from jail						
		Fund 001 GENERAL FUND		Dept 42120 JAIL				
	0014212051310	PROFESSIONAL SERVICES		Augered sewer line from jail			\$444.00	<input type="text"/>
Subtotal for Vendor 7921 :							\$444.00	
1021 HUERFANO COUNTY								
02152024-1-RB				2/15/2024	2/28/2024	2/28/2024		
		Description: 964.500 gal Unl Fuel 01/15/24 - 02/15/24						
		Fund 001 GENERAL FUND		Dept 42110 SHERIFF				
	0014211051335	FLEET FUEL		964.500 gal Unl Fuel 01/15/24 - 02/15/24			\$2,314.80	<input type="text"/>
Fuel Feb2024				2/15/2024	2/28/2024	2/28/2024		
		Description: Fuel Billing 1-15-24 to 2-15-2024						
		Fund 001 GENERAL FUND		Dept 40600 PUBLIC WORKS				
	0014060051335	FUEL REIMBURSEMENT		Fuel Billing 1-15-24 to 2-15-2024			\$411.12	<input type="text"/>
		Fund 001 GENERAL FUND		Dept 40400 ASSESSOR				
	0014040051335	FUEL REIMBURSEMENT		Fuel Billing 1-15-24 to 2-15-2024			\$13.68	<input type="text"/>
		Fund 069 EMERGENCY SERVICES FUND		Dept 42100 EMERGENCY MANAGEMENT				
	0694210051335	FUEL REIMBURSEMENT		Fuel Billing 1-15-24 to 2-15-2024			\$270.48	<input type="text"/>
		Fund 001 GENERAL FUND		Dept 40124 LAND USE AND BUILDING				
	0014012451335	FUEL REIMBURSEMENT		Fuel Billing 1-15-24 to 2-15-2024			\$91.68	<input type="text"/>

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Approval Report by Vendor Name - Detail

Huerfano County

Vendor	Invoice Account	Description	PO Acct Desc	Inv Date	Due Date	Post Date	Invoice Amt	Amt Approved
1021 HUERFANO COUNTY								
		Fund 001 GENERAL FUND			Dept 50100 PARKS AND RECREATION			
	0015010051335	FUEL REIMBURSEMENT			Fuel Billing 1-15-24 to 2-15-2024		\$34.08	<input type="text"/>
		Fund 068 WASTE TRANSFER ENTERPRISE			Dept 40800 WASTE TRANSFER STATION			
	0684080051335	FUEL REIMBURSEMENT			Fuel Billing 1-15-24 to 2-15-2024		\$2,291.40	<input type="text"/>
HC-011524				1/15/2024	2/28/2024	2/28/2024		
		Description: Unleaded Gas & Diesel						
		Fund 001 GENERAL FUND			Dept 42110 SHERIFF			
	0014211051335	FLEET FUEL			Unleaded Gas & Diesel		\$2,216.54	<input type="text"/>
							Subtotal for Vendor 1021 :	\$7,643.78

7771 HUERFANO COUNTY ECONOMIC								
HCED20243			210	2/21/2024	2/28/2024	2/28/2024		
		Description: 2024 Economic Development Contribution						
		Fund 051 P.I.L.T.			Dept 47200 PILT			
	0514720051781	ECONOMIC DEVELOPMENT			2024 Economic Development Contribution		\$5,000.00	<input type="text"/>
hced2024-5				2/14/2024	2/28/2024	2/28/2024		
		Description: 2023 Clean Up reimbursement						
		Fund 004 SPECIAL PROJECT FUND			Dept 45100 SPECIAL PROJECT FUND			
	0044510051907	RETAIL POP-UP EDA GRANT EXP			2023 Clean Up reimbursement		\$2,232.29	<input type="text"/>
hced2024-6				1/31/2024	2/28/2024	2/28/2024		
		Description: Jan. Reimbursement						
		Fund 004 SPECIAL PROJECT FUND			Dept 45100 SPECIAL PROJECT FUND			
	0044510051907	RETAIL POP-UP EDA GRANT EXP			Jan. Reimbursement		\$18,119.00	<input type="text"/>
							Subtotal for Vendor 7771 :	\$25,351.29

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Approval Report by Vendor Name - Detail

Huerfano County

Vendor	Invoice	Description	PO	Inv Date	Due Date	Post Date	Invoice Amt	Amt Approved
	Account		Acct Desc	Detail Description				
7656 IAMGIS								
536				9/1/2023	2/28/2024	2/28/2024		
		Description: software and support 9/23 to 8/24						
		Fund 070 GARDNER PUBLIC IMP DISTRICT		Dept 49100 GARDNER PUBLIC IMP DISTRICT				
	0704910051310	PROFESSIONAL SERVICES		software and support 9/23 to 8/24			\$1,000.00	<input type="text"/>
Subtotal for Vendor 7656 :							\$1,000.00	

5752 INTERSTATE BILLING SERVICE, IN								
3035826573				1/25/2024	2/28/2024	2/28/2024		
		Description: anitfreeze						
		Fund 002 ROAD & BRIDGE FUND		Dept 43080 R/B ADMINISTRATION				
	0024308051220	OPERATING SUPPLIES		anitfreeze			\$390.00	<input type="text"/>
3035833192				1/25/2024	2/28/2024	2/28/2024		
		Description: batteries						
		Fund 002 ROAD & BRIDGE FUND		Dept 43040 R/B MAINTENANCE OF CONDITION				
	0024304051506	PARTS		batteries			\$239.97	<input type="text"/>
3035914523				1/30/2024	2/28/2024	2/28/2024		
		Description: wiper blades						
		Fund 002 ROAD & BRIDGE FUND		Dept 43080 R/B ADMINISTRATION				
	0024308051220	OPERATING SUPPLIES		wiper blades			\$53.94	<input type="text"/>
Subtotal for Vendor 5752 :							\$683.91	

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Approval Report by Vendor Name - Detail

Huerfano County

Vendor	Invoice	Description	PO	Inv Date	Due Date	Post Date	Invoice Amt	Amt Approved
	Account		Acct Desc	Detail Description				
1032 J. M. TIRE COMPANY								
118385		Description: Tire mount		10/30/2023	2/28/2024	2/28/2024		
	0024304051505	Fund 002 ROAD & BRIDGE FUND	TIRES AND TUBES	Dept 43040 R/B MAINTENANCE OF CONDITION	Tire mount		\$286.50	<input type="text"/>
118406		Description: Tire Repair		11/1/2023	2/28/2024	2/28/2024		
	0024304051505	Fund 002 ROAD & BRIDGE FUND	TIRES AND TUBES	Dept 43040 R/B MAINTENANCE OF CONDITION	Tire Repair		\$227.17	<input type="text"/>
118622		Description: Tire		11/16/2023	2/28/2024	2/28/2024		
	0024304051505	Fund 002 ROAD & BRIDGE FUND	TIRES AND TUBES	Dept 43040 R/B MAINTENANCE OF CONDITION	Tire		\$70.00	<input type="text"/>
Subtotal for Vendor 1032 :							\$583.67	

8226 JACK'S TIRE & OIL								
24-0504252-088		Description: 5 Goodyear Eagle Enforcer tires		1/25/2024	2/28/2024	2/28/2024		
	0014211051380	Fund 001 GENERAL FUND	REPAIRS/MAINTENANCE	Dept 42110 SHERIFF	5 Goodyear Eagle Enforcer tires		\$801.65	<input type="text"/>
24-0509744-088		Description: 4 Goodyear Eagle Enforcer Allweather tires		2/7/2024	2/28/2024	2/28/2024		
	0014211051380	Fund 001 GENERAL FUND	REPAIRS/MAINTENANCE	Dept 42110 SHERIFF	4 Goodyear Eagle Enforcer Allweather tires		\$566.48	<input type="text"/>
Subtotal for Vendor 8226 :							\$1,368.13	

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Approval Report by Vendor Name - Detail

Vendor	Invoice Account	Description Acct Desc	PO	Inv Date Detail Description	Due Date	Post Date	Invoice Amt	Amt Approved
4487 JERRY SPORCICH								
Feb24				2/1/2024	2/28/2024	2/28/2024		
		Description: Feb2024 monthly cell phone stipend						
		Fund 002 ROAD & BRIDGE FUND		Dept 43080 R/B ADMINISTRATION				
	0024308051457	CELLULAR SERVICE		Feb2024 monthly cell phone stipend			\$40.00	<input type="text"/>
				Subtotal for Vendor 4487 :			\$40.00	
2788 JOHN DEERE FINANCIAL								
18026				1/11/2024	2/28/2024	2/28/2024		
		Description: supplies						
		Fund 002 ROAD & BRIDGE FUND		Dept 43080 R/B ADMINISTRATION				
	0024308051220	OPERATING SUPPLIES		supplies			\$1.99	<input type="text"/>
19119				1/22/2024	2/28/2024	2/28/2024		
		Description: supplies						
		Fund 002 ROAD & BRIDGE FUND		Dept 43080 R/B ADMINISTRATION				
	0024308051220	OPERATING SUPPLIES		supplies			\$9.99	<input type="text"/>
19169				1/23/2024	2/28/2024	2/28/2024		
		Description: supplies						
		Fund 002 ROAD & BRIDGE FUND		Dept 43080 R/B ADMINISTRATION				
	0024308051220	OPERATING SUPPLIES		supplies			\$3.98	<input type="text"/>
19758				1/30/2024	2/28/2024	2/28/2024		
		Description: supplies						
		Fund 002 ROAD & BRIDGE FUND		Dept 43080 R/B ADMINISTRATION				
	0024308051220	OPERATING SUPPLIES		supplies			\$23.97	<input type="text"/>
19779				1/30/2024	2/28/2024	2/28/2024		
		Description: supplies						

Approved By:

On:

Approval Report by Vendor Name - Detail

Huerfano County

Vendor	Invoice Account	Description	PO Acct Desc	Inv Date	Due Date	Post Date	Invoice Amt	Amt Approved
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2788 JOHN DEERE FINANCIAL

	Fund 002 ROAD & BRIDGE FUND			Dept 43080 R/B ADMINISTRATION				
0024308051220		OPERATING SUPPLIES		supplies			\$6.99	<input type="text"/>

Subtotal for Vendor 2788 : **\$46.92**

2483 KAMAN INDUSTRIAL AKA MIMOTION

240115				2/26/2024	2/28/2024	2/28/2024		
		Description: 3" single end shaft						
	Fund 002 ROAD & BRIDGE FUND			Dept 43040 R/B MAINTENANCE OF CONDITION				
0024304051506		PARTS		3" single end shaft			\$84.30	<input type="text"/>

Subtotal for Vendor 2483 : **\$84.30**

8273 Kimberly Sue Trujillo

FEB24				2/1/2024	2/28/2024	2/28/2024		
		Description: Feb2024 monthly cell phone stipend						
	Fund 001 GENERAL FUND			Dept 47900 ADMINISTRATION				
0014790051457		CELLULAR PHONE SERVICE		Feb2024 monthly cell phone stipend			\$40.00	<input type="text"/>

Subtotal for Vendor 8273 : **\$40.00**

8191 KLJ ENGINEERING LLC

10200157				12/11/2023	2/28/2024	2/28/2024		
		Description: Gardner Mixed Use						
	Fund 004 SPECIAL PROJECT FUND			Dept 45100 SPECIAL PROJECT FUND				
0044510051901		CDOT MMOF GRANT - GARDNER		Gardner Mixed Use			\$5,396.60	<input type="text"/>

10200158				12/11/2023	2/28/2024	2/28/2024		
		Description: cuchara Mountain Park						

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Vendor	Invoice	Description	PO	Inv Date	Due Date	Post Date	Invoice Amt	Amt Approved
	Account		Acct Desc					
				Detail Description				
8191 KLJ ENGINEERING LLC								
		Fund 004 SPECIAL PROJECT FUND		Dept 45100 SPECIAL PROJECT FUND				
	0044510051900		CDOT MMOF GRANT - CUCHARA	cuchara Mountain Park			\$3,158.19	<input type="text"/>
102002270				2/1/2024	2/28/2024	2/28/2024		
		Description: Gardner Mixed Use						
		Fund 004 SPECIAL PROJECT FUND		Dept 45100 SPECIAL PROJECT FUND				
	0044510051901		CDOT MMOF GRANT - GARDNER	Gardner Mixed Use			\$7,791.50	<input type="text"/>
10200271				2/26/2024	2/28/2024	2/28/2024		
		Description: Cuchara Mountain Park						
		Fund 004 SPECIAL PROJECT FUND		Dept 45100 SPECIAL PROJECT FUND				
	0044510051900		CDOT MMOF GRANT - CUCHARA	Cuchara Mountain Park			\$16,078.00	<input type="text"/>
Subtotal for Vendor 8191 :							\$32,424.29	

1004 LA VETA OIL LLC								
24299				1/5/2024	2/28/2024	2/28/2024		
		Description: fuel						
		Fund 002 ROAD & BRIDGE FUND		Dept 43040 R/B MAINTENANCE OF CONDITION				
	0024304051504		GAS, FUEL AND OIL	fuel			\$59.76	<input type="text"/>
24314				1/8/2024	2/28/2024	2/28/2024		
		Description: fuel						
		Fund 002 ROAD & BRIDGE FUND		Dept 43040 R/B MAINTENANCE OF CONDITION				
	0024304051504		GAS, FUEL AND OIL	fuel			\$49.80	<input type="text"/>
24352				1/11/2024	2/28/2024	2/28/2024		
		Description: fuel						
		Fund 002 ROAD & BRIDGE FUND		Dept 43040 R/B MAINTENANCE OF CONDITION				
	0024304051504		GAS, FUEL AND OIL	fuel			\$28.40	<input type="text"/>

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On:

Approval Report by Vendor Name - Detail

Huerfano County

Vendor	Invoice	Description	PO	Inv Date	Due Date	Post Date	Invoice Amt	Amt Approved
	Account		Acct Desc	Detail Description				
1004 LA VETA OIL LLC								
24390		Description: fuel		1/16/2024	2/28/2024	2/28/2024		
		Fund 002 ROAD & BRIDGE FUND		Dept 43040 R/B MAINTENANCE OF CONDITION				
	0024304051504	GAS, FUEL AND OIL		fuel			\$49.80	<input type="text"/>
24397		Description: fuel		1/17/2024	2/28/2024	2/28/2024		
		Fund 002 ROAD & BRIDGE FUND		Dept 43040 R/B MAINTENANCE OF CONDITION				
	0024304051504	GAS, FUEL AND OIL		fuel			\$35.45	<input type="text"/>
24426		Description: Gasoline B. Bounds		1/19/2024	2/28/2024	2/28/2024		
		Fund 001 GENERAL FUND		Dept 42110 SHERIFF				
	0014211051335	FLEET FUEL		Gasoline B. Bounds			\$55.39	<input type="text"/>
24473		Description: fuel		1/25/2024	2/28/2024	2/28/2024		
		Fund 002 ROAD & BRIDGE FUND		Dept 43040 R/B MAINTENANCE OF CONDITION				
	0024304051504	GAS, FUEL AND OIL		fuel			\$67.23	<input type="text"/>
24492		Description: fuel		1/29/2024	2/28/2024	2/28/2024		
		Fund 002 ROAD & BRIDGE FUND		Dept 43040 R/B MAINTENANCE OF CONDITION				
	0024304051504	GAS, FUEL AND OIL		fuel			\$54.78	<input type="text"/>
24514		Description: fuel		1/31/2024	2/28/2024	2/28/2024		
		Fund 002 ROAD & BRIDGE FUND		Dept 43040 R/B MAINTENANCE OF CONDITION				
	0024304051504	GAS, FUEL AND OIL		fuel			\$46.10	<input type="text"/>
Subtotal for Vendor 1004 :							\$446.71	

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On:

Approval Report by Vendor Name - Detail

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Vendor	Invoice	Description	PO	Inv Date	Due Date	Post Date	Invoice Amt	Amt Approved
	Account		Acct Desc		Detail Description			
7998 LESTER BERRY								
Feb24				2/1/2024	2/28/2024	2/28/2024		
		Description: Feb2024 monthly cell phone stipend						
		Fund 001 GENERAL FUND		Dept 50100 PARKS AND RECREATION				
	0015010051457	CELLULAR SERVICE		Feb2024 monthly cell phone stipend			\$40.00	<input type="text"/>
Subtotal for Vendor 7998 :							\$40.00	
8265 LG MAINTENCE ENTERPRISES, LLC								
22			45	2/21/2024	2/28/2024	2/28/2024		
		Description: Judicial Center Maintence						
		Fund 001 GENERAL FUND		Dept 50200 JUDICIAL CENTER				
	0015020051310	PROFESSIONAL SERVICES		Judicial Center Maintence			\$3,000.00	<input type="text"/>
Subtotal for Vendor 8265 :							\$3,000.00	
8134 LOVE'S TRAVEL STOPS & COUNTRY								
6009208240				2/5/2024	2/28/2024	2/28/2024		
		Description: Fuel 1/05/24 - 2/04/24						
		Fund 001 GENERAL FUND		Dept 42110 SHERIFF				
	0014211051335	FLEET FUEL		Fuel 1/05/24 - 2/04/24			\$416.56	<input type="text"/>
Subtotal for Vendor 8134 :							\$416.56	
8261 MACDOUGALL & WOLDRIDGE, P.C.								
162822				2/1/2024	2/28/2024	2/28/2024		
		Description: case history search, plan for changing water rights						
		Fund 001 GENERAL FUND		Dept 40127 OTHER ADMINISTRATION				
	0014012751310	PROFESSIONAL SERVICES		case history search, plan for changing water rights			\$4,695.00	<input type="text"/>

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8261 MACDOUGALL & WOLDRIDGE, P.C.

Subtotal for Vendor 8261 : **\$4,695.00**

2521 MCCANDLESS TRUCK CENTER, LLC

10206360901

1/29/2024

2/28/2024

2/28/2024

Description: wipers

Fund 002 ROAD & BRIDGE FUND

Dept 43080 R/B ADMINISTRATION

0024308051220

OPERATING SUPPLIES

wipers

\$77.50

Subtotal for Vendor 2521 : **\$77.50**

8345 McKinstry Essention, LLC

20069156

1/31/2024

2/28/2024

2/28/2024

Description: Jan 205435

Fund 004 SPECIAL PROJECT FUND

Dept 45100 SPECIAL PROJECT FUND

0044510051912

EPC- EIAF GRANT

Jan 205435

\$236,854.81

Subtotal for Vendor 8345 : **\$236,854.81**

2182 MHC KENWORTH-PUEBLO

s00320003215562

1/31/2024

2/28/2024

2/28/2024

Description: late fee

Fund 002 ROAD & BRIDGE FUND

Dept 43080 R/B ADMINISTRATION

0024308051220

OPERATING SUPPLIES

late fee

\$20.10

Subtotal for Vendor 2182 : **\$20.10**

Approved By:

On:

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Huerfano County

Vendor	Invoice	Description	PO	Inv Date	Due Date	Post Date	Invoice Amt	Amt Approved
	Account		Acct Desc	Detail Description				
5304 MOBILE RECORD SHREDDERS								
CO83398				2/2/2024	2/28/2024	2/28/2024		
		Description: 4 week service						
		Fund 001 GENERAL FUND		Dept 47900 ADMINISTRATION				
	0014790051210	OFFICE SUPPLIES		4 week service			\$13.20	<input type="text"/>
Subtotal for Vendor 5304 :							\$13.20	
7388 MOUNTAIN DISPOSAL, INC								
10484-013124				2/2/2024	2/28/2024	2/28/2024		
		Description: Trash service 0101/24 - 01/31/24						
		Fund 001 GENERAL FUND		Dept 42120 JAIL				
	0014212051311	SEWER/WATER/TRASH		Trash service 0101/24 - 01/31/24			\$170.00	<input type="text"/>
13819Feb24				2/3/2024	2/28/2024	2/28/2024		
		Description: 2yd dumpster and portable toilet - airport						
		Fund 001 GENERAL FUND		Dept 46400 AIRPORT				
	0014640051311	SEWER/WATER/TRASH		2yd dumpster and portable toilet - airport			\$260.00	<input type="text"/>
15424Feb24				2/3/2024	2/28/2024	2/28/2024		
		Description: 2yd EOW						
		Fund 002 ROAD & BRIDGE FUND		Dept 43080 R/B ADMINISTRATION				
	0024308051311	SEWER/WATER/TRASH		2yd EOW			\$120.00	<input type="text"/>
17490 Feb2024				2/2/2024	2/28/2024	2/28/2024		
		Description: Acct 17490 611 Main Street						
		Fund 001 GENERAL FUND		Dept 40600 PUBLIC WORKS				
	0014060051311	SEWER/WATER/TRASH		Acct 17490 611 Main Street			\$338.20	<input type="text"/>
8997 Feb2024				2/2/2024	2/28/2024	2/28/2024		
		Description: Acct 8997 Cuchara Mtn Park						

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On:

Approval Report by Vendor Name - Detail

Huerfano County

Vendor	Invoice	Description	PO	Inv Date	Due Date	Post Date	Invoice Amt	Amt Approved
	Account		Acct Desc	Detail Description				

7388 MOUNTAIN DISPOSAL, INC

	Fund 001 GENERAL FUND			Dept 50100 PARKS AND RECREATION				
0015010051311		SEWER/WATER/TRASH		Acct 8997 Cuchara Mtn Park			\$150.00	<input type="text"/>

Subtotal for Vendor 7388 : **\$1,038.20**

8394 Nancy Lynn Winsor

INV NW-013124

2/1/2024 2/28/2024 2/28/2024

Description: JBBS Coordinator Hours 01/01/24 - 01/31/24

	Fund 001 GENERAL FUND			Dept 42120 JAIL				
0014212051933		JAIL BEHAVIORAL HEALTH/MAT		JBBS Coordinator Hours 01/01/24 - 01/31/24			\$1,614.06	<input type="text"/>

Subtotal for Vendor 8394 : **\$1,614.06**

8396 NaTasha Reifschneider

NTR-013124

1/31/2024 2/28/2024 2/28/2024

Description: Counseling/Intake Services

	Fund 001 GENERAL FUND			Dept 42120 JAIL				
0014212051933		JAIL BEHAVIORAL HEALTH/MAT		Counseling/Intake Services			\$520.00	<input type="text"/>

Subtotal for Vendor 8396 : **\$520.00**

1320 NICK L. ARCHULETA

Feb24

2/1/2024 2/28/2024 2/28/2024

Description: Feb2024 monthly cell phone stipend

	Fund 002 ROAD & BRIDGE FUND			Dept 43080 R/B ADMINISTRATION				
0024308051457		CELLULAR SERVICE		Feb2024 monthly cell phone stipend			\$40.00	<input type="text"/>

Subtotal for Vendor 1320 : **\$40.00**

Approved By:

On:

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Vendor	Invoice Account	Description Acct Desc	PO	Inv Date	Due Date	Post Date	Invoice Amt	Amt Approved
				Detail Description				
5674 OTERO COUNTY LANDFILL INC.								
	2024008			1/31/2024	2/28/2024	2/28/2024		
		Description: 158.19 compacted cu yds						
		Fund 068 WASTE TRANSFER ENTERPRISE		Dept 40800 WASTE TRANSFER STATION				
	0684080051651	TIPPING FEE		158.19 compacted cu yds			\$8,225.88	<input type="text"/>
Subtotal for Vendor 5674 :							\$8,225.88	
8186 Otis Elevator Company								
	TPU15562001		178	2/21/2024	2/28/2024	2/28/2024		
		Description: JUDICIAL CENTER						
		Fund 004 SPECIAL PROJECT FUND		Dept 45100 SPECIAL PROJECT FUND				
	0044510051916	UNDERFUNDED COURTHOUSE- JUD DEP		JUDICIAL CENTER			\$3,112.50	<input type="text"/>
Subtotal for Vendor 8186 :							\$3,112.50	
5024 PRO COM								
	105120			12/31/2023	2/28/2024	2/28/2024		
		Description: pre-employment drug testing						
		Fund 001 GENERAL FUND		Dept 40127 OTHER ADMINISTRATION				
	0014012751759	PREEMPLOYMENT DRUG TESTING		pre-employment drug testing			\$61.00	<input type="text"/>
	105522			1/31/2024	2/28/2024	2/28/2024		
		Description: DOT testing						
		Fund 002 ROAD & BRIDGE FUND		Dept 43080 R/B ADMINISTRATION				
	0024308051540	DRUG TESTING		DOT testing			\$21.50	<input type="text"/>
	105907			1/31/2024	2/28/2024	2/28/2024		
		Description: Pre-employment drug testing						

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Approval Report by Vendor Name - Detail

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Vendor	Invoice Account	Description	PO Acct Desc	Inv Date	Due Date	Post Date	Detail Description	Invoice Amt	Amt Approved
5024 PRO COM									
		Fund 001 GENERAL FUND		Dept 40127 OTHER ADMINISTRATION					
	0014012751759		PREEMPLOYMENT DRUG TESTING	Pre-employment drug testing				\$122.00	<input type="text"/>
Subtotal for Vendor 5024 :								\$204.50	
1008 PUEBLO BRAKE & CLUTCH/TRUCK PARTS INC									
536388				1/2/2024	2/28/2024	2/28/2024			
		Description: tarp							
		Fund 002 ROAD & BRIDGE FUND		Dept 43040 R/B MAINTENANCE OF CONDITION					
	0024304051506		PARTS	tarp				\$215.95	<input type="text"/>
		Fund 002 ROAD & BRIDGE FUND		Dept 43040 R/B MAINTENANCE OF CONDITION					
	0024304051506		PARTS	seal kit				(\$23.25)	<input type="text"/>
536411				2/26/2024	2/28/2024	2/28/2024			
		Description: sleeve							
		Fund 002 ROAD & BRIDGE FUND		Dept 43040 R/B MAINTENANCE OF CONDITION					
	0024304051506		PARTS	sleeve				\$9.00	<input type="text"/>
pp469				1/25/2024	2/28/2024	2/28/2024			
		Description: U joint Kit							
		Fund 002 ROAD & BRIDGE FUND		Dept 43040 R/B MAINTENANCE OF CONDITION					
	0024304051506		PARTS	U joint Kit				\$148.12	<input type="text"/>
Subtotal for Vendor 1008 :								\$349.82	
4495 QUILL CORPORATION									
36811665				1/23/2024	2/28/2024	2/28/2024			
		Description: Office supplies							
		Fund 001 GENERAL FUND		Dept 42110 SHERIFF					
	0014211051220		OPERATING SUPPLIES	Office supplies				\$80.99	<input type="text"/>

Approved By:

On:

Approval Report by Vendor Name - Detail

Huerfano County

Vendor	Invoice	Description	PO	Inv Date	Due Date	Post Date	Invoice Amt	Amt Approved
	Account		Acct Desc	Detail Description				

4495 QUILL CORPORATION

36830628

1/23/2024

2/28/2024

2/28/2024

Description: Office supplies

Fund 001 GENERAL FUND

Dept 42110 SHERIFF

0014211051220

OPERATING SUPPLIES

Office supplies

\$124.88

Subtotal for Vendor 4495 :

\$205.87

8041 REBECCA ANN BROWN

02212024

2/21/2024

2/28/2024

2/28/2024

Description: on call hours, mileage, investigations

Fund 001 GENERAL FUND

Dept 42130 CORONER

0014213051441

INVESTIGATION

on call hours, mileage, investigations

\$604.00

Fund 001 GENERAL FUND

Dept 42130 CORONER

0014213051330

TRAVEL & TRANSPORTATION

on call hours, mileage, investigations

\$37.52

Subtotal for Vendor 8041 :

\$641.52

7220 RVS SOFTWARE

189137

1/31/2024

2/28/2024

2/28/2024

Description: Quad bills blue

Fund 070 GARDNER PUBLIC IMP DISTRICT

Dept 49100 GARDNER PUBLIC IMP DISTRICT

0704910051210

OFFICE SUPPLIES

Quad bills blue

\$92.10

Subtotal for Vendor 7220 :

\$92.10

Approved By:

On:

Approval Report by Vendor Name - Detail

Huerfano County

Vendor	Invoice	Description	PO	Inv Date	Due Date	Post Date	Invoice Amt	Amt Approved
	Account		Acct Desc	Detail Description				

8338 RYAN SABLICH

02132024

2/13/2024

2/28/2024

2/28/2024

Description: reimbursement for training

Fund 001 GENERAL FUND

Dept 40124 LAND USE AND BUILDING

0014012451420

DUES & MEETINGS

reimbursement for training

\$38.10

Subtotal for Vendor 8338 :

\$38.10

3187 SAM'S CLUB/SYNCHRONY BANK

INV SC-02082024

2/8/2024

2/28/2024

2/28/2024

Description: JBBS/MAT, Interest chgs, supplies, commissary, meals, equipment

Fund 001 GENERAL FUND

Dept 42110 SHERIFF

0014211051220

OPERATING SUPPLIES

JBBS/MAT, Interest chgs, supplies, commissary, meals, equipment

\$79.74

Fund 001 GENERAL FUND

Dept 42120 JAIL

0014212051933

JAIL BEHAVIORAL HEALTH/MAT

JBBS/MAT, Interest chgs, supplies, commissary, meals, equipment

\$145.02

Fund 001 GENERAL FUND

Dept 42120 JAIL

0014212051313

MEALS

JBBS/MAT, Interest chgs, supplies, commissary, meals, equipment

\$48.88

Fund 001 GENERAL FUND

Dept 42120 JAIL

0014212051500

EQUIPMENT

JBBS/MAT, Interest chgs, supplies, commissary, meals, equipment

\$199.98

Fund 001 GENERAL FUND

Dept 42120 JAIL

0014212051210

OFFICE SUPPLIES

JBBS/MAT, Interest chgs, supplies, commissary, meals, equipment

\$31.48

Fund 001 GENERAL FUND

Dept 42120 JAIL

0014212051220

OPERATING SUPPLIES

JBBS/MAT, Interest chgs, supplies, commissary, meals, equipment

\$37.68

Fund 001 GENERAL FUND

Dept 42120 JAIL

0014212051602

COMMISSARY

JBBS/MAT, Interest chgs, supplies, commissary, meals, equipment

\$31.96

Approved By:

On:

Approval Report by Vendor Name - Detail

Huerfano County

Vendor	Invoice	Description	PO	Inv Date	Due Date	Post Date	Invoice Amt	Amt Approved
	Account		Acct Desc					

3187 SAM'S CLUB/SYNCHRONY BANK

Subtotal for Vendor 3187 : **\$574.74**

7605 SAN ISABEL SERVICES

GARCOMFeb24

1/31/2024 2/28/2024 2/28/2024

Description: Bulk Propane Delivery to Gardner Comm Center

Fund 001 GENERAL FUND

Dept 40600 PUBLIC WORKS

0014060051370

UTILITIES

Bulk Propane Delivery to Gardner Comm Center

\$915.10

HUECO1Feb24

1/31/2024 2/28/2024 2/28/2024

Description: Propane tank rental

Fund 001 GENERAL FUND

Dept 46400 AIRPORT

0014640051370

UTILITIES

Propane tank rental

\$105.90

Subtotal for Vendor 7605 : **\$1,021.00**

5509 SANDY DOLAK

Dolak

2/1/2024 2/28/2024 2/28/2024

Description: Refund of Deposit - Walsenburg Comm Center

Fund 001 GENERAL FUND

Dept 50100 PARKS AND RECREATION

0015010051340

DEPOSIT REFUNDS WALSENBUR
CC

Refund of Deposit - Walsenburg Comm Center

\$300.00

Subtotal for Vendor 5509 : **\$300.00**

7114 SECOM INC

acct1629Feb2024

2/1/2024 2/28/2024 2/28/2024

Description: internet services

Fund 001 GENERAL FUND

Dept 49500 IT/GIS DEPARTMENT

0014950051680

COMPUTER/IT

internet services

\$115.47

Approved By:

On:

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Huerfano County

Vendor	Invoice Account	Description	PO Acct Desc	Inv Date	Due Date	Post Date	Invoice Amt	Amt Approved
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7114 SECOM INC

Subtotal for Vendor 7114 : **\$115.47**

8382 SHAMROCK FOODS COMPANY

29822573				1/13/2024	2/28/2024	2/28/2024		
		Description: Inmate lunch meals						
		Fund 001 GENERAL FUND		Dept 42120 JAIL				
	0014212051313	MEALS		Inmate lunch meals			\$803.79	<input type="text"/>
29822574				1/13/2024	2/28/2024	2/28/2024		
		Description: Inmate breakfast meals, beverages						
		Fund 001 GENERAL FUND		Dept 42120 JAIL				
	0014212051313	MEALS		Inmate breakfast meals, beverages			\$747.82	<input type="text"/>
30041699				1/20/2024	2/28/2024	2/28/2024		
		Description: Inmate lunch meals						
		Fund 001 GENERAL FUND		Dept 42120 JAIL				
	0014212051313	MEALS		Inmate lunch meals			\$804.42	<input type="text"/>
30041700				1/20/2024	2/28/2024	2/28/2024		
		Description: Inmate meals, operating supplies						
		Fund 001 GENERAL FUND		Dept 42120 JAIL				
	0014212051220	OPERATING SUPPLIES		mop heads			\$85.24	<input type="text"/>
		Fund 001 GENERAL FUND		Dept 42120 JAIL				
	0014212051313	MEALS		Inmate meals, operating supplies			\$582.19	<input type="text"/>
30061929				1/27/2024	2/28/2024	2/28/2024		
		Description: Lunch meals						
		Fund 001 GENERAL FUND		Dept 42120 JAIL				
	0014212051313	MEALS		Lunch meals			\$804.42	<input type="text"/>

Approved By:

On:

Approval Report by Vendor Name - Detail

Huerfano County

Vendor	Invoice	Description	PO	Inv Date	Due Date	Post Date	Invoice Amt	Amt Approved
	Account		Acct Desc	Detail Description				
8382 SHAMROCK FOODS COMPANY								
30061930				1/27/2024	2/28/2024	2/28/2024		
		Description: Breakfast meals, beverages						
		Fund 001 GENERAL FUND		Dept 42120 JAIL				
	0014212051313	MEALS		Breakfast meals, beverages			\$926.06	<input type="text"/>
30082136				2/3/2024	2/28/2024	2/28/2024		
		Description: Lunch meals						
		Fund 001 GENERAL FUND		Dept 42120 JAIL				
	0014212051313	MEALS		Lunch meals			\$804.42	<input type="text"/>
30082137				2/3/2024	2/28/2024	2/28/2024		
		Description: Breakfast meals, beverages						
		Fund 001 GENERAL FUND		Dept 42120 JAIL				
	0014212051313	MEALS		Breakfast meals, beverages			\$952.45	<input type="text"/>
30102049				2/10/2024	2/28/2024	2/28/2024		
		Description: Breakfast beverages						
		Fund 001 GENERAL FUND		Dept 42120 JAIL				
	0014212051313	MEALS		Breakfast beverages			\$246.59	<input type="text"/>
3010248				2/10/2024	2/28/2024	2/28/2024		
		Description: Lunch meals						
		Fund 001 GENERAL FUND		Dept 42120 JAIL				
	0014212051313	MEALS		Lunch meals			\$804.42	<input type="text"/>
30122767				2/17/2024	2/28/2024	2/28/2024		
		Description: Inmate Breakfast Meals						
		Fund 001 GENERAL FUND		Dept 42120 JAIL				
	0014212051313	MEALS		Inmate Breakfast Meals			\$895.90	<input type="text"/>
Subtotal for Vendor 8382 :							\$8,457.72	

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Approval Report by Vendor Name - Detail

Huerfano County

Vendor	Invoice	Description	PO	Inv Date	Due Date	Post Date	Invoice Amt	Amt Approved
	Account		Acct Desc	Detail Description				

8429 SHULTZ LAW OFFICE, LLC

998				1/31/2024	2/28/2024	2/28/2024		
		Description: Lad use violation, open burn permit, fence line dispute, quite title						
	Fund 001 GENERAL FUND			Dept 40127 OTHER ADMINISTRATION				
	0014012751310	PROFESSIONAL SERVICES		Lad use violation, open burn permit, fence line dispute, quite title			\$1,306.50	<input type="text"/>
Subtotal for Vendor 8429 :							\$1,306.50	

1228 SPANISH PEAKS REGIONAL

021224-6				2/12/2024	2/28/2024	2/28/2024		
		Description: Contracted Meals 01/02/24 - 02/01/24						
	Fund 001 GENERAL FUND			Dept 42120 JAIL				
	0014212051313	MEALS		Contracted Meals 01/02/24 - 02/01/24			\$3,321.34	<input type="text"/>
Subtotal for Vendor 1228 :							\$3,321.34	

1040 STAR DRUG, INC.

SD-3-013124-1				2/15/2024	2/28/2024	2/28/2024		
		Description: Inmate Medications 01/01/24 - 01/31/24						
	Fund 001 GENERAL FUND			Dept 42120 JAIL				
	0014212051934	INMATE MEDICATIONS		Inmate Medications 01/01/24 - 01/31/24			\$106.90	<input type="text"/>
SD-3-013124-2				2/15/2024	2/28/2024	2/28/2024		
		Description: JBBS/MAT Medications						
	Fund 001 GENERAL FUND			Dept 42120 JAIL				
	0014212051933	JAIL BEHAVIORAL HEALTH/MAT		JBBS/MAT Medications			\$687.75	<input type="text"/>
Subtotal for Vendor 1040 :							\$794.65	

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Huerfano County

Vendor	Invoice Account	Description	PO Acct Desc	Inv Date	Due Date	Post Date	Invoice Amt	Amt Approved
7201 STATE OF COLORADO								
000023246				2/15/2024	2/28/2024	2/28/2024		
		Description: JANUARY DATA MAILERS FY24						
		Fund 001 GENERAL FUND		Dept 40210 CLERK AND RECORDER				
	0014021051322	POSTAGE		JANUARY DATA MAILERS FY24			\$322.51	<input type="text"/>
000023340				2/15/2024	2/28/2024	2/28/2024		
		Description: FEBRUARY DATA MAILERS FY24						
		Fund 001 GENERAL FUND		Dept 40210 CLERK AND RECORDER				
	0014021051322	POSTAGE		FEBRUARY DATA MAILERS FY24			\$375.86	<input type="text"/>
				Subtotal for Vendor 7201 :			\$698.37	
7527 STEVE & SONS AUTO GLASS								
10431				1/23/2024	2/28/2024	2/28/2024		
		Description: Grader glass						
		Fund 002 ROAD & BRIDGE FUND		Dept 43040 R/B MAINTENANCE OF CONDITION				
	0024304051506	PARTS		Grader glass			\$300.00	<input type="text"/>
				Subtotal for Vendor 7527 :			\$300.00	
4962 TERMINIX PROCESSING CENTER								
442364460				1/12/2024	2/28/2024	2/28/2024		
		Description: Annual pymt in advance, pest control						
		Fund 001 GENERAL FUND		Dept 42120 JAIL				
	0014212051310	PROFESSIONAL SERVICES		Annual pymt in advance, pest control			\$804.96	<input type="text"/>
				Subtotal for Vendor 4962 :			\$804.96	
Approved By:		<input type="text"/>						
On:		<input type="text"/>						

Approval Report by Vendor Name - Detail

Huerfano County

Vendor	Invoice Account	Description	PO Acct Desc	Inv Date	Due Date	Post Date	Invoice Amt	Amt Approved
5567 THE HOME DEPOT PRO								
786622183				1/27/2024	2/28/2024	2/28/2024		
		Description: Pvc lattice, bucket, adhesive						
		Fund 071 DISASTER RECOVERY FUND				Dept 50000 DISASTER RECOVERY FUND		
	0715000051861	AMER RESCUE PLAN RELIEF FUND	pvc lattice, bucket, adhesive				\$231.58	<input type="text"/>
786837591				1/29/2024	2/28/2024	2/28/2024		
		Description: centerpull towels						
		Fund 001 GENERAL FUND				Dept 40600 PUBLIC WORKS		
	0014060051220	OPERATING SUPPLIES	centerpull towels				\$226.08	<input type="text"/>
787808963				2/2/2024	2/28/2024	2/28/2024		
		Description: bath tissue and paper towels						
		Fund 001 GENERAL FUND				Dept 40600 PUBLIC WORKS		
	0014060051220	OPERATING SUPPLIES	bath tissue and paper towels				\$265.34	<input type="text"/>
787808971				2/2/2024	2/28/2024	2/28/2024		
		Description: paper towel rolls, bowl cleaner						
		Fund 001 GENERAL FUND				Dept 40600 PUBLIC WORKS		
	0014060051220	OPERATING SUPPLIES	paper towel rolls, bowl cleaner				\$489.29	<input type="text"/>
Subtotal for Vendor 5567 :							\$1,212.29	

1369 THE TOWN OF LA VETA								
1302024				1/30/2024	2/28/2024	2/28/2024		
		Description: water sewer						
		Fund 002 ROAD & BRIDGE FUND				Dept 43080 R/B ADMINISTRATION		
	0024308051311	SEWER/WATER/TRASH	water sewer				\$14.00	<input type="text"/>
Subtotal for Vendor 1369 :							\$14.00	

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Approval Report by Vendor Name - Detail

Huerfano County

Vendor	Invoice	Description	PO	Inv Date	Due Date	Post Date	Invoice Amt	Amt Approved
	Account		Acct Desc	Detail Description				
8424 The Wellman Way, LLC								
	Feb2024			2/1/2024	2/28/2024	2/28/2024		
		Description: Feb2024 salary payment per contract						
		Fund 001 GENERAL FUND		Dept 40127 OTHER ADMINISTRATION				
	0014012751310	PROFESSIONAL SERVICES		Feb2024 salary payment per contract			\$8,000.00	<input type="text"/>
							Subtotal for Vendor 8424 : \$8,000.00	

8007 THOMSON REUTERS-WEST Payment Center								
	849648004			2/1/2024	2/28/2024	2/28/2024		
		Description: Software subscription charges						
		Fund 001 GENERAL FUND		Dept 42110 SHERIFF				
	0014211051719	OPERATING SOFTWARE		Software subscription charges			\$493.94	<input type="text"/>
							Subtotal for Vendor 8007 : \$493.94	

8288 TRIAD EAP								
	TRI591			11/1/2023	2/28/2024	2/28/2024		
		Description: Contract Plan Rate						
		Fund 001 GENERAL FUND		Dept 40127 OTHER ADMINISTRATION				
	0014012751913	Employee Assistance Program		Contract Plan Rate			\$780.12	<input type="text"/>
	TRI662			12/4/2023	2/28/2024	2/28/2024		
		Description: D23-1479 Conflict Resolution Dev & Group Session						
		Fund 001 GENERAL FUND		Dept 40127 OTHER ADMINISTRATION				
	0014012751913	Employee Assistance Program		D23-1479 Conflict Resolution Dev & Group Session			\$337.50	<input type="text"/>
							Subtotal for Vendor 8288 : \$1,117.62	

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Approval Report by Vendor Name - Detail

Huerfano County

Vendor	Invoice	Description	PO	Inv Date	Due Date	Post Date	Invoice Amt	Amt Approved
	Account		Acct Desc					
				Detail Description				

1793 TRINIDAD BUILDERS SUPPLY

358167

1/18/2024

2/28/2024

2/28/2024

Description: 611 Main

Fund 071 DISASTER RECOVERY FUND

Dept 50000 DISASTER RECOVERY FUND

0715000051861

AMER RESCUE PLAN RELIEF FUND 611 Main

\$187.83

Subtotal for Vendor 1793 :

\$187.83

5565 TWIN LANDFILL CORPORATION

15920

1/31/2024

2/28/2024

2/28/2024

Description: toilet

Fund 002 ROAD & BRIDGE FUND

Dept 43080 R/B ADMINISTRATION

0024308051311

SEWER/WATER/TRASH

toilet

\$150.00

Subtotal for Vendor 5565 :

\$150.00

7142 U.S. AUTOFORCE

interest

1/26/2024

2/28/2024

2/28/2024

Description: INTEREST

Fund 002 ROAD & BRIDGE FUND

Dept 43080 R/B ADMINISTRATION

0024308051220

OPERATING SUPPLIES

INTEREST

\$27.85

Subtotal for Vendor 7142 :

\$27.85

8132 VALUE WEST, INC

2608

1/20/2024

2/28/2024

2/28/2024

Description: January invoice

Fund 001 GENERAL FUND

Dept 40400 ASSESSOR

0014040051310

PROFESSIONAL SERVICES

January invoice

\$2,250.00

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On:

Approval Report by Vendor Name - Detail

Huerfano County

Vendor	Invoice Account	Description	PO Acct Desc	Inv Date	Due Date	Post Date	Invoice Amt	Amt Approved
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8132 VALUE WEST, INC

Subtotal for Vendor 8132 : **\$2,250.00**

8178 ValueWest Inc.

2628				2/21/2024	2/28/2024	2/28/2024		
		Description: february invoice						
		Fund 001 GENERAL FUND		Dept 40400 ASSESSOR				
	0014040051310	PROFESSIONAL SERVICES		february invoice			\$2,250.00	<input type="text"/>

Subtotal for Vendor 8178 : **\$2,250.00**

1006 WAGNER EQUIPMENT COMPANY

p00c2652329				1/16/2024	2/28/2024	2/28/2024		
		Description: filter						
		Fund 002 ROAD & BRIDGE FUND		Dept 43040 R/B MAINTENANCE OF CONDITION				
	0024304051506	PARTS		filter			\$50.23	<input type="text"/>

p00c2652330				1/16/2024	2/28/2024	2/28/2024		
		Description: Filters						
		Fund 002 ROAD & BRIDGE FUND		Dept 43040 R/B MAINTENANCE OF CONDITION				
	0024304051506	PARTS		Filters			\$195.08	<input type="text"/>

p00c2656104				1/27/2024	2/28/2024	2/28/2024		
		Description: filters						
		Fund 002 ROAD & BRIDGE FUND		Dept 43040 R/B MAINTENANCE OF CONDITION				
	0024304051506	PARTS		filters			\$137.94	<input type="text"/>

p03c0578286				1/5/2024	2/28/2024	2/28/2024		
		Description: Hose						

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Huerfano County

Vendor	Invoice Account	Description	PO Acct Desc	Inv Date	Due Date	Post Date	Invoice Amt	Amt Approved
1006 WAGNER EQUIPMENT COMPANY								
	0024304051506	Fund 002 ROAD & BRIDGE FUND PARTS		1/5/2024	2/28/2024	2/28/2024	\$161.84	<input type="text"/>
		Description: parts						
	0024304051506	Fund 002 ROAD & BRIDGE FUND PARTS		1/6/2024	2/28/2024	2/28/2024	\$37.72	<input type="text"/>
		Description: belt						
	0024304051506	Fund 002 ROAD & BRIDGE FUND PARTS		1/10/2024	2/28/2024	2/28/2024	\$28.66	<input type="text"/>
		Description: battery						
	0024304051506	Fund 002 ROAD & BRIDGE FUND PARTS		1/10/2024	2/28/2024	2/28/2024	\$263.11	<input type="text"/>
		Description: battery						
	0024304051506	Fund 002 ROAD & BRIDGE FUND PARTS		1/13/2024	2/28/2024	2/28/2024	\$263.11	<input type="text"/>
		Description: bolts						
	0024304051506	Fund 002 ROAD & BRIDGE FUND PARTS		1/17/2024	2/28/2024	2/28/2024	\$50.19	<input type="text"/>
		Description: Bolts						

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Vendor	Invoice	Description	PO	Inv Date	Due Date	Post Date	Invoice Amt	Amt Approved
	Account		Acct Desc					
				Detail Description				
1006 WAGNER EQUIPMENT COMPANY								
		Fund 002 ROAD & BRIDGE FUND		Dept 43040 R/B MAINTENANCE OF CONDITION				
	0024304051506	PARTS		Bolts			\$47.36	<input type="text"/>
p03c0579060				1/18/2024	2/28/2024	2/28/2024		
		Description: wear plates						
		Fund 002 ROAD & BRIDGE FUND		Dept 43040 R/B MAINTENANCE OF CONDITION				
	0024304051506	PARTS		wear plates			\$504.02	<input type="text"/>
p03c0579895				1/31/2024	2/28/2024	2/28/2024		
		Description: wear strip						
		Fund 002 ROAD & BRIDGE FUND		Dept 43040 R/B MAINTENANCE OF CONDITION				
	0024304051506	PARTS		wear strip			\$257.88	<input type="text"/>
p03c0579896				1/31/2024	2/28/2024	2/28/2024		
		Description: parts						
		Fund 002 ROAD & BRIDGE FUND		Dept 43040 R/B MAINTENANCE OF CONDITION				
	0024304051506	PARTS		parts			\$319.20	<input type="text"/>
p03c579532				1/25/2024	2/28/2024	2/28/2024		
		Description: filter						
		Fund 002 ROAD & BRIDGE FUND		Dept 43040 R/B MAINTENANCE OF CONDITION				
	0024304051506	PARTS		filter			\$81.64	<input type="text"/>
s03w0884671				1/10/2024	2/28/2024	2/28/2024		
		Description: parts						
		Fund 002 ROAD & BRIDGE FUND		Dept 43040 R/B MAINTENANCE OF CONDITION				
	0024304051506	PARTS		parts			\$502.09	<input type="text"/>
s03w0884697				1/10/2024	2/28/2024	2/28/2024		
		Description: fork bearing						

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Vendor	Invoice	Description	PO	Inv Date	Due Date	Post Date	Invoice Amt	Amt Approved
	Account		Acct Desc	Detail Description				
1041 WALSENBURG LUMBER COMPANY								
174910				1/4/2024	2/28/2024	2/28/2024		
		Description: rio cucharas						
		Fund 001 GENERAL FUND		Dept 40600 PUBLIC WORKS				
	0014060051220		OPERATING SUPPLIES	rio cucharas			\$136.16	<input type="text"/>
176261				1/5/2024	2/28/2024	2/28/2024		
		Description: keys						
		Fund 001 GENERAL FUND		Dept 40600 PUBLIC WORKS				
	0014060051380		REPAIRS/MAINTENANCE	keys			\$16.73	<input type="text"/>
179109				1/10/2024	2/28/2024	2/28/2024		
		Description: rio cucharas						
		Fund 001 GENERAL FUND		Dept 40600 PUBLIC WORKS				
	0014060051220		OPERATING SUPPLIES	rio cucharas			\$23.44	<input type="text"/>
179231				1/10/2024	2/28/2024	2/28/2024		
		Description: Key copy						
		Fund 062 FEDERAL FOREST PROJECT FUND		Dept 48200 FEDERAL FOREST PROJECT FUND				
	0624820051805		TITLE III (FIREWISE PROGRAM)	Key copy			\$9.16	<input type="text"/>
180114				1/11/2024	2/28/2024	2/28/2024		
		Description: end outlet tee						
		Fund 001 GENERAL FUND		Dept 40600 PUBLIC WORKS				
	0014060051380		REPAIRS/MAINTENANCE	end outlet tee			\$7.39	<input type="text"/>
180353				1/11/2024	2/28/2024	2/28/2024		
		Description: bathroom fan						
		Fund 002 ROAD & BRIDGE FUND		Dept 43080 R/B ADMINISTRATION				
	0024308051381		REPAIRS/REMODELING	bathroom fan			\$59.99	<input type="text"/>

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Vendor	Invoice Account	Description	PO Acct Desc	Inv Date	Due Date	Post Date	Invoice Amt	Amt Approved
1041 WALSENBURG LUMBER COMPANY								
180356				1/11/2024	2/28/2024	2/28/2024		
		Description: 1/4 in sq notch trowel, joint knife - 611 main proj						
		Fund 071 DISASTER RECOVERY FUND	Dept 50000 DISASTER RECOVERY FUND					
	0715000051861	AMER RESCUE PLAN RELIEF FUND	1/4 in sq notch trowel, joint knife - 611 main proj				\$25.08	<input type="text"/>
180566				1/11/2024	2/28/2024	2/28/2024		
		Description: supplies						
		Fund 002 ROAD & BRIDGE FUND	Dept 43080 R/B ADMINISTRATION					
	0024308051220	OPERATING SUPPLIES	supplies				\$3.54	<input type="text"/>
181573				1/12/2024	2/28/2024	2/28/2024		
		Description: adhesive and putty knife - 611 main proj						
		Fund 071 DISASTER RECOVERY FUND	Dept 50000 DISASTER RECOVERY FUND					
	0715000051861	AMER RESCUE PLAN RELIEF FUND	adhesive and putty knife - 611 main proj				\$81.28	<input type="text"/>
183058				1/16/2024	2/28/2024	2/28/2024		
		Description: vortex heater						
		Fund 001 GENERAL FUND	Dept 40600 PUBLIC WORKS					
	0014060051380	REPAIRS/MAINTENANCE	vortex heater				\$169.98	<input type="text"/>
183181				1/16/2024	2/28/2024	2/28/2024		
		Description: torch kit, tube cutter, pex, couplers, copper pipe						
		Fund 001 GENERAL FUND	Dept 40600 PUBLIC WORKS					
	0014060051380	REPAIRS/MAINTENANCE	torch kit, tube cutter, pex, couplers, copper pipe				\$157.79	<input type="text"/>
187502				1/22/2024	2/28/2024	2/28/2024		
		Description: one sided key						
		Fund 001 GENERAL FUND	Dept 40600 PUBLIC WORKS					
	0014060051380	REPAIRS/MAINTENANCE	one sided key				\$13.74	<input type="text"/>

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Vendor	Invoice	Description	PO	Inv Date	Due Date	Post Date	Invoice Amt	Amt Approved
	Account		Acct Desc	Detail Description				
1041 WALSENBURG LUMBER COMPANY								
187576				1/22/2024	2/28/2024	2/28/2024		
		Description: key						
	0014060051220	Fund 001 GENERAL FUND	OPERATING SUPPLIES	Dept 40600 PUBLIC WORKS	key		\$2.29	<input type="text"/>
188361				1/23/2024	2/28/2024	2/28/2024		
		Description: maintenance supplies						
	0014060051380	Fund 001 GENERAL FUND	REPAIRS/MAINTENANCE	Dept 40600 PUBLIC WORKS	maintenance supplies		\$69.85	<input type="text"/>
191821				1/26/2024	2/28/2024	2/28/2024		
		Description: bolts						
	0024304051506	Fund 002 ROAD & BRIDGE FUND	PARTS	Dept 43040 R/B MAINTENANCE OF CONDITION	bolts		\$12.32	<input type="text"/>
194507				1/30/2024	2/28/2024	2/28/2024		
		Description: maintenance supplies						
	0014060051380	Fund 001 GENERAL FUND	REPAIRS/MAINTENANCE	Dept 40600 PUBLIC WORKS	maintenance supplies		\$379.97	<input type="text"/>
INV 9-250-012424				2/1/2024	2/28/2024	2/28/2024		
		Description: Ladder, tools, keys						
	0014211051220	Fund 001 GENERAL FUND	OPERATING SUPPLIES	Dept 42110 SHERIFF	Ladder, tools, keys		\$38.36	<input type="text"/>
	0014212051220	Fund 001 GENERAL FUND	OPERATING SUPPLIES	Dept 42120 JAIL	Ladder, tools, keys		\$8.77	<input type="text"/>
	0014212051500	Fund 001 GENERAL FUND	EQUIPMENT	Dept 42120 JAIL	Ladder, tools, keys		\$119.33	<input type="text"/>
Subtotal for Vendor 1041 :							\$1,417.08	

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Approval Report by Vendor Name - Detail

Huerfano County

Vendor	Invoice	Description	PO	Inv Date	Due Date	Post Date	Invoice Amt	Amt Approved
	Account		Acct Desc	Detail Description				

7069 WARRIOR KIT SAFETY & SURVIVAL

WK24-049				2/3/2024	2/28/2024	2/28/2024		
		Description: Armored Vest - Mathews						
	Fund 001 GENERAL FUND			Dept 42110 SHERIFF				
	0014211051336	DEPT UNIFORMS/DUTY GEAR		Armored Vest - Mathews			\$915.00	<input type="text"/>

WK24-057				2/10/2024	2/28/2024	2/28/2024		
		Description: Name placard for vest - Lessar						
	Fund 001 GENERAL FUND			Dept 42110 SHERIFF				
	0014211051336	DEPT UNIFORMS/DUTY GEAR		Name placard for vest - Lessar			\$20.80	<input type="text"/>

Subtotal for Vendor 7069 : **\$935.80**

4555 WASTE CONNECTIONS OF CO, INC

4945849V316				2/1/2024	2/28/2024	2/28/2024		
		Description: FI 6 yd 1 x Wk - Huerfano Comm Center						
	Fund 001 GENERAL FUND			Dept 40600 PUBLIC WORKS				
	0014060051311	SEWER/WATER/TRASH		FI 6 yd 1 x Wk - Huerfano Comm Center			\$392.10	<input type="text"/>

Subtotal for Vendor 4555 : **\$392.10**

8385 WATTS UPFITTING INC

3986-2			151	2/26/2024	2/28/2024	2/28/2024		
		Description: INSTALL AND MOUNT OF COMP. EQUIPMENT						
	Fund 004 SPECIAL PROJECT FUND			Dept 45100 SPECIAL PROJECT FUND				
	0044510051909	LATCF - LOCAL ASST. & TRIBAL		PATROL CARS COMP. FITTINGS			\$3,770.95	<input type="text"/>

Subtotal for Vendor 8385 : **\$3,770.95**

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On:

Approval Report by Vendor Name - Detail

Huerfano County

Vendor	Invoice	Description	PO	Inv Date	Due Date	Post Date	Invoice Amt	Amt Approved
	Account		Acct Desc	Detail Description				

5591 WORLD JOURNAL

13124

1/31/2024

2/28/2024

2/28/2024

Description: legal notices and employment ads

Fund 001 GENERAL FUND

Dept 40127 OTHER ADMINISTRATION

0014012751305

PUBLISHING

legal notices and employment ads

\$2,193.30

Subtotal for Vendor 5591 :

\$2,193.30

Approved By:

On:

Approval Report by Vendor Name - Detail

Huerfano County

Vendor	Invoice	Description	PO	Inv Date	Due Date	Post Date	Invoice Amt	Amt Approved
	Account		Acct Desc		Detail Description			

Grand Total: \$831,469.13

Approved Invoices - Fund/Dept. Totals

Fund	Fund Total	Fund Name
001 GENERAL FUND		
40124		LAND USE AND BUILDING \$129.78
40127		OTHER ADMINISTRATION \$232,184.26
40210		CLERK AND RECORDER \$749.32
40250		ELECTIONS \$17,806.79
40300		TREASURER \$3,876.71
40400		ASSESSOR \$7,394.11
40600		PUBLIC WORKS \$9,427.46
42110		SHERIFF \$11,982.53
42120		JAIL \$28,894.36
42130		CORONER \$2,159.75
44110		HEALTH DEPARTMENT \$13,000.00
46400		AIRPORT \$365.90
47900		ADMINISTRATION \$53.20
49500		IT/GIS DEPARTMENT \$155.47
50100		PARKS AND RECREATION \$524.08
50200		JUDICIAL CENTER \$3,000.00
		<hr/> \$331,703.72
002 ROAD & BRIDGE FUND		

Approved By:

On:

Approval Report by Vendor Name - Detail

Huerfano County

Vendor	Invoice Account	Description	PO Acct Desc	Inv Date	Due Date	Post Date	Invoice Amt	Amt Approved
			43040 R/B MAINTENANCE OF CONDITI				\$42,332.67	
			43080 R/B ADMINISTRATION				\$102,208.25	
							\$144,540.92	
			004 SPECIAL PROJECT FUND					
			45100 SPECIAL PROJECT FUND				\$313,303.16	
							\$313,303.16	
			050 CONSERVATION TRUST					
			47100 CONSERVATION TRUST				\$544.00	
							\$544.00	
			051 P.I.L.T.					
			47200 PILT				\$5,000.00	
							\$5,000.00	
			062 FEDERAL FOREST PROJ					
			48200 FEDERAL FOREST PROJECT FUN				\$73.41	
							\$73.41	
			068 WASTE TRANSFER ENTE					
			40800 WASTE TRANSFER STATION				\$17,227.96	
							\$17,227.96	
			069 EMERGENCY SERVICES					
			42100 EMERGENCY MANAGEMENT				\$603.94	
			49000 EMERGENCY SERVICES FUND				\$16,776.70	
							\$17,380.64	
			070 GARDNER PUBLIC IMP D					

Approved By:

On:

Approval Report by Vendor Name - Detail

Huerfano County

Vendor	Invoice Account	Description	PO Acct Desc	Inv Date	Due Date	Post Date	Invoice Amt	Amt Approved

	49100	GARDNER PUBLIC IMP DISTRIC					\$1,097.60	
							\$1,097.60	
	071	DISASTER RECOVERY F						
	50000	DISASTER RECOVERY FUND					\$597.72	
							\$597.72	
							Grand Total:	\$831,469.13

Approved By:

On:

Huerfano County Historical Society

P.O. Box 3

Walsenburg, CO 81089

www.huerfanohistory.com

February 1, 2024

It is 2024 and time to renew your annual membership with the Huerfano County Historical Society. We appreciate your past support and hope you will continue to support our efforts in preserving the history of Huerfano County and its citizens.

We are looking forward to an exciting year of new history discoveries, tours and events and have lots of opportunities for people to volunteer this year. We have received many new collections including documents from the old courthouse dating back to the 1800's.

Thank you for taking the time to complete the enclosed form and mailing it back to us with your renewal.

Sincerely,

John Van Keuren, President
Huerfano County Historical Society

Encl.

Huerfano County Historical Society
P.O. Box 3 Walsenburg, CO 81089

www.huerfanohistory.com

OUR MISSION: TO PRESERVE AND PRESENT THE HISTORY
OF HUERFANO COUNTY AND ITS CITIZENS

2024 Membership Form

- Individual \$20.00 Family \$30.00 Business \$50.00
- Butte Membership \$100.00 Additional Donation _____

Interested in Volunteering at:

- Walsenburg Mining Museum - your particular interest _____
- Huerfano heritage Center - your particular interest _____

Please send check to: Huerfano County historical Society

P.O. Box 3, Walsenburg, CO 81089

Date: _____

Name: _____

Mailing Address: _____

City, State and ZIP Code: _____

Email (for newsletter): _____

Phone: _____

Huerfano County Historical Society is a registered 501(c)(3) non-profit organization. Donors may deduct contributions to the Society as provided by section 170 of the IRS Code.

John Galusha, Chairman
Arica Andreatta, Commissioner
Karl Sporleder, Commissioner



**HUERFANO COUNTY GOVERNMENT
ADMINISTRATOR’S REPORT**

Date: February 27, 2024
To: Huerfano County Board of County Commissioners
From: Carl Young, County Administrator
Re: Report for the February 27th Regular BOCC Meeting

Commissioners please accept the following report of accomplishments, updates, and upcoming activities.

Airport Master Plan Update

The narrative portions of the Airport Master Plan are complete and Armstrong is waiting on the Airport Layout Plan (ALP) set to be wrapped up by our CAD Team before compiling the final document and sending to us for review. Their CAD Manager anticipates that it will be a few more weeks before all the technical exhibits are available. Our last major milestone before submitting the Draft Report and ALP set to the FAA is to hold a public meeting to allow the community to view the development plan and read the report if they choose. Once we have all the elements of the plan Armstrong will look at scheduling a date for the public meeting.

Energy Performance Contracting Updates

1. We expect replacement of the underground gutters at the Courthouse to begin in April.
2. Trane expects to begin the Courthouse controls update and replacement as early as this week. They are just waiting on the components to arrive. We are looking into using a credit we have with Trane on this project.
3. Pricing for the Law Enforcement Center HVAC Upgrades should be in as early as this week. We will have a workshop with McKinstry to hear full details and decide on a path forward.

Airfield Electrical Rehabilitation Project

We spoke with Garver and are planning to shift this project to later this year and 2025. We would like to get the design done this summer and put the project out to bid in Fall 2024. Actual construction would be in 2025 and we would have a firm number to budget for 2025. One benefit of this approach is that the early bidding and awarding of the project would allow contractors to order materials that may have long lead times.

Fox Theatre Walsenburg Phase 1 Rehabilitation

The Fox Theatre Walsenburg Phase 1 project is substantially complete, with mainly cleaning remaining. We will be de-obligating roughly \$57k from the project and submitting final reimbursement requests to DOLA in the coming weeks.

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HUERFANO COUNTY
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7-1 PC Recommendation

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[7-2 PC Recommendation](#)

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7.01 INTRODUCTION

7.01.01 Short Title

These regulations may be cited as the "Huerfano County Regulations for Areas and Activities of State Interest" or the "Huerfano County 1041 Regulations" or "these Regulations."

7.01.02 Purposes and Intent

- A) The general purpose of these regulations is to facilitate the identification, designation, and regulation of areas or activities of state interest consistent with applicable statutory requirements and criteria set forth in Section 24-65.1-101 et seq, C.R.S.
- B) The specific purposes and intent are as follows:
 - 1) To encourage planned and orderly, efficient, economical land use development;
 - 2) Provide for the preservation of agriculture, forestry, industry, business, residential communities, and recreation in future growth;
 - 3) Encourage uses of land and natural resources per their character and adaptability;
 - 4) Conserve soil, water and forest resources;
 - 5) Protect the beauty of the landscape;
 - 6) Promote efficient and economical use of public resources;
 - 7) Regulate projects that would otherwise cause excessive noise, water, and/or air pollution, or which would otherwise degrade or threaten the existing environmental quality within the County.
 - 8) Ensure that new community domestic water and sewagewastewater treatment systems shall be constructed in areas which will result in the proper utilization of existing treatment plants and the orderly development of domestic water and sewagewastewater treatment systems of adjacent communities.
 - 9) Ensure that major extensions of domestic water and sewagewastewater treatment systems shall be permitted only in those areas in which the anticipated growth and development that may occur as a result of such extension can be accommodated within the financial and environmental capacity of the area to sustain such growth and development.
 - 10) Require that water development and use projects shall emphasize the most efficient use of water, including, to the extent permissible under existing law, the recycling and reuse of water, and preservation of associated resources impacted by such projects.

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7-3 PC Recommendation

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- 11) Ensure that urban development, population densities, and site layout and design of storm water and sanitation systems shall be accomplished in a manner that will prevent the pollution of aquifer recharge areas.
- 12) Ensure that major facilities of public utilities are located to avoid direct conflict with adopted County land use plans, and otherwise serve the stated purposes of these regulations.
- 13) Provide that areas containing, or having a significant impact on, historical, natural, or archaeological resources of statewide importance are developed so as to be compatible with and not destructive to the historical, natural, and archaeological value of such resources.
- ~~14) Ensure that the site selection and development of new communities will not overload the facilities or services of existing communities of the region and will conform to the Huerfano County Comprehensive Plan and any duly adopted intergovernmental agreements or comprehensive development plans between the County and another governmental entity.~~
- 14) Ensure that the development of new communities will not negatively impact existing communities. Negative impact is generally considered economic loss.
- 15) Ensure that development in natural hazard areas minimizes significant hazards to public health or safety or to property or the environment.
- 16) Provide protection of lands within the County from activities which would cause immediate or foreseeable material impacts ~~to~~ significant wildlife habitat or endanger wildlife species, both flora and fauna, or adverse socio-economic impacts;
- 17) Provide preservation of areas of historical and archeological importance;
- 18) Regulate the use of land on the basis of the impact thereof on the community or surrounding areas;
- 19) Ensure that development involving all areas and activities designated hereunder is consistent with these regulations, the Huerfano County Comprehensive Plan, and any duly adopted intergovernmental agreements or comprehensive development plans between the County and another governmental entity.
- 20) Protect the public health, safety, welfare and the ~~environment~~environmental integrity of the County.

7.01.03 Findings

The Board of County Commissioners finds that:

- A) All applicable notice and public hearing requirements have been followed;

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- B) Based on duly noticed public hearings the Board has considered the current and foreseeable development pressures, and the applicable guidelines for designation issued by applicable state agencies; and
- C) These regulations are necessary because of the current and foreseeable development pressures on and within the County; and
- D) These regulations are necessary to fulfill the purposes and intentions specified in Section 7.01.02, above.

7.01.04 Authority

These regulations are authorized by C.R.S. 24-65.1-101, et seq., and C.R.S. 29-20-101, et seq., These regulations are necessary for the preservation of the public health, safety and welfare.

7.01.05 Applicability

These regulations shall apply to all proceedings concerning the identification and designation of areas and activities of state interest, and the control of development in any area of state interest or the conduct of any activity of state interest, and regulation of the associated use of land pursuant to the authorities cited herein, which has been or may hereafter be designated by the Board of County Commissioners in the unincorporated areas of Huerfano County, whether on public or private land.

7.01.06 Relationship with Other Requirements

- A) Where these regulations overlap with the County's requirements for zoning ~~special~~conditional use approval, Subdivision Regulations or subdivision exemption or exemption plat review, or for Comprehensive Plan location and extent review pursuant to C.R.S. 30-28-110(1) these regulations shall control, and a separate review process under conditional use review, zoning, subdivision regulations or subdivision exemption, or location and extent review shall not be required, unless expressly stated to the contrary in these regulations. Where these regulations overlap with other applicable County requirements, including but not necessarily limited floodplain regulations, all applicable regulations shall be followed and all required County permits or approvals shall be obtained.
- B) Review or approval of a project by a federal or state agency or other authority does not preclude, and will not substitute for, the need to obtain a permit for that project under these regulations for impacts ancillary to such federal or state agency or other authority approvals, and subject to these regulations. However, where in the opinion of the Board of County Commissioners, federal or state review and approval processes adequately address the impacts that these regulations are designed to address, the

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7-5 PC Recommendation

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County may agree to rely on that review and approval, and issue the applicable permit on that basis, in the Board of County Commissioners sole and reasonable discretion.

- C) In the event these Guidelines and Regulations are found to be less stringent than the statutory criteria for administration of matters of state interest set forth in Section 24-65.1-202, C.R.S., the statutory criteria shall control.
- D) In the event these Guidelines and Regulations are found to be more stringent than the statutory criteria for administration of matters of state interest set forth in Section 24-65.1-202 and 24-65.1-240, C.R.S., these regulations shall control pursuant to the authority of Section 24-65.1-402(3), C.R.S.
- E) These Guidelines and Regulations are intended to be applied in addition to, and not in lieu of, all other regulations of the County of Huerfano.

7.01.07 Maps

The following maps are hereby incorporated into this Article by this reference, for the purpose of specifying or aiding in the identification of the boundaries of the adopted area of state interest with which each map is associated. To the extent any map identified below has not otherwise been officially adopted, it shall be considered to be officially adopted for purposes of administering these regulations by virtue of its inclusion in this Section 7.01.07.

- A) The most recent official flood hazard area map for unincorporated Huerfano County, Colorado- Approved as approved and adopted on July 26, 2011, by the Board of County Commissioners- (most recently adopted on July 26, 2011). All areas of Unincorporated Huerfano County not designated on this map must meet the requirement of the Flood Damage Prevention Resolution No: 88-13 adopted by the Board of County Commissioners on 31, August 1988.
 - B) A map of areas of Huerfano County presently under irrigation (map not as available at time from Colorado Division of adoption) Water Resources or adopted by the Board of County Commissioners.
 - C) Significant wildlife habitat areas (map not as available at time of adoption) from Colorado Parks and Wildlife or adopted by the Board of County Commissioners
- ⇒ These maps will be generally available through the Huerfano County Website.

7.01.08 Duties of the Board of County Commissioners

Unless otherwise specifically provided, it shall be the duty of the Board of County Commissioners to perform all functions pertaining to matters of state interest or otherwise pertaining to the regulation of the use of land as set forth in these regulations. The Board shall also be generally empowered to hear appeals

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7-6 PC Recommendation

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from any person aggrieved by any decision of the County Staff made in the course of administering these regulations.

7.01.09 Severability

If any section, clause, provision, or portion of these regulations should be found unconstitutional or otherwise invalid by a court of competent jurisdiction, the remainder of these regulations shall not be affected thereby and are hereby declared to be necessary for the public health, safety, and welfare.

7.01.10 Definitions

- A) ~~“Applicant”~~ means any person or entity applying for a permit under these regulations.
- B) “Aquifer Recharge Area” means any area where surface waters may infiltrate to a water-bearing stratum of permeable rock, sand, or gravel. This definition also includes wells used for disposal of wastewater or other toxic pollutants.
- C) ~~“Area around a Key Facility”~~ means an area immediately and directly affected by a key facility.
- D) “Area of Special Flood Hazard~~”~~ means the land in the floodplain within a community subject to a one percent (1%) or greater chance of flooding in any given year.
- E) “Aspect” means the cardinal direction the land surface faces, characterized by north-facing slopes generally having heavier vegetation cover.
- F) “Board of County Commissioners” or “the Board” or “BOCC” means the Board of County Commissioners of the County of Huerfano, State of Colorado.
- G) “Change of Water Rights” means the activity of seeking administrative or judicial approval for the temporary or permanent use of water and water rights historically utilized in Huerfano County for uses or for use in other places than such water rights have been vested and decreed, as part of a municipal or industrial water project.
- H) “Corrosive soil” means soil that contains soluble salts that may produce serious detrimental effects in concrete, metal, or other substances that are in contact with such soil.
- I) “Debris-fan floodplain” means a floodplain that is located at the mouth of a mountain valley tributary stream as such stream enters the valley floor.
- J) ~~“Desiccated water rights” mean those irrigation water rights for which the historic consumptive use has dramatically declined over the years to very little or none.~~
- K) “Designation” means that legal procedure for designating areas or activities of state interest specified by 24-65.1-101, et seq., C.R.S., to be carried out by the Board of County Commissioners.

Commented [CY1]: Is this the DWR definition for desiccated water rights?

Commented [CY2R1]: A developing term of art

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- ~~K) L)~~ "Developer" means any person engaging or proposing to engage in development in an area of state interest or in conduct of an activity of state interest designated or proposed to be designated under these regulations.
- ~~L) M)~~ "Development" means any construction or activity which changes the basic character or the use of the land on which the construction or activity occurs but excludes any construction, activity, or use exempted from the County's permit process pursuant to this Article or under State Law.
- ~~M) N)~~ "Domestic water or ~~sewage wastewater~~ treatment system" or "system" means a major domestic water or ~~sewage wastewater~~ treatment system, and includes wastewater treatment plants, water supply systems, and water treatment plants, more specifically defined as follows:
- 1) "Wastewater treatment plant" is the facility or group of units used for the treatment of industrial or domestic wastewater from sewer systems and for the reduction and handling of solids and gases removed from such wastes, whether or not such facility or group of units is discharging into state waters. "Wastewater treatment plant" specifically excludes any facility or group of units used for pretreatment, treatment, or handling of industrial water, wastewaters, reuse waters, and wastes which are not discharged into state waters.
 - 2) "Water supply system" means the system of pipes, structures, ~~other constructed conveyances~~, and facilities through which a water supply is obtained, treated, and sold or distributed for human consumption or household use, if such system has at least fifteen ~~service connections or regularly serves at least twenty-five individuals~~ (15) service connections or regularly serves at least twenty-five (25) individuals. A water supply system can either be a community water system or a non-community water system as defined by the Colorado Primary Drinking Water Regulations (5 CCR 1002-11). Such term includes: (a) Any collection, treatment, storage, and distribution facilities under control of the supplier of such a system and used primarily in connection with such system; or (b) Any collection or pretreatment storage facilities not under such control, which are used primarily in connection with such a system.
 - 3) "Water treatment plant" means the facility or facilities within the water supply system which can alter the physical, chemical, or bacteriological quality of the water.
- ~~N) O)~~ "Dry Up" means that activity which removes historically irrigated acreage from irrigation and results in a cessation of application of irrigation water and a subsequent "dry-up" of said historically irrigated acreage for purposes of placing water and water rights historically utilized for irrigation to other uses, or to similar uses in other places.
- ~~O) P)~~ "Dry wash channel and dry wash floodplain" means ~~a small watershed an intermittent stream or arroyo with a very high percentage of runoff~~ the potential for flooding after ~~torrential~~ heavy rainfall.

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7-8 PC Recommendation

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~~P)Q)~~ P- "Efficient use of water" means the employment of methods, procedures, controls, and techniques to ensure the amount of water and the purpose for which water is used in the County will yield the greatest benefit to the greatest number of ~~people-~~County residents. Such benefits will include but are not limited to economic, social, aesthetic, agricultural, environmental, and recreational applications in keeping with maximum utilization of the waters of the County.

~~Q)R)~~ Q)R) "Enclave" means an unincorporated area of land mostly or entirely contained within ~~surrounded by~~ the ~~outer~~ boundaries of a municipality, provided that not more than 30 percent of the enclave or is surrounded solely by only accessible via annexed right-of-way.

~~R)S)~~ R)S) "Expansive soil and rock" means soil and rock which contains clay and which expands to a significant degree upon wetting and shrinks upon drying.

~~S)T)~~ S)T) "Extension" means a major extension and is an increase in hydraulic capacity, an upgrade in treatment or transmission capability, an increase in facility size, or a replacement of an existing facility in a new or altered location.

~~T)U)~~ T)U) "Flood" or "flooding" means a general and temporary condition of partial or complete inundation of normally dry land areas from:

- 1) the overflow of water from channels and reservoir spillways;
- 2) the unusual and rapid accumulation of runoff or surface waters from any source; or
- 3) mudslides (i.e. mudflows) which are proximately caused by flooding as defined in Subsection (2) of this definition and which are sufficiently fluid so as to flow on and over the surface of normally dry land areas, as when earth is carried by a current of water and deposited along the path of the current, such as on alluvial fans such as in Paradise Acres in 2019.

~~U)V)~~ U)V) "Flood hazard area" means an area containing or directly affected by a flood.

~~V)W)~~ V)W) "Floodplain" means an area adjacent to a stream, which area is subject to flooding as the result of the occurrence of an intermediate regional flood and which area thus is so adverse to past, current, or foreseeable construction or land use as to constitute a significant hazard to public health and safety or to property. The term includes but is not limited to:

- 1) Mainstream floodplains;
- 2) Debris-fan floodplains; and
- 3) Dry wash channels and dry wash floodplains.

~~W)X)~~ W)X) "Geologic hazard" means a geologic phenomenon which is so adverse to past, current, or foreseeable construction or land use as to constitute a significant hazard to public health and safety or to property. The term includes but is not limited to:

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7-9 PC Recommendation

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- 1) Avalanches, landslides, rock falls, mudflows, and unstable or potentially unstable slopes;
- 2) Seismic effects;
- 3) Radioactivity; and
- 4) Ground subsidence.

~~X)Y)~~ "Geologic hazard area" means an area containing or directly affected by a geologic hazard.

~~Y)Z)~~ "Ground subsidence" means a process characterized by the downward displacement of surface material caused by natural phenomena such as removal of underground fluids, natural consolidation, or dissolution of underground minerals or by man-made phenomena such as underground mining, but not limited to, underground mining or carbon sequestration. Any man-made carbon sequestration process requires declaration of said process to bind to the affected lot(s) legal description.

~~Z)AA)~~ "Historical or archaeological resources of statewide importance" means those resources which may have been officially included in the national register of historic places, designated by statute or included in an established list of places compiled by the state or county historical society and adopted by the Planning Commission, or as may be identified by the Board regardless of whether or not such inclusion has occurred, including but not limited to those designated by the Board in accordance with C.R.S. 30-11 -107(1)(bb) as amended.

~~AA)BB)~~ "Industrial Water Project" means all activities, or any activity, whether phased or otherwise staged in development, related to projects involving manufacturing, mineral extraction or processing, coal and oil and gas development, commercial agricultural operations- (including marijuana cultivation), commercial recreational services and facilities, and similar activities in which the use of water is an integral component.

~~BB)CC)~~ "Key Facility" means a building, plant, development or other structure or facility which is integral to the area or activity for which a County permit under these regulations is sought.

~~CC)DD)~~ "Layman's description" means a general, non-legal description and the popular name, if any, of the tract of land on which the activity or development is to be conducted. The term "general description" means "layman's description."

~~DD)EE)~~ "Legal Description" means any description from which it is possible to locate accurately on the ground the boundaries of the land being described.

~~EE)FF)~~ "Mainstream floodplain" means an area adjacent to a perennial stream, which area is subject to periodic flooding.

~~FF)GG)~~ "Major facility of a public utility" means:

- 1) Central office buildings of telephone utilities;

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7-10 PC Recommendation

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- 2) Transmission lines, power generation facilities, and substations of electrical utilities; and
- 3) Pipelines and storage areas of utilities providing natural gas or other petroleum derivatives and includes extensions to those facilities.

~~GG)HH~~ "Major publicly owned reservoir" means any body of water formed by an embankment or structure 10 feet in vertical height or having a surface area at high water line, in excess of 5 acres, or collection of smaller water storage structures cumulatively totaling 5 acres of surface area and utilized in concert, for which public funds have been used in the construction of all or any part of the dam or where a public entity or agency owns or administers the described property. ~~The ownership of stock in a mutual ditch or reservoir company does not constitute ownership or administration. Furthermore, any loan of funds for construction, operation, maintenance, repair, or replacement of all or any part of a dam does not constitute the use of public funds.~~

~~HH)II~~ "Matter of state interest" means an area of state interest or an activity of state interest or both as defined under 24-65.1-101, et seq., C.R.S.

~~II)JJ~~ "Mudflow" means the downward movement of mud in a mountain watershed because of peculiar characteristics of extremely high sediment yield and occasional high runoff.

~~JJ)KK~~ "Municipal Water Project" means all activities, or any activity, whether phased or otherwise staged in development, related to or associated with a system, development, or project, and all related components thereof, intended to provide water supply or service to persons, not necessarily part of a municipality, for uses typically associated with "municipal" use, including but not limited to, domestic, irrigation, landscape, commercial, stockwater and augmentation uses, whether such water supply is derived from surface or subsurface sources, and whether or not such provision of supply involves a temporary or permanent change of water rights.

~~KK)LL~~ "Municipality" means a home rule or statutory city, town, or a city and county or a territorial charter city.

~~LL)MM~~ "Natural hazard" means a geologic hazard or a flood.

~~MM)NN~~ "Natural hazard area" means an area containing or directly affected by a natural hazard.

~~NN)OO~~ "Natural resources of statewide importance and/or local concern" means any material source such as timber, fresh water, or mineral deposit that occurs in a natural state and has economic value.

~~OO)PP~~ "Net Effect" means the impact of an action or activity after mitigation.

~~PP)QQ~~ "New communities" means the ~~major revitalization of existing municipalities or the~~ establishment of urbanized growth centers in unincorporated areas ~~that are the least of either 25 dwelling units, 100 residents, or one percent (1%) of the County's most recent U.S. Census population numbers.~~ New

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communities shall not include those established through the municipal annexation of unincorporated territory.

~~QQ~~RR "Person" means any individual, limited liability company, partnership, corporation, association, company, or other public or corporate body, and includes without limitation any political subdivision, district, agency, instrumentality, or corporation of the State or the United States government.

~~RR~~SS "Planning Commission" means the Huerfano County Planning Commission.

~~SS~~TT "Proposed Project" means the contemplation, construction and operation of a ~~proposed special development projects, including Municipal Water Project or Industrial Water Project throughout its life cycle~~project regulated by this section, including all ancillary structures, facilities, improvements, and activities, and all integrated components thereof, and any proposed land use directly related to such project if such project is to be located wholly or partially within the County.

~~TT~~UU "Public Utility" means a public utility as defined by state law, with the exception of utilities owned and operated by a municipality located within Huerfano County.

~~UU~~VV "Radioactivity" means a condition related to various types of radiation emitted by natural or man-made radioactive minerals that occur in deposits of rock, soil, and water.

~~VV~~WW "Regulations" means these regulations as finally enacted and approved, and as may be amended and supplemented in the future.

~~WW~~XX "Reservoir" (except in the context of the separately defined term "major publicly owned reservoir") means an area of land where water is retained or an area intended for water retention, and which is used or proposed for use in whole or in part as part of a Municipal Water Project, Commercial Water Project, or Industrial Water Project or storage of water which is part of a domestic water treatment system.

~~XX~~YY "Re-vegetation" means permanent re-establishment of native plant growth necessary for erosion control, soil conservation and environmental stability upon land from which historically applied irrigation water has been removed, such land being "dried up" from irrigation, as defined herein. Re-vegetation requirements may be either temporary or permanent, depending on the nature of the dry up and change of water rights applicable.

~~YY~~ZZ "Seismic effects" means direct and indirect effects caused by an earthquake or an underground ~~nuclear~~-detonation.

~~ZZ~~AAA "Siltation" means a process that results in an excessive rate of removal of soil and rock materials from one location and rapid deposit thereof in adjacent areas.

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~~BBB)~~ "Site Selection" means ~~consideration~~ evaluation of all possible environmental and social impacts of a project on a proposed site.

~~AAA)CCC)~~ "Shorelands" means all lands extending a minimum of 200 feet shoreward of the high water line, and all wetlands associated with a reservoir.

~~BBB)DDD)~~ "Slope" means the gradient of the ground surface that is definable by degree or percent.

~~CCC)EEE)~~ "Unstable or potentially unstable slope" means an area susceptible to a landslide, a mudflow, a rock fall, or accelerated creep of slope-forming materials.

~~FFF)~~ "Urbanized growth center" means ~~at the~~ establishment of a metro district, any commercial or mixed-use ~~requiring urban services~~ district exceeding 5,000 square feet, or residential district that meets any of the criteria outlined in definition QQ "New communities".

~~GGG)~~ "Water related activities" include:

- 1) ~~a Municipal Water Project, an Industrial Water Project or a domestic water or sewage wastewater system using five (5) or more acre feet per year;~~ and

~~DDD)2)~~ ~~not otherwise allowed under the Huerfano~~ any project that causes depletions of more than one acre foot to the water basin of origin within the County Land Use Code, the Huerfano County Comprehensive Plan, or associated intergovernmental planning agreements.

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7.02 Designation of Matters of State Interest

7.02.01 Board of County Commissioners to Make Designations

Designations and amendments of designations may be initiated in the following ways:

- A) The Board of County Commissioners may in its discretion designate and adopt regulations for the administration of any matter of state interest.
- B) The Planning Commission may on its own motion or upon request by the Board of County Commissioners, recommend the designation of matters of state interest following public hearing before the Planning Commission. The Board of County Commissioners shall decide, in its sole discretion, and pursuant to the requirements of 24-65.1-101, et seq., C.R.S., whether or not to designate any or all of the requested matters of state interest so recommended.

7.02.02 Moratorium

- A) Whenever the Board of County Commissioners designates a matter of state interest, pursuant to 24-65.1-404, C.R.S., no person shall engage in any development in such area, and no activity shall be

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conducted, until the designation and guidelines or regulations for such an area or activity are finally determined and a permit has been issued thereunder.

7.02.03 Public Hearing Required

- A) The Board of County Commissioners shall hold a public hearing before designating any matter of state interest ~~and/or~~ adopting regulations for the administration thereof. Said hearing shall be noticed and held pursuant to 24-65.1 -404 through -407, C.R.S. Said hearing shall be held not less than thirty (30) days nor more than sixty (60) days after the giving of public notice of said hearing.
- B) The Board in its discretion may request that the Planning Commission hold a hearing and provide a recommendation to the Board on the proposed designation prior to the Board's hearing. Notice of any hearing before the Planning Commission shall be published no less than seven days before the Planning Commission hearing date in a newspaper of general circulation in the County.
- C) The Board of County Commissioners shall prepare a notice of any designation hearing which shall include:
 - 1) The time and place of the hearing;
 - 2) The place at which materials relating to the matter to be designated and any guidelines and regulations for the administration thereof may be examined;
 - 3) A description of the area or activity proposed to be designated in sufficient detail to provide reasonable notice as to property and/or activities which would be included;

~~2) The County Planner shall maintain a mailing list of those persons requesting they be placed on the list and paying to the Clerk an annual fee of twenty (\$20) dollars to cover the costs of production, handling and mailing of notices of all hearings pursuant to Sections 24-65.1-402(2)(b) and 24-65.1-501(2)(e), C.R.S. In order to have their name and address maintained and retained on the list, the person shall resubmit their name and address and pay said annual fee before January 31 of each year.~~

~~7.02.05~~ 7.02.04 ~~7.02.04~~ Factors to be considered at Designation Hearings

At the public hearing, the Planning Commission and Board of County Commissioners shall consider such evidence as they deem appropriate, including, but not necessarily limited to testimony and documents addressing the following considerations:

- A) The intensity of current and foreseeable development pressures;
- B) The matters and considerations set forth in any applicable guidelines for identification and designation issued by any applicable state agency;

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- C) The boundaries of any area proposed for designation;
- D) Reasons why the particular area or activity is of state interest, the adverse impacts that would result from uncontrolled development of any such area or uncontrolled conduct of such activity, and the advantage of development of such area or conduct of such activity in a coordinated manner;
- E) The extent to which other governmental entities regulate the area or activity proposed to be designated;
- F) The applicable criteria for administration of the proposed area or activity as set forth in these regulations and 24-65.1-201, et seq., C.R.S.;
- G) The legislative declarations stated in 24-65-102, 24-65.1-101, and 29-20-102, C.R.S.; and
- H) The Huerfano County Comprehensive Plan or any duly adopted intergovernmental agreements or comprehensive development plans adopted as part of, pertaining to, or affected by the area or activity under consideration.

7.02.06 **7.02.05** Record of Designation Hearing

The Board will collect and preserve the following record of the designation process, at minimum:

- A) Notice of the hearing;
- B) Certificate of publication of the notice;
- C) Written testimony presented by any persons at the public hearing;
- D) An audio recording of the hearing; and
- E) The written resolution or order making appropriate findings supporting any designation and adopting the accompanying guidelines or regulations pursuant to Section 7.03.06, below.

7.02.07 **7.02.06** Adoption of Designation and Regulation

- A) At the conclusion of the hearing, or within 30 days thereafter, the Board of County Commissioners may, by resolution, adopt, adopt with modification, or reject the proposed designation and accompanying guidelines or regulations.
- B) Each designation order adopted by the Board shall, at a minimum:
 - 1) Specify the boundaries of the designated area of state interest;
 - 2) State reasons why the designation is appropriate in light of the factors considered at the public hearings pursuant to Section 7.03.04, below; and
 - 3) Specify the regulations applicable to the designated matter of state interest.

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~~7.02.08~~ 7.02.07 Combined Designation and Permit Hearing

If a person proposes to engage in development in an area of state interest or to conduct an activity of state interest not previously designated by the County's currently-offered conditional use permits, and for which regulations have not been adopted, the Board of County Commissioners may hold one hearing for determination of designation and regulations as well as for granting or denying the permit, provided all applicable notice requirements are ~~adhered to~~ followed.

~~7.02.09~~ 7.02.08 Specific Designations

A) Activities of State Interest. The Board of County Commissioners, having considered the intensity of current and foreseeable development pressures and applicable guidelines for identification and designation adopted and issued by applicable state agencies, as well as the other relevant factors set forth in Section 7.03.04, below, at duly noticed public hearings held in accordance with Part 4 of Article 65.1, C.R.S., does hereby find and declare the following activities to be matters of state interest and does hereby adopt the accompanying regulations requiring permits for these designated activities as further set forth herein:

- 1) Site selection and construction of ~~major~~ new domestic water and ~~sewage~~ wastewater treatment systems meeting the criteria established in 7.01.10(M);
 - 2) Major extensions of existing domestic water and ~~sewage~~ wastewater treatment systems;
 - 3) Efficient utilization of municipal and industrial water projects;
 - 4) Site selection and construction of major facilities of a public utility;
 - 5) Site selection and development of new communities; meeting the criteria established in 7.01.10(M);
- ~~2) Activities concerning changes of water rights or the use of water or land resources which may affect the agricultural nature and culture of Huerfano County, and the socio-economic stability thereof, and which may further effect the retention and quality of soil and other agricultural resources, including but not limited to dry up and re-vegetation requirements.~~
- ~~2) Activities which concern changes in reservoir operations for decreed water rights located within Huerfano County, and the socio-economic stability thereof, the result of which could be changes in the agricultural nature and culture of Huerfano County, and/or effects upon the retention and quality of soil and other agricultural resources, including but not limited to dry up and re-vegetation requirements.~~

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~~2) Activities which may effect the quantity and/or quality of water bearing aquifers underlying lands in Huerfano County, including but not limited to, alluvial, confined and unconfined aquifers, both tributary and non-tributary.~~

9) Site selection of Key Facilities.

The conduct of any of these activities within the boundaries of unincorporated Huerfano County shall be subject to the foregoing designations, as further set forth in these Regulations and/or regulations to be developed pursuant to the designations herein or matters of state interest which may hereinafter be designated by the board and subject of supplemental regulations hereto.

~~B. Areas of State Interest:~~

B) Areas of State Interest: The Board of County Commissioners, having considered the intensity of current and foreseeable development pressures and applicable guidelines for identification and designation adopted and issued by applicable state agencies, as well as the other relevant factors set forth in Section 7.03.04, below, at duly noticed public hearings held in accordance with Part 4 of Article 65.1, C.R.S., does hereby find and declare the following areas to be matters of state interest and does hereby adopt the accompanying regulations requiring permits regarding these designated areas as further set forth herein:

- 1) Areas around key facilities in which development may have a material effect upon the key facility or the surrounding community;
- 2) Areas containing or having significant impact upon historical or archaeological resources.
- 3) Areas containing or having significant impact upon natural resources of statewide importance; and
- 4) Natural Hazard areas, which are flood hazard areas and geologic hazard areas.
- 5) Areas historically and presently irrigated, the dry-up of which or cessation of irrigation would have significant impact upon soil, air and/or water quality;
- 6) Areas historically and presently in agricultural production, the cessation of which would have significant economic and/or socio-economic impacts upon the citizens of Huerfano County.

Development in any of these areas within the boundaries of unincorporated Huerfano County shall be subject to the foregoing designations, and shall be protected and administered as further set forth in these Regulations.

Commented [CY4]: Discuss with Planning Commission

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7.03 Permits Required for Various Designated Areas and Activities involving water related matters

7.03.01 Water ~~and Sewage Wastewater Treatment Activities Related Projects~~ Requiring Permits

A permit shall be required for any proposed project utilizing three (3) or more acre feet, including but not limited to ~~major~~ new domestic water or ~~sewage wastewater treatment system, major systems~~, extension to existing ~~major~~ domestic water or ~~sewage wastewater~~ treatment system, or Municipal or Industrial Water Project, which is proposed to be located in whole or in part in the unincorporated portions of Huerfano County, and which will divert or store raw, augmentation or treated water and meets any of the following criteria:

- A) ~~New water supply systems (excluding reservoirs which are separately covered under (C), below), or new water treatment plants, or extensions of those systems or plants (excluding line extensions which are separately covered under (E), below), that serve more than 25 year round residents meet or exceed the criteria established in 7.01.10(M) or provide the equivalent amount three (3) or more acre-feet of annual water service and are not located entirely within an approved service area approved by the Board of County Commissioners.~~
- B) New wastewater treatment plants, or extensions to existing plants (excluding line extensions which are separately covered under (E), below).
- C) Construction of any new reservoir where:
 - 1) 30 percent or more of the capacity is owned, controlled, used, or intended to be used for the storage of municipal or industrial water supplies or of water which is part of a domestic water treatment system; or
 - 2) less than 30 percent but more than one percent of the capacity is owned, controlled, used, or intended to be used for the storage of municipal or industrial water supplies or of water which is part of a domestic water treatment system, and the reservoir has not been permitted pursuant ~~to~~ the special use review provisions of the Huerfano County Land Use Code; or
 - 3) the reservoir is lined.
- D) Expansion of any existing reservoir for a Municipal or Industrial Water Project or domestic treated water use.
- E) Extensions to water supply and wastewater systems where:
 - ~~3) Use 12" or larger of distribution or transmission lines; or~~
 - ~~2) use two or with the design capacity to serve no more lines of any size which are parallel to and~~

Commented [CY5]: Why 3 acre feet?

Commented [CY6R5]: 3 acre feet is about enough water for 10 small homes. 1 acre foot can support the annual use of 3 to 4 homes depending on lawn usage.

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~~located within 100 than 12 dwellings or to provide no more than three (3) acre-feet of one another, and have a total cross-section equal to or greater than 120 square inches; and per year; or~~

~~are not located entirely within an approved service area approved by the Board of County Commissioners.~~

- F) Systems, extensions, or projects located partly or entirely on land which is owned or managed for open space, recreation, environmental protection, or other land preservation purposes, except land which is owned by the entity proposing the system, extension, or project.
- G) Systems, extensions, or projects located partly or entirely on land that has been designated as an area of state interest.
- H) Systems, extensions, or projects partly or entirely on land which is designated in accordance with the Huerfano County Comprehensive Plan or otherwise as any one of the following: a historic site, archaeologically sensitive area, natural hazard area, critical wildlife habitat, critical plant association, or wetland.
- I) Any system, extension, or proposed project which relies upon or uses water decreed to agricultural land in the unincorporated County, and which:
 - 1) is proposed to be converted to any different type or place of use, including but not limited to industrial use, municipal use, or domestic treated water use as part of a Municipal Water Project or Industrial Water Project;
OR
 - 2) requires total or partial dry up of the ~~above referenced~~below-described agricultural land;
OR
 - 3) serves primarily a municipality or other group of users located in a county other than Huerfano County;

~~This provision shall not apply to any agricultural water conversion which occurs as part of a use allowed under the County's Land Use Code (with the exception of uses reviewed under the County's location and extent process under 30-28-110(1), C.R.S. and Section 7.01 of this Code).~~

~~7.03.02~~ OR

- 4) Proposes to increase the historic use of desiccated water rights, at the expense of the land use supported by junior water rights, for the purpose of increasing the value of one or more senior desiccated water right.

OR

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5) Proposes to affect areas within Huerfano County historically and presently irrigated, the dry-up of which or cessation of irrigation would have detrimental impact upon agricultural potential, soil, air and/or water quality.

OR

6) Proposes to adversely affect areas within Huerfano County historically and presently in agricultural production, the cessation of which would have significant economic and/or socio-economic impacts upon the citizens of the County.

J) Any of the above which may:

1) ~~A~~Negatively affect the agricultural nature and culture of Huerfano County, and the socio-economic stability thereof, and which may further affect the retention and quality of soil and other agricultural resources.

OR

2) Cause changes in reservoir operations within Huerfano County, the result of which could ~~cause~~ changes in the agricultural nature, culture and economic stability of the County.

OR

3) May affect the quantity and/or quality of aquifers underlying lands in Huerfano County, including but not limited to, alluvial, confined and unconfined aquifers, both tributary and non-tributary.

7.03.02 Specific Water and ~~Sewage~~Wastewater Treatment Activities Exempted from the Permit Process.

A 1041 permit shall not be required for any major new domestic water or ~~sewage~~wastewater treatment system, major extensions to existing major domestic water or ~~sewage~~wastewater treatment system, or municipal and industrial water project, which is proposed to be located in whole ~~or in part~~ in the unincorporated portions of Huerfano County, and which meets any of the following criteria:

~~C. Any system, extension, or project not covered under Section 7.03.01, above.~~

~~B)A) Systems, extensions, or projects which are located on unincorporated land that is an enclave within the municipality proposing the activity.~~

~~C)B) Upgrades to existing facilities that are required for maintenance or otherwise required by federal, state, or county regulations, including repairing and/or replacing old or outdated equipment, or installing new equipment, provided the improvements do not: (1) expand levels of service beyond design capacity; (2) and provided further that the upgrade does not alter the location of the existing facility; or (3) expand the territory served by the facility.~~

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~~C. Any system, extension, or project proposed as part of a County exemption plat application (i.e., a re-plat upgrade of an existing platted subdivision water or wastewater project where no new density is proposed) where the primary purpose of the system is proposed).~~

~~E) Any system, extension, or project necessary to serve any platted subdivision or other use approved under the County's Land Use Code (with the exception of uses reviewed under the County's location and extent process under 30-28-110(1), C.R.S. and Section 7.01 of this Code), provided that the service provider obtains a specific exemption from the Board, based upon a public meeting of which the service provider shall receive reasonable prior notice, that review of the proposed service facilities falls outside the purposes of these regulations, or provided that the Board specifies in its approval of the platted subdivision or other use that separate review of the system, extension, or proposal is not necessary under these regulations existing development.~~

~~C) 7.03.03 Construction or replacement of irrigation facilities used for agricultural purposes.~~

7.03.03 Specific Public Utility Activities Requiring Permits

A permit shall be required for any major facility of a public utility, which is proposed to be located in whole or in part in the unincorporated portions of Huerfano County, and which meets any of the following criteria:

- A) New natural gas or other petroleum derivative transmission lines that serve more than 25 year-round residents and are not located entirely within an approved service area.
- B) Extensions to natural gas or other petroleum derivative transmission lines which:
 - 1) use 12" or larger distribution or transmission lines; or
 - 2) use two or more lines of any size which are parallel to and located within 100 feet of one another, and have a total cross section equal to or greater than 120 square inches.
- C) Natural gas or other petroleum derivative storage areas.
- D) New electric transmission lines or extensions that are 115,000 volts or greater.
- E) ~~Power plants generating~~ Projects with a Generation capacity of 50 megawatts or more.
- F) Substations of electrical utilities which control electricity in amounts of 115,000 volts or more.
- G) Central office buildings of telephone utilities.

~~7.03.04 7.03.04~~ **Specific Public Utility Activities Exempted from the Permit Process**

A permit shall not be required for any major facility of a public utility, which is proposed to be located in whole or in part in the unincorporated portions of Huerfano County, and which meets any of the following criteria:

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~~C.~~ Any facility not covered under Section 7.03.03, above.

- ~~B)A)~~ Facilities which are located on unincorporated land that is an enclave within the municipality proposing the activity.
- ~~C)B)~~ Any facility proposed as part of a County exemption plat application (i.e., a re-plat of an existing platted subdivision where no new density is proposed).
- ~~D)C)~~ Any facility necessary to serve any platted subdivision or other use approved under the County's Land Use Code (with the exception of uses reviewed under the County's location and extent process under 30-28-110(1), C.R.S.), provided that the service provider obtains a specific exemption from the Board, based upon a public meeting of which the service provider shall receive reasonable prior notice, that review of the proposed service facilities falls outside the purposes of these regulations, or provided that the Board specifies in its approval of the platted subdivision or other use that separate review of the system, extension, or proposal is not necessary under these regulations.

~~7.03.05~~ ~~7.03.05~~ Other Designated Areas and Activities Requiring a Permit

- A) Site selection and development of new communities.
- B) Development located in areas containing or having a significant impact upon historical, archaeological or natural resources of statewide importance, and/or socio-economic impacts within the County, unless the development is otherwise regulated with full and binding effect under other Articles of this Code. The boundary of the areas regulated hereunder shall be the area which physically contains the designated historical, archaeological or natural resource, or in the specific case of significant wildlife habitats the areas shown on the maps identified in Section 7.01.07 (C) of this Article, and an area within a radius of 1,500 feet from the area containing the resource. However, the County Staff may determine that development within a larger area (up to one mile in radius) may be regulated, provided that the County Staff identifies specific land use impacts by which the larger area will be immediately and directly affected within the stated purposes of this Article.
- C) Development located in flood hazard areas and geologic hazard areas. To determine if a site is in a geologic hazard area, the applicant/developer may be required to have the intended site reviewed by Colorado Geologic Survey.
- D) If any proposed development is located partly within and partly out of the boundary of an area of state interest as designated in these regulations, the impacts of the entire development will be subject to review under these regulations. All construction or uses which compose or are directly associated with the development shall be considered to be part of the development, including but not necessarily limited to buildings, other associated structures, access roads or drives, utility lines, and parking areas.

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- 7.03.06 ~~7.03.06~~ Determination of whether a Proposed Activity or Development must go through the Permit Process
- A) The County Staff shall determine the applicability of Section 7.04 to the conduct of any proposed activity or development. The County Staff shall make this determination within ~~40~~30 calendar days after the ~~Planner~~Department receives a written request from the applicant stating the reasons why the proposed activity or development is or is not subject to Section 7.04. This timeline may be extended to 60 days if external agency review is required to make a determination.
- B) If any person is aggrieved by the decision of the County Staff to include an activity within or exempt it from these regulations, that person may file an appeal to the ~~Board with the County Staff, Planning Commission, postmarked~~ no later than ~~ten~~twenty days after the date of the County Staff's written decision ~~(with three days added for mailing if the decision is mailed).~~. The appeal shall be accompanied by a statement why the County Staff's decision is incorrect.
- C) The Board shall schedule a public hearing on the appeal to be held no more than 30 days after the appeal is filed.
- D) For the purpose of deciding the appeal, the Board may require the developer to provide a description and declaration of the scope of the activity or development, including, but not necessarily limited to;
- 1) The site of the proposed activity or development.
 - 2) The size, if proposed, of any transmission lines, storage tanks, dams and or reservoirs.
 - 3) The number of residents to be served by the activity at full buildout if multiple phases are involved, or in the case of wastewater treatment plants, the average flow, in gallons, of wastewater a day.
 - 4) The ~~increase~~change in ~~the County~~population and traffic patterns that is projected as a result of the activity.
 - 5) The water rights on which the activity relies.
 - 6) Any geologic hazards areas or flood hazard areas mapped within one mile of the site.
 - ~~3) Potential socio-economic impacts of the proposed activity or development.~~
 - 7) Analysis of potential socio-economic impacts of the proposed activity or development including life-cycle infrastructure costs to be incurred by the County, projected cost of providing public services, projected annual tax revenues to be generated upon completion of the project. Analysis should also include impact to labor market, including long-term jobs created, average wages, distance between housing and jobs, impact on existing businesses and populations.
 - 8) Timeline and detailed description of any phases.

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9) Capacity analysis of unplanned potential for expansion.

- E) At the appeal hearing, the appellant will have the burden of proving that the County Staff erred in the decision to include or exclude the activity or development from these regulations.

7.03.07 ~~7.03.07~~ Specific Uses Exempted from the Permit Process in Areas of State Interest

- A) Operation, maintenance, repair and replacement of existing water and sewage/wastewater collection, treatment, storage and delivery facilities and associated works, ~~provided that improvements or replacements of existing facilities do not expand the level of service beyond existing design capacity and do not materially alter the location of the existing facility.~~
- A)B) Reservoir improvement or replacement projects shall provide an analysis of potential impact on junior water rights holders, and the Planning Commission may determine whether to exempt such projects.
- B)C) A building site within the boundaries of the Flood Hazard Area as set forth in Section 7.01.07 (a) that evidence demonstrates to the satisfaction of the Board is not within an area of special flood hazard.

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7.05~~7.04~~ 7.04 Application Procedures

7.05.01~~7.04.01~~ 7.04.01 Permits Required after Designation; Receipt of Application Form

- A) Any person desiring to engage in a development in a designated area of state interest or to conduct a designated activity of state interest in whole or in part within the unincorporated area of Huerfano County must first obtain a permit pursuant to these regulations.
- B) An application shall not be accepted unless the County Staff determines that it is complete pursuant to the application submittal requirements of this Section and of Section 7.04.07, below. If the application is considered incomplete by the County Staff, the County Staff shall specify what additional information is required. When a submitted application is considered to be complete by the County Staff, the County Staff shall note upon the application the date and hour of its receipt.
- C) When an applicant seeks a permit to engage in development involving more than one area or activity of state interest regulated hereunder, the County Staff shall require that a single application be completed including all affected areas and activities.
- D) For any application to be considered complete under these Regulations, in addition to meeting the requirements of Section 7.04.07, below, the application shall include the entire development as

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contemplated or reasonably foreseeable for the subject property in question for at least a ten-year period. Said ten-year forecast shall in no way act as a limitation on the scope of the project or subject property which is the subject of the Application. The County shall have and maintain the absolute right to review all elements and components of the project or activity, and shall expressly be entitled to re-review all such elements and components at a later date should a component be added to the project or activity. There shall be no piece-mealing of projects for permit approval. For purposes of this Subsection, the subject property is the property on which the development is located, and any other contiguous property which is under the developer's ownership or control and is otherwise subject to regulatory jurisdiction under this Article. At a minimum, the application shall include all development which has been planned for the subject property as shown in any capital improvements plan, facilities master plan, or other acceptable master planning document which the applicant has approved as of the time of application or anticipates approving at anytimeany time while the application is in process, including all proposed project phases. If the Applicant has not approved such a master plan covering at least a ten-year period, it shall approve such a plan before the application will be accepted as complete. The purpose of these requirements is to assure that development for a subject property is reviewed in a rational context of reasonably foreseeable development for the property, to avoid piecemeal analysis of applications, and to allow for a comprehensive consideration of the cumulative impacts of development under these Regulations.

- E) For any application submitted after the effective date of these regulations ~~by the Board~~, the following requirements shall apply to any amendment to that approval which is submitted within a ten-year period after the date of the approval. Any such amendment shall be presumed to constitute piecemeal development which cannot be rationally or adequately reviewed under the applicable standards of Section 411 of this Article, unless the Applicant demonstrates one of the following circumstances:
 - 1) The Board approved less than the complete development pursuant to Section 7.04.11 (B) (15) of this Article, and the subject amendment includes development reflected in the applicable master plan but not previously approved.
 - 2) The additional application addresses or corrects a matter of health or safety presented by the approved development.
 - 1) The amendment clearly equals or reduces the impact or scope of the approved development, in the context of the applicable criteria under Section 7.04.11 of this Article.
 - 2) The amendment implements an amendment to the Huerfano County Comprehensive Plan or a land use intergovernmental agreement to which the County is a party, and which was adopted after the County's approval of the development.

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Any amendment for which the Applicant cannot demonstrate that one of the foregoing circumstances exists, shall not be approved, unless the Applicant clearly overcomes the presumption that the amendment constitutes piecemeal development which cannot be rationally or adequately reviewed under the applicable standards of Section 7.04.11 of this Article, or unless the County instead elects to re-review all elements and components of the entire project as a new application, with the costs associated therewith to be borne by the Applicant.

- F) The County Staff's determination regarding whether a permit application is complete under Subsections 7.04.01 (B) and 7.04.01 (D) and Section 7.04.07 may be appealed to the Board by any person aggrieved by the determination, provided that an appeal is filed with the Board no later than 30 days after the date of the County Staff's written determination (with three days added for mailing if the determination is mailed). The appeal shall be accompanied by a statement describing the specific reasons why the appellant alleges the determination was in error, based on the criteria listed in Subsections 7.04.01 (B) and 7.04.01 (D) and Section 7.04.07. The Board shall convene a duly noticed public hearing on the appeal, at which hearing the appellant shall have the burden of proving that the County Staff erred in the determination regarding the completeness of the application.
- G) Applicants shall be bound by and subject to reliance upon all statements and representations made by Applicant in an Application for a permit pursuant to these regulations, or subsequent regulations enacted pursuant to designations made herein or future designations of matters of state interest. Applicants shall be similarly bound to the contents of all reports, testimony and other evidence submitted in support of such an application, and the Board of County Commissioners may, in its sole discretion, require Applicants' strict compliance with such statements, reports, testimony, and other evidence.

~~7.05.02~~7.04.02 — ~~7.04.02~~ — Application Fee

For all applicants, (1) a ~~non-refundable~~non-refundable fee of ~~\$300.00~~5000 shall be required with each application; (2) before the application is deemed complete by the County Staff, certified funds in the amount estimated by the County to be sufficient for complete review by the County and its consultants shall be deposited with the County, and any amounts in excess of actual costs incurred in the review and processing of the permit application including all hearings conducted therefore, shall be refunded; (3) should the initial deposit prove inadequate to cover the costs for application review by the County, the Applicant shall make additional deposits to cover estimate future review costs. These components in total shall constitute the Application Fee. The fee shall be set by the Board of County Commissioners in its reasonable discretion.

Commented [CY7]: Evaluate vs Staff Costs

~~7.05.03~~7.04.03 — ~~7.04.03~~ — Waiver of Submission Requirements

The County Staff may waive any part of the submission requirements which are not relevant to a decision on the application. The County Staff may not waive any requirements which are otherwise required by

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law, such as by Article 65.5 of Title 24, C.R.S. Any waiver by County Staff is subject to reconsideration by the Board of County Commissioners.

~~7.05.04~~7.04.04 ~~7.04.04~~ Intergovernmental Agreements

Upon request of the State of Colorado or a political subdivision of the state as defined by 29-1 -202(1), C.R.S., proposing to develop in an area of state interest or to engage in an activity of state interest, the requirements of these regulations may be met by the approval of an intergovernmental agreement in lieu of a permit application and review as provided by these regulations. In the event such an agreement is approved by the Board, no permit application to develop in the area or to conduct the activity of state interest may be required, in the discretion of the parties to such IGA, provided that all of the following conditions are met:

- A) The state or political subdivision/developer and the County must both be authorized to enter into the intergovernmental agreement.
- B) The purpose and intent of these regulations must be satisfied by the terms of the intergovernmental agreement.
- C) A public hearing must be conducted by the Board to publicly review and approve of the proposed intergovernmental agreement. Notice of the public hearing shall be published once at least 30 and not more than 60 days prior to the hearing in a newspaper of general circulation in the County.
- D) Both the Board and the governing body of the state or political subdivision/developer must approve the agreement in the manner required of each of them by the Colorado Constitution, state statutes and any applicable charter, ordinance or resolution.
- E) Exercise of the provisions of this section by the state or political subdivision/ developer will not prevent that entity from electing at any time to proceed under the permit provisions of these regulations. Additionally, any entity which has previously proceeded under the permit provisions of these regulations may at ~~anytime~~any time elect to proceed instead under this Section.

~~7.05.05~~7.04.05 ~~7.04.05~~ General Process Outline

The following is a general outline of the steps required for any permit decision under these regulations. Specific information regarding each of the referenced steps follows this section.

- A) Pre-application conference
- B) Application
- C) Referral to adjacent and/or nearby property owners and affected agencies
- D) Staff review

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- E) Public review before the Planning Commission and Board of County Commissioners
- F) Post-approval requirements

~~7.05.06~~7.04.06 ~~7.04.06~~ Pre-application Conference

- A) A pre-application conference is required of all applicants.
 - 1) The pre-application conference shall be held between the applicant the ~~Land Use Department~~County Staff.
 - a. This meeting is intended to provide an understanding of the applicable review procedures, requirements, and standards, and provide information pertinent to the application and the geographical area affected by the application.
 - b. The staff will explain the application procedures and the materials required for submittal.
 - c. The applicant shall bring a conceptual site plan to the conference.
 - 2) If the staff feels that the proposal raises any of the following issues, the applicant shall also meet with members of the appropriate County department to discuss the proposal.
 - a. For road, access, traffic concerns, and all vehicular movement patterns and volumes, the applicant will meet with a member of the Huerfano County Road & Bridge staff.
 - b. For water supply, sanitation, water quality or other public health concerns, the applicant will meet with members of the Environmental Health Section of the Huerfano County Health Department.
 - c. For open space or environmental concerns, the applicant will meet with a member or members of the Planning Commission to discuss any potential effects of the application on open space and environmental resources in the County.
- B) Any comments or commitments made by any member of the County's Staff during this pre-application conference are only preliminary in nature and should not be relied upon by the applicant. All prospective applicants should be informed that formal comments cannot be made by staff until after the application is submitted and adjacent and/or nearby property owners and referral agencies have had an opportunity to respond.
- C) Pre-application conferences may be held individually with each department, or a joint conference for all, or some, of the departments may be scheduled.
- D) County staff will make available to the applicant any public information regarding the application which is in the County's possession.

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~~7.05.07~~7.04.07 Application Submittal Requirements

A) Application

- 1) Before any request for County approval under these regulations may be processed, a complete application, meeting the requirements of this Section must be filed with the Land Use Department.
 - a. The application must include a General Land Use Application Form designating all agents for the applicant and exhibiting the applicant's or agent's signature, and has all necessary information completed. The form shall be accompanied by all fees, maps, plans, and reports required by these regulations.
 - b. The signature on an application form will be assumed to indicate the applicant's concurrence with all submissions and commitments made by their designated agent.
 - c. A written description of the proposal.
 - d. Any application which requires compliance with Article 65.5 of Title 24, C.R.S. shall not be considered to have been submitted as complete until the applicant has provided a certification signed by the applicant confirming that the applicant or its agent has examined the records of the Huerfano County Clerk and Recorder for the existence of any mineral estate owners or lessees that own less than full fee title in the property which is the subject of the application, and stating whether or not any such mineral estate owners or lessees exist.
 - e. In addition, for purposes of the County convening its initial public hearing on any application involving property for which mineral estate owners or lessees owning less than full fee title in the property have been certified by the applicant to exist, the application shall not be considered to have been submitted as complete until the applicant has provided an additional signed certification confirming that the applicant has, at least 30 days prior to the initial public hearing, transmitted to the County and to the affected mineral estate owners and lessees the notices required by Article 65.5 of Title 24, C.R.S.

B) Professional Qualifications

- 1) A professional consultant may not be necessary for all applications. Applicants shall determine in what instances professional consultation may be necessary for purposes of preparation of an Application, and ~~the Board~~Staff shall determine in its reasonable discretion whether the absence or adequacy of such professional consultation materially affects the completeness or acceptability of such application.
- 2) All data and plans submitted for review must show the qualifications of the individual in charge of the work.

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C) Consultants

- 1) If the County does not have qualified staff to review certain elements of an application or referral agencies are not able to adequately advise the County regarding certain elements of an application, the Board of County Commissioners may authorize the review be performed by a consultant engaged or approved by the County Staff. Unless specifically resolved by the Board of County Commissioners to the contrary, the applicant shall pay all consultants' fees, based upon the nature and extent of consulting expertise required, and a deposit for the estimated costs thereof shall be included in the application fee, as discussed herein at Section 7.04.02.
- 2) A referral agency may impose a fee for the review of the application. No hearings will be held if any such referral agency's fee has not been paid.

D) Application requirements – All topics discussed in this paragraph are for purposes of providing examples of issues generally addressed in an application of this nature and the likely minimum contents of such application. The contents of any particular application are at the discretion of the applicant, and to the extent that such application may be deemed complete, the County will provide a review and consideration of such application pursuant to these regulations and any subsequent regulations enacted pursuant to designations contained herein, or subsequent designations of matters of state interest.

- 1) The following are general requirements for any map or plan required as part of the application for a County approval. Minimum requirements include:
 - a. The name of the proposed development or use and total number of acres under consideration.
 - b. Since all maps and plans may be used for public presentation, the map scale and size should be large enough for effective presentation and should accurately illustrate the application.
 - c. Name, address, and telephone number of the applicant, designer, engineer, surveyor, and any other consultants of the applicant.
 - d. Date of preparation, revision box, written scale, graphic scale, and north arrow for each map.
 - e. A copy of the capital improvements plan, facilities master plan, or other applicable master planning document covering the subject development and property, as required in Subsection 7.04.01(D) above.
- 2) The following requirements shall apply only to applications for ~~the water and sewage treatment activities designated in Section 7.02.08(A)(1-3) above~~ water-related matters.
 - a. Detailed plans for the activity or development including the proposed system capacity and

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- service area plans and maps.
- b. A description of all existing or approved proposed domestic water or [sewage wastewater](#) treatment systems within the jurisdiction of the applicant as well as adjacent communities (incorporated and unincorporated).
 - c. The design capacity of each domestic water or [sewage wastewater](#) treatment system and the distribution or collection network identified in (3) below.
 - d. A detailed inventory of total commitments already made for current water or [sewage wastewater](#) services in terms of taps or other appropriate measurement.
 - e. The source of the existing or new water supply for the proposed activity including applicable decreed water rights or plans, and information on any agricultural water rights decreed to land in unincorporated Huerfano County and converted [or to be converted](#) to provide the supply.
- 3) The following requirements shall apply only to applications for major facilities of a public utility.
- a. Detailed plans for the facility including, but not limited to, the associated system capacity and proposed service area plans and maps.
 - b. A description of existing and proposed service in the area to be served.
 - c. A description of the distribution network for the area proposed to be served.
- 4) The following requirements apply only to development located in Historical and Archeological Resource Areas of statewide importance.
- a. A state historical site survey form completed by a qualified professional, as may be acceptable to the State Historic Preservation Officer for all resources affected by the development, in the discretion of the Board of County Commissioners.
 - b. A description of the mitigating efforts to be taken to preserve the designated resource.
 - c. Plans and procedures for notification to the State Historical Society and State Archaeologist upon discovery of historical or archaeological resources, as may be required in the discretion of the Board of County Commissioners.
 - d. [A report from the Huerfano County Historical Society regarding its understanding of the historical or archaeological resources at that site.](#)
- 5) The following requirements apply only to development located in Natural Resource Areas of statewide importance.
- a. A survey of habitat of applicable species, both fauna and flora, by a qualified professional.

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- b. A plan of construction and operations, which shall contain an analysis of the effects of the proposed development upon wildlife species within the designated wildlife habitat, both fauna and flora.
- 6) The following requirements apply only to development located in Natural Hazard Areas.
- a. For development in a natural hazard area as set forth in Section 7.02.08 (B)(4):
 - i. A flood hazard impact report that addresses the criteria for developing in a flood hazard area, certified by a registered Colorado Professional Engineer.
 - ii. Maps or reports addressing flood hazard areas must be prepared by a registered Colorado Professional Engineer, a hydrologist or other professional with appropriate expertise in the issues addressed in the map or report as determined by the ~~Land Use~~ County Staff.
 - b. For developments located within a natural hazard area which is a geologic hazard area:
 - i. A geology report documenting and assessing the nature and extent of the applicable geologic hazard, its impact on the proposed development, and proposed mitigation measures if any, prepared by either a member of the American Institute of Professional Geologists, a member of the Association of Engineering Geologists, or an individual registered as a geologist by a state.
 - c. Noticing requirements for referral agencies in 7.04.08(C)(1)(a) do not apply to applications for development in Natural Hazard Areas.
- 7) Requirements applicable to all applications
- a. Detailed description of the scope and need for the proposed development or activity, including but not limited to:
 - i. The present population of the area to be served and the projected population to be served.
 - ii. The predominant types of users or communities to be served by the proposal, over the lifecycle of the project.
 - iii. The percentage of the design capacity at which the current system is now operating.
 - iv. If the proposal is a new water or wastewater treatment system or public utility facility and that system exceeds a ten year projected increase in demand, a detailed explanation of the excess service capacity and the cost of the excess capacity.
 - v. The relationship of the proposal to the applicant's long-range planning and capital improvements programs, including specific reference to the County master plan.
- 8) Environmental Impact Analysis, applicable to all applications for site selection of key facilities.

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water related projects, new communities, and public utilities.

- a. Land use:
 - i. Specify whether the proposal conforms to local governments planning policies and master plans.
 - ii. Detail the agricultural productivity capability of the land affected by the proposal (SCS classification).
 - iii. Specify how the proposed development will utilize existing easements or rights-of-way for any associated transmission, distribution, or collector networks.
 - iv. Specify any additional right-of-way or easements for new or expanded transportation facilities.
- b. Water resources:
 - i. On an appropriate map, indicate any flood hazard areas associated with the proposal. Documentation of historical flooding activity on- the parcel where the activity or development will be located, and on other property affected by the activity or development, should be included. Detail potential, adverse impacts related to the associated flood hazard area.
 - ii. Map and describe all surface-waters of natural streams, including applicable state water quality standards, which may be affected by the project.
 - iii. Describe the immediate and long-term impact and net effects that the activity would have on the quantity and quality of surface water under both average and worst case conditions.
 - iv. Map and describe all groundwater, including any aquifers and aquifer recharge areas. Describe the potential impacts and net effect of the activity on groundwater, both quantity and quality. At a minimum, the description should include:
 - 1. Seasonal water levels in each platted subdivision of the aquifer affected by the activity.
 - 2. Artesian pressure in aquifers.
 - 3. Groundwater flow directions and levels.
 - 4. Existing aquifer recharge rates and methodology used to calculate recharge to the aquifer from any recharge sources.

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5. For aquifers to be used as part of a water storage system, methodology and results of tests used to determine the ability of aquifer to impound groundwater and aquifer storage capacity.
 6. Seepage losses expected at any subsurface dam and at stream-aquifer interfaces and methodology used to calculate seepage losses in the affected streams, including description and location of measuring devices.
 7. Existing groundwater quality and classification.
 8. Location of all water wells and their uses.
 9. Location of all aquifer recharge areas.
- v. Describe the impacts and net effect of the activity on wetlands and riparian areas.
1. Map and describe wetlands, and riparian areas to be affected by the activity, including a description of each type of wetlands, species composition, and biomass, both fauna and flora.
 2. Describe the source of water interacting with the surface systems to create each wetland (i.e., side-slope runoff, over-bank flooding, groundwater seepage, etc.).
 3. Describe impacts and the net effect that the project would have on the wetlands and riparian areas.
 4. Describe impacts on quantity and quality of water in Aquifer Recharge Areas.
- c. Terrestrial and Aquatic Animals and Habitat, as applicable:
- i. Map and describe terrestrial and aquatic animals including the status and relative importance of game and non-game wildlife, livestock and other animals; a description of stream flows and lake levels needed to protect the aquatic environment; description of threatened or endangered animal species and their habitat.
 - ii. Map and describe critical wildlife habitat and livestock range to be affected by the activity including migration routes, calving areas, summer and winter range, and spawning beds.
 - iii. Describe the impacts and net effect that the activity would have on terrestrial and aquatic animals, habitat, and food chain.
- d. Terrestrial and Aquatic Plant Life, as applicable:
- i. Map and describe terrestrial and aquatic plant life including the type and density, and threatened or endangered plant species and habitat.

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- ii. Describe the impacts and net effect that the activity would have on terrestrial and aquatic plant life, including plant life resulting from agricultural irrigation, dry up of the same, and revegetation efforts to mitigate the same.
- e. Air quality, as applicable:
 - i. Detail how many average daily trips will be generated by the proposal.
 - ii. Explain any other adverse impacts on air quality anticipated from the proposal.
 - iii. Describe how any state or federal air quality standards will be impacted and if the proposed transportation facility has been included in the region's air quality models to verify conformity with the air quality plan.
 - iv. Describe the air sheds to be affected by the activity, including the seasonal pattern of air circulation and microclimates.
 - v. Describe the impacts and net effect that the activity would have on air quality during both construction and operation under both average and worst case conditions.
- f. Significant environmentally sensitive factors, as applicable:
 - i. Identify and locate on a map of appropriate scale the juxtaposition of any of the following features present in the proposed development or activity and its environs, and detail the potential impact of the proposal upon each feature:
 - 1. Potential natural hazards
 - 2. Public outdoor recreation and open space areas.
 - 3. Unique areas of geologic, historic, and archaeological importance.
- g. Visual aesthetics and nuisance factors, as applicable:
 - i. Identify view sheds, scenic vistas, unique landscapes, or land formations.
 - ii. Identify any significant deterioration of existing natural aesthetics, creation of visual blight, noise pollution, or obnoxious odors which may stem from the proposal.
 - iii. Identify and describe any structures, excavations, and embankments that will be visible as a result of this project.
- h. Transportation impacts, as applicable:

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- i. Describe what impacts the proposal will have upon transportation patterns in the area intended to be served or affected by the proposal through the submittal of a traffic impact analysis of the proposed transportation facilities. The traffic impact analysis should include but not be limited to the following:
- ii. Identify the facilities required to support the existing and future land uses being served by the proposed transportation facility.
- iii. Provide the existing and proposed traffic volume impacts to the adjacent road system, including local roads.
- ~~v. Provide the existing and future Level of Service (LOS) before and after the proposed project is completed.~~
- ~~iv.~~ All transportation access information as required by the CDOT State Highway Access Code, 1998 revisions or the most current edition thereof.
- ~~v.~~ Submittal of a benefit/cost analysis of the proposed transportation improvements and identify the distribution of the burden of the cost for the proposed improvements to the project as well as the adjacent state or local road system.
- i. Potential Socio-Economic impacts of the proposal, including but not limited to impacts related to the historical rural-agricultural culture of the County, employment impacts/opportunities and other related socio-economic factors.
- j. Less damaging alternatives, applicable to all applications:
 - i. If the County Staff or Planning Commission determines that the nature or extent of the proposal involves the potential for significant environmental and/or socio-economic damage and warrants examination of specific, less damaging alternatives, the County Staff or Planning Commission may request that the Board require that the applicant evaluate and present information on such alternatives and mitigation as part of the application.
 - ii. Required information on alternatives may include, but shall not necessarily be limited to, information on the environmental impacts and cost-effectiveness of the alternatives in relationship to the proposal presented, as well as mitigation alternative which might lessen such impacts.
- k. For any application requiring compliance with Article 65.5 of Title 24, C.R.S., certification of compliance with Article 65.5 of Title 24, C.R.S., signed by the applicant confirming that the applicant or its agent has examined the records of the Huerfano County Clerk and Recorder for the existence of any mineral estate owners or lessees that own less than full fee title in the

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property which is the subject of the application, and stating whether or not any such mineral estate owners or lessees exist.

~~1. 7.04.08~~ Any application involving a water-related matter shall describe its impact on:

i. Water rights.

1. In addition to the impact analysis, the application shall contain copies of decrees of the District Court or of the Water Court relating to the water rights involved.

ii. Water structures, including headgates, ditches, wells, dams/reservoirs, etc.

1. In addition to the impact analysis, the application shall contain copies of any orders of the appropriate Water Commissioner(s), the Division Engineer or the State Engineer regarding any of the water structures related to the water rights or irrigated lands involved.

2. All engineering, hydrological, or hydrogeological analysis related to the water rights involved.

iii. Legal description and map of all ditches and irrigated acreage impacted or proposed to be dried up.

~~7.05.08~~ 7.04.08 Referral Requirements

A) Referral of Applications – nothing herein is to be deemed to define the potential impact area of any project, but rather to define only where specific referrals are to be required.

1) When an application meeting the requirements of Section 7.04.07 is filed with the Land Use Department, and deemed complete by County Staff, the application materials shall be referred made available to the general public and notice of the application must be provided by certified mail to to interest holders in any property proposed to be physically disturbed or occupied by the activity or development, property owners within ~~1,500 feet~~ one mile of any property proposed to be physically disturbed and appropriate referral agencies. County Staff will ensure that notice is posted on the subject property along any public road, in the paper of record, and on the County website.

~~2)~~ 2) Based on the specifics of the application, the County Staff may waive referral requirements or modify notification radius if those requirements are unnecessary.

~~e. The applicant is responsible for preparing the referral packets in the manner prescribed by the County Staff. An error made either intentionally or unintentionally by the applicant in the~~

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~~preparation of referral packets may result in a delay in processing of the application so that the proper referrals can be accomplished.~~

~~e. All mailings shall be by U. S. Mail, first class postage prepaid, with the exception of referrals to offices and agencies in the Huerfano County interoffice mail delivery route. Referral Packets~~

~~3) The Land Use Department will electronically send relevant application materials to referral agencies.~~

B) Referral Packets

1) Each referral packet shall contain one copy of the site plan (~~full size or reduced to letter size~~) and application, and other materials as deemed appropriate by the Land Use County Staff. ~~The number of referral packets required shall be determined by the County Staff.~~

2) Referral notices shall be ~~mailed~~ sent to agencies specified in this Section 7.04.08 and to each owner of an interest in any property proposed to be physically disturbed by the proposal, and to property owners within ~~1,500 feet~~ one mile of any property proposed to be physically disturbed, unless otherwise specified by County staff. Referral notifications may be distributed electronically.

3) Referral notices shall also include the name of the proposal, name of owners of the affected property, permit number, general location, and number of acres, proposed use, and any other information deemed appropriate by the County Staff. The notice shall also include information on where to access referral packets on the County's website, and provide staff contact information in case the person receiving the notice wishes to request a hard copy of the referral packet. The complete application referral packet shall be available for public review ~~in hard copy form at~~ on the County Land Use Department ~~during business hours~~ web page.

C) Review of Applications by Agencies and Individuals – while this section provides for referral of applications to specific agencies and individuals for comment, such comments are advisory only, and no referral comments shall be binding upon the Board of County Commissioners.

1) Referral responses from agencies and individuals.

a. Referral responses must be received by the County Staff within ~~30~~ 75 days of transmittal in order to ~~insure~~ ensure that recommendations and findings are considered.

b. Failure of any office, agency district, or individual to respond within the above-mentioned time period, or within the period of an extension which may be expressly granted by the County Staff, will be regarded as a response with no conflict.

2) The State Engineer may review the application to insure conformity with all applicable

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regulations of the Colorado Division of Water Resources and for comment on applicable water rights administration and determination concerns.

- 3) The Colorado and County Health Departments may review the application for conformity with all applicable State and County health related regulations.
- 4) The Colorado Geological Survey may evaluate those geologic factors which would have a significant impact on the proposed use of the land.
- 5) The Colorado Public Utilities Commission may review all applications for major facilities of a public utility, and provide information on any decisions, orders, or findings which the Commission has made or proposes to make with respect to the facility, and any other pertinent information.
- 6) Colorado Department of Transportation may review the application for conformity to the State Highway Access Code, STIP and the regulations relative to the administration of state and federal transportation systems.
- 7) The Colorado Division of Wildlife may review all applications in areas affecting natural resources.
- 8) The County Land Use Department shall evaluate the application for conformance with the Comprehensive Plan, these regulations, sound planning, and comments from the referral agencies and individuals.
- 9) The Colorado Water Conservation Board may review the application for flood hazard impacts.
- 10) The City of Walsenburg, Town ~~of~~ La Veta, or any other governmental jurisdictions or Special District may review the application for conformance and possible impact of their future land-use plans.
- 11) The Huerfano County Historical Society may review the application for any impacts on identified historical or archeological sites or features within the County.
- 12) The Huerfano County Water Conservancy District may review the application for the proposal's impact on the County's water resources.

- D) Post referral action if there are referral comments received by the Land Use Department which require a response from the applicant, the following actions shall occur:
- 1) The ~~Land Use staff~~County Staff will transmit by first class mail, electronic mail, or hand delivery, the comments from referral agencies and individuals as soon as possible following the required referral response period.
 - 2) Within 30 days after transmittal of those comments, or by a later date specified by the County

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Staff, the applicant shall respond in writing to all issues raised during the referral process.

- a. Such response shall be considered an amendment to the application, and shall be made part of the application to be used as a basis for a final Planning Commission and Staff recommendation.
 - b. If the County Staff or the Planning Commission finds that this new information results in a substantial change in the proposal, the County Staff may re-refer the amended application and supporting materials to those referral agencies and individuals outlined in Section 7.04.08, above. The processing schedule will be amended accordingly.
 - c. If the applicant is unable to supply responses within the 30 days allowed, then the applicant may request, in writing, a delay in processing the application for up to 90 days.
 - d. If the applicant fails to supply satisfactory responses within the specified time, the County Staff may either base the Land Use County Staff recommendation on review of the file as it exists, or reject the application as a result of the failure to provide information necessary to its proper review. In the case of the latter, the County Staff shall inform the applicant in writing.
- 3) The Land Use County Staff shall make a recommendation based on its analysis of the record on the application, the referral comments, and the applicant's responses to the referral comments.

~~7.05.09~~7.04.09 ~~7.04.09~~ Notice of Permit Hearing

- A) Not later than 30 days after receipt of a completed application for a permit, the County Staff shall set and publish notice of a date, time, and place for a ~~joint~~ public hearing before the Board of County Commissioners and the Planning Commission. The notice shall be published once in a newspaper of general circulation in Huerfano County, not less than 30 nor more than 60 days before the date set for the hearing. Notice shall also be mailed to the applicant, and to any other persons or agencies requesting notice of the hearing, at the same time the notice is published. Inadvertent failure to notify every such property owner, person, or agency shall not affect the validity of any hearing or any determination of the Board.
- B) Not less than thirty days before the date scheduled for the ~~joint~~ public hearing the applicant will send notice by, certified mail, return receipt requested, or by a nationally recognized overnight courier, to all property owners ~~identified~~identified in Section 7.04.08 (B) (2), and all mineral estate owner pursuant to CRS 24-65.5-103. Inadvertent failure to notify every such property owner, person, or agency shall not affect the validity of any hearing or and determination of the Board.
- C) The application shall be considered complete and therefore received by the Land Use Department for purposes of this Section 7.04.09, once the applicant supplies satisfactory responses to the referral comments as required by Section 7.04.08(D)(2), above, or, if no responses are required, within 60

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days after the County Staff transmits information on the application to the referral agencies and individuals pursuant to Section 7.04.08(C), or at such later date as the County Staff may have approved under Section 7.04.08(C), above. Completeness of the application shall also be determined based upon the applicant's compliance with any applicable requirements of Article 65.5 of Title 24, C.R.S., as set forth in Section 7.04.07(A) (1)(D), above.

- D) Notwithstanding any other provision of this Article the Applicant shall be solely responsible for complying with any applicable requirements of Article 65.5 of Title 24, C.R.S. Therefore, if the application is one which requires compliance with Article 65.5 of Title 24, C.R.S., and if the applicant has certified as part of its application submittal that mineral estate owners or lessees owning less than full fee title in the property which is the subject of the application exist, the County's initial public hearing on the application (before the Planning Commission or the Board, as applicable) shall not be held unless the applicant provides a further signed certification confirming that the applicant has, at least 30 days prior to the initial public hearing, transmitted to the County and to the affected mineral estate owners and lessees the notices required by Article 65.5 of Title 24, CR.S.
- E) In any case where information becomes known to the Planning Commission, Board, or County Staff that an applicant has failed to provide notice of an initial public hearing on an application as required Article 65.5 of Title 24, C.R.S. at least 30 days prior to the initial County public hearing on the application, as required by Article 65.5 of Title 24, C.R.S., the Planning Commission, the Board, or the County Staff on behalf of the Planning Commission or Board may continue, may reschedule, or may vacate the initial public hearing to allow proper notice to be provided under Article 65.5 of Title 24, C.R.S.

~~7.05.10~~7.04.10 — ~~7.04.10~~ — Conduct of the Permit Hearings

- A) The Board shall conduct its public hearing in such a manner so as to solicit all relevant testimony from the applicant and members of the public.
 - 1) The Board and Planning Commission shall hear testimony and receive evidence and documents presented at the public hearing.
 - 2) The County Staff shall conduct and preserve the following record of the public hearing:
 - a. The permit application.
 - b. Any written statements or documents presented in support of or in opposition to the permit application.
 - c. The names and addresses (as available) of all persons making oral or written statements, appearing as witnesses, or offering documentary evidence.

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- d. Any ~~tape~~ recording of the hearing.
- e. The Planning Commission's recommendation.
- f. The resolution of the Board granting or denying the permit application.
- g. A copy of the permit, if issued.

B) Any application submitted by a public utility or a power authority providing electric or natural gas service, which relates to the location, construction, or improvement of a Major Facility of a Public Utility as contemplated by Section 29-20-108, C.R.S., as amended, and which is presented to the Planning Commission for review, shall be considered to be a "preliminary application" under Section 29-20-108. Final County action on any such application shall thus be required to be taken within 120 days after submission of the application, or the application under Section 29-20-108 is deemed approved. Any such application for a major electrical or natural gas facility which is presented to only the Board, shall be considered to be a "final application" under Section 29-20-108, on which final County action shall be required to be taken within 90 days after submission of the application, or the application under Section 29-20-108 is deemed approved. For purposes of this Subsection C., "submission" shall be considered to be the submission of a complete application as required by this Regulation, including but not limited with respect to compliance with any applicable notice requirements to the mineral estate owners and lessees constituting less than full fee title in the subject property as required by Article 65.5 of Title 24, C.R.S.

~~7.05.11~~ 7.04.11 ——— ~~7.04.11~~ ——— Standards for Approval of a Permit Application

1041 Permit Approval Criteria

The board of county commissioners shall approve or approve with conditions a 1041 permit if it finds that it complies with the basic criteria in subsection A below and also complies with the additional criteria applicable to the type of area or activity of state interest applied for as listed in subsections B through M below. Collectively, these criteria implement the requirements for County development of guidelines and regulations for each of these areas contained in C.R.S. 24-65.1-202, 204, and 402. This determination shall be made based on the cumulative impacts of all phases or elements of the project. If a project is to be phased over time or is composed of distinguishable elements, the impacts of all phases or elements of the development must be considered together when determining whether the project satisfies the applicable approval criteria.

A) General Approval Requirements

- 1) A permit application for development of a matter of state interest ~~may not be approved unless the applicant satisfactorily demonstrates~~ must demonstrate that the proposal, including all mitigation measures proposed by the applicant, ~~complies with all of the applicable criteria set forth in this Article~~ relevant environmental impacts have been considered and mitigated. If the proposal does not ~~comply with~~ mitigate all of the applicable ~~criteria~~ impacts, the permit shall be denied, unless the Board determines that reasonable conditions can be imposed on the permit which will enable

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the ~~permit to comply with the criteria~~ activity to mitigate impacts.

- 2) A permit application for development of a matter of state interest must demonstrate benefit to Huerfano County and the residents, business and communities thereof. If the Board finds that an otherwise satisfactory proposal does not deliver sufficient benefit versus the anticipated impact, then the Board may negotiate, as a condition of approval, an agreement that either mitigates potential risks or advances a stated County priority. Examples of situations that may merit such an agreement include, but are not limited to, the following:
 - a. Projects due to state or federal initiative that result in a reduction of value to the County or its residents, whether through lost revenue or other economic impacts;
 - b. Projects that result in a disproportionate, negative impact to existing communities or the County at large, such as loss of view shed or other difficult-to-quantify impact;
 - c. For the purpose of reclamation or restoration of land or natural resources impacted by said project.

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~~2)3)~~ If the Board determines at the public hearing that sufficient information has not been provided to it to allow it to determine if the applicable criteria have been met, the Board may continue the hearing until the specified additional information has been received. The Board shall adopt a written decision on a permit application as soon as practicable after the completion of the permit hearing.

B) Standards for approval of all permit applications.
Notwithstanding this Section 7.04.11.B.,- applicable standards may be waived pursuant to Section 7.04.03 of these Regulations.

- 1) ~~The~~ Prior to site disturbance associated with the project, the applicant has obtained or can and will obtain all property rights, permits, and approvals necessary for the proposal, including surface, mineral, and water rights. The Board may, in its discretion, and any additional permits and approvals from local, regional, state, and federal governmental departments and agencies necessary to engage in the proposed activity; the board of county commissioners may defer making a final decision on the application until necessary outstanding property rights, permits and approvals for the proposal are obtained, or may condition the approval of a permit on receipt;
- 2) The applicant ~~has the necessary expertise and demonstrates~~ financial capability to develop and operate the proposal consistent with all requirements and conditions.
- ~~5)~~ Adequate water supplies, as determined by the Board of County Commissioners, with referral comments from the State Engineer’s Office, the Division Engineer’s Office, and the Colorado

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~~Department~~Department of Health, ~~and~~ the Huerfano County Water Conservancy District are available for the proposal if applicable.

~~5) The proposal will not cause unreasonable a loss of significant irrigated agricultural lands, without an equal or greater gain in economic value as identified in the Comprehensive Plan, or identifiable on or near the site.~~

~~5)3) .~~ The proposal shall not significantly degrade or pose a significant hazard to any aspect of the environment, including environmental resources and open space areas as identified in the Comprehensive Plan, and other features or elements that are deemed to be significant components of the natural environment worthy of preservation. The project design, construction, and operation minimize the likelihood of the release of any hazardous material into the environment, as evidenced by its plans for compliance with federal and state handling, storage, disposal, discharge, and transportation requirements, its use of waste minimization techniques, and the adequacy of spill prevention and response plans; For purposes of this section, the following aspects of the environment shall be considered:

- a. Air quality: The proposal shall not significantly deteriorate air quality. In determining impacts to air quality, these considerations shall apply.
 - i. Changes to seasonal ambient air quality
 - ii. Changes in visibility and microclimates
 - iii. Applicable air quality standards and impacts on odors
- b. Visual quality: The proposal shall not significantly degrade visual quality. In determining impacts to visual quality, these considerations shall apply.
 - i. Visual changes to ground cover and vegetation, waterfalls and streams, or other natural features.
 - ii. Interference with view sheds and scenic vistas.
 - iii. Changes in appearances of forest canopies.
 - iv. Changes in landscape character types or unique land formations.
 - v. Compatibility of building and structure design and materials with surrounding land uses.
- c. Surface water quality. The proposal shall not significantly degrade surface water quality. In determining impacts to surface water quality, these considerations shall apply:

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- i. Changes to existing water quality, including patterns of water circulation, temperature, conditions of the substrate, extent, and persistence of suspended particulates and clarity, odor, color or taste of water.
 - ii. ~~Applicable narrative~~Narrative and numeric water quality standards adopted by the Colorado Department of Public Health & Environment Water Quality Control Commission deemed relevant to an application and/or necessary to maintain native species.
 - iii. Increases in point and non-point source pollution loads.
 - iv. Increase in erosion.
 - v. Increases in sediment loading to water bodies.
 - vi. Changes in stream channel ~~or shoreline~~ stability.
 - vii. ~~Changes in~~Mitigation of storm water runoff ~~flows.~~
 - viii. ~~Changes~~Discharges of nutrients likely to cause changes in trophic status or in eutrophication rates in lakes and reservoirs.
 - ix. Changes in the capacity or functioning of streams, lakes, or reservoirs.
 - x. Changes in flushing flows.
 - xi. Changes in dilution rates of mine waste, agricultural runoff and other unregulated sources of pollutants.
- d. Groundwater quality. The proposal shall not significantly degrade groundwater quality. In determining impacts to groundwater quality, these considerations shall apply:
- i. Changes in aquifer recharge rates, groundwater levels, and aquifer capacity including seepage losses through aquifer boundaries and at aquifer-stream interfaces.
 - ii. Changes in capacity and function of wells within the impact area.
 - iii. Changes in quality of well water within the impact area.
- e. Wetlands and riparian areas. The proposal shall not significantly degrade the quality of wetlands and riparian areas. In determining impacts to wetlands and riparian areas, these considerations shall apply:
- i. Changes in the structure and function of wetlands.
 - ii. Changes to the filtering and pollutant uptake capacities of wetlands and riparian areas.
 - iii. Changes to aerial extent of wetlands.

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- iv. Changes in species' characteristics and diversity.
- v. Transition from wetland to upland species.
- vi. Changes in function and aerial extent of floodplains.
- f. Terrestrial and aquatic animal life. The proposal shall not significantly degrade the quality of terrestrial and aquatic animal life. In determining impacts to terrestrial and aquatic animal life, these considerations shall apply:
 - i. Changes that result in loss of oxygen for aquatic life.
 - ii. ~~Changes~~ Reduction in ~~flushing~~ surface flows.
 - iii. Changes in species composition or density.
 - iv. ~~Changes~~ Reduction in number of threatened or endangered species.
 - v. Changes to habitat and critical habitat, including calving grounds, mating grounds, nesting grounds, summer or winter range, migration routes, or any other habitat features necessary for the protection and propagation of any ~~terrestrial animals~~ native species.
 - vi. Changes to habitat and critical habitat, including streambed and banks, spawning grounds, riffle and side pool areas, flushing flows, nutrient accumulation and cycling, water temperature, depth and circulation, stratification and any other conditions necessary for the protection and propagation of aquatic species.
 - vii. Changes to the aquatic and terrestrial food webs.
- g. Terrestrial and aquatic plant life. The proposal shall not significantly degrade the quality of terrestrial and aquatic plant life, including plant life resulting from agricultural irrigation, dry up of the same, and revegetation efforts to mitigate the same. In determining impacts to terrestrial and aquatic animal life, these considerations shall apply:
 - i. Changes to habitat of threatened or endangered plant species.
 - ii. Changes to the structure and function of vegetation, including species composition, diversity, biomass, and productivity.
 - iii. Changes in advancement or succession of desirable and less desirable species, including noxious weeds.
 - iv. Changes in threatened or endangered species.
- h. Soils and geologic conditions. The proposal shall not significantly degrade soils and geologic conditions, including soil impacts resulting from agricultural irrigation, dry up of the same,

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and revegetation efforts to mitigate the same. -In determining impacts on soils and geologic conditions, these considerations shall apply.

- i. Changes to the topography, natural drainage patterns, soil morphology and productivity, soil erosion potential, and flood hazard areas.
- ii. Changes to stream sedimentation, geomorphology, and channel stability.
- iii. Changes to lake and reservoir bank stability and sedimentation, and safety of existing reservoirs.
- iv. Changes to avalanche areas, mudflows and debris fans, and other unstable and potentially unstable slopes.
- v. Exacerbation of seismic concerns and subsidence.
- i. The proposal will not have a significant adverse effect on the quality or quantity of recreational opportunities and experience.
- j. The proposal will not cause unreasonable loss of significant cultural resources, including but not necessarily limited to historical structures or sites and archaeological artifacts or sites, as identified in the Comprehensive Plan or identifiable on or near the site.
- k. The proposal or its associated transmission collector or distribution system will not create blight, or cause other nuisance factors such as excessive noise or obnoxious odors.
- l. The proposal will not be subject to significant risk from floods, fires, earthquakes, subsidence or other disasters or natural hazards.
- m. The proposal or its associated transmission collector or distribution system will not create an undue financial burden on existing or future residents of the County.
- n. The proposal will not have a significant adverse effect on the capability of local government to provide services or exceed the capacity of service delivery systems.
- o. The planning, design and operation of the proposal will reflect appropriate principles of resource conservation, energy efficiency and recycling or reuse.
- p. For those applications for which the County has required information on the environmental and socio-economic impacts and costs of alternatives under Section 7.04.07(D)(~~6~~)(8-15) above, the proposal represents the least damaging alternative of reasonable cost among the alternatives analyzed.
- q. The proposal is in accordance with the Huerfano County Comprehensive Plan and any applicable intergovernmental agreement affecting land use and development, including but

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not limited to any applicable land use designations. In cases where a person who is not a service provider with a County-approved service plan or service area, proposes a development within an approved service area, the Board shall not be compelled to consider the development to be in compliance with the applicable adopted comprehensive plan or intergovernmental planning agreement simply by virtue of the fact that the development is located within, or is proposed to serve, an approved service area.

- r. The proposal represents the complete, reasonably foreseeable development for the subject property as required under Section 7.04.01(D), above, ~~except that the~~. The Board may approve development ~~constituting less than the complete development provided that the Applicant clearly demonstrates that a lesser proposal constitutes a discrete phase in phases if the review required under this section included impacts~~ of the complete development as supported by the applicable master planning document required under Subsection 7.04.01(D), ~~which can be logically and adequately reviewed as a separate project~~ under the applicable criteria of these Regulations, and documents the relationship of such phase to future phases of the same project. Amendments to approvals of applications submitted after the effective date of February 22, 2011 shall be subject to the further requirements of Subsection 7.04.01(E), above.

C) Additional standards for approval of ~~municipal and industrial water-related~~ projects.

- 1) The proposal shall emphasize the most efficient use of water, including, to the extent permissible under existing law, the recycling and reuse of water as well as water conservation best practices. Urban development, ~~population densities, and site layout~~ landscaping or irrigation, and design of storm water and sanitation systems shall be accomplished in a manner that will prevent the pollution of aquifer recharge areas.
- 1) ~~To promote the efficient utilization of municipal and industrial water-related projects, proposals that would export water from the County by change of water right, by the plumping of desiccated water rights, or otherwise, shall require that the applicant share its proposal with and obtain an advisory recommendation to the County from relevant stakeholder groups, to include such as local the Huerfano Basin Stockgrowers Association, Farm Bureau, the Huerfano County Water Conservation District, water providers in the same basin, and the Chambers of Commerce. The BOCC may identify additional stakeholder groups from which an advisory opinion shall be sought. utilization of the following water sources shall be favored/prioritized:~~
 - b. ~~Utilization of existing municipal and industrial water supplies, for example, by lease, exchange, sale, or other disposition between persons or entities within Huerfano County, or between persons or entities within Huerfano County and those outside Huerfano County.~~

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~~e-2) Water supplies from sources which do not involve the removal of water from irrigated agriculture or open space or preserved lands in Huerfano County, or which do not involve increased use of native flows of water in the streams of Huerfano County.~~

- D) Additional standards for approval of site selection and construction of major new domestic water and ~~sewage wastewater~~ treatment systems and major extensions of existing domestic water and ~~sewage wastewater~~ treatment systems.
- 1) New domestic water and ~~sewage wastewater~~ treatment systems and major extensions of existing domestic water and ~~sewage wastewater~~ treatment systems shall be constructed in areas which will result in the proper utilization of existing treatment plants within the County and will ensure the orderly development of domestic water and ~~sewage wastewater~~ treatment systems of adjacent communities within the County.
 - 2) Major extensions of domestic water and ~~sewage wastewater~~ treatment systems shall be permitted in those areas in which the anticipated growth and development that may occur as a result of such extension can be accommodated within the financial and environmental capacity of the area to sustain such growth and development.
 - 3) ~~Existing~~Proposed development would place existing water and ~~sewage wastewater~~ treatment systems servicing the area ~~must be~~ at or near operational capacity.
 - 4) The scope and nature of the proposal will not compete with existing water and ~~sewage wastewater~~ services or create duplicate services.
 - 5) The age of existing domestic water and ~~sewage wastewater~~ treatment systems, operational efficiency, state of repair or level of service is such that replacement is warranted.
 - 6) Existing facilities cannot be upgraded or expanded to meet waste discharge permit conditions of the Colorado Water Control Division.
- E) Additional standards for major facilities of a public utility.
- 1) Facilities shall be sited and constructed in areas which will result in the proper utilization of existing facilities and associated systems within or serving the County.
 - 2) Facilities shall be permitted in those areas in which the anticipated growth and development that may occur as a result of such facility can be accommodated within the financial and environmental capacity of the area to sustain such growth and development and are in accordance with the applicable County land use plans.
 - 3) Existing facilities and associated systems servicing the area must be at or near operational capacity.

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- 4) If a facility extension or replacement is proposed, the age of existing facilities and associated systems, their operational efficiency, and their state of repair or level of service are such that extension or replacement is warranted.
- 5) If a new facility is proposed, existing facilities cannot be feasibly upgraded or expanded.
- F) Additional standards for site selection of new communities.
 - 1) ~~The design shall, at a minimum, provide for~~Each application for creation of a new community pursuant to 7.01.10(PP) or non-residential, non-agricultural commercial or mixed-use development of more than 5,000 square feet on land currently used for agricultural purposes, or taxed as agricultural land shall ensure adequate provision of transportation, waste disposal, schools, emergency services and other governmental services in a manner that will not overload facilities of existing communities of the region.
- G) Additional standards for development in natural resource areas of statewide importance.
 - 1) Development shall be designed to preserve the integrity of the resource.
 - 2) Development shall be conducted in a manner which will be compatible with the preservation of the resource and minimize damage to the resource.
 - 3) The proposed development will not adversely affect ~~either surface or subsurface~~ water rights.
 - 4) The proposed development will not significantly deteriorate significant wildlife habitat.
 - 5) The proposed development will not significantly degrade existing natural scenic characteristics, create blight, or cause other nuisance factors such as excessive noise or obnoxious odors.
- H) Additional standards for development in flood hazard areas.
 - 1) Development shall preserve the integrity of the flood hazard area by not altering or impacting it in any way which is likely to pose a significant threat to public health or safety or to property (including the subject property, other impacted properties, or the environment).
 - 2) Development which, in time of flooding, will likely pose a significant threat to public health or safety or to property (including the subject property, other impacted properties, or the environment) shall be prohibited. In determining whether there will likely be a significant threat, the following factors shall be considered, along with recent flood level & velocity analyses accepted by Staff as pertinent:
 - a. creation of obstructions from the proposed development during times of flooding, and vulnerability of the proposed development to flooding;
 - b. use of flood protection devices or flood proofing methods;

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7-50 PC Recommendation

Huerfano County
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Walsenburg, CO 81089
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- c. nature or intensity of the proposed development;
- d. increases in impervious surface area caused by the proposed development;
- e. increases in surface runoff flow rate and amount caused by the proposed development;
- f. increases in flood water flow rate and amount caused by the proposed development;
- g. proximity and nature of adjacent or nearby land uses;
- h. impacts to downstream properties or communities;
- i. impacts on shallow wells, waste disposal sites, water supply systems, and ~~sewage~~wastewater disposal or on-site wastewater systems.

j. Impacts of debris flows on the development or caused by development.

- 3) Areas of Unincorporated Huerfano County not designated on the Flood Hazard Area Map must meet the requirement of the Flood Damage Prevention Resolution No: 88-13 adopted by the Board on 31, August 1988 and incorporated in the Land Use Code as Section 4.00.
- 4) Open space activities such as agriculture, passive recreation (recreation not requiring the development of playing fields, spectator stands or other significant structures), and mineral extraction, shall be presumed to be the favored form of development in the flood hazard area and shall be encouraged. Applications proposing other forms of development, which make a more intensive use of the land such as by increasing the structural coverage or impervious surface on the land, shall be presumed to generate adverse impacts on the flood hazard area and shall not be approved unless the applicant clearly demonstrates that the criteria of this Section 7.04.11(H) and of Section 7.04.11(B) have been met.

~~E.~~ Additional standards for development in geologic hazard areas.

H)

Hazardous geologic conditions include avalanches, landslides, rock fall, alluvial fans, mudflow areas, undermined areas, or development over faults. Development shall not aggravate the hazardous condition or otherwise pose a significant risk to public health and safety or to property.

- 1) ~~Open space activities such as agriculture, passive recreation not requiring the development of playing fields, spectator stands or other significant structures, and mineral extraction, shall be encouraged provided they can~~Development shall be conducted in a manner which does not aggravate the hazardous condition or otherwise pose a significant risk to public health and safety or to property.
- 2) Any approved development shall be designed in a manner that mitigates any significant risk posed by the geologic hazard, as confirmed by a registered professional engineer or other

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qualified expert in the field.

- 3) Shallow wells, solid waste disposal sites, water supply systems, and on-site wastewater systems and ~~sewage~~wastewater disposal systems shall be protected.
- 4) Development shall comply with all applicable County Building Code and Health Department regulations.

~~7.05.12~~7.04.12 — ~~7.04.12~~ Issuance of Permits

- A) The permit shall be issued on the form adopted by the Board of County Commissioners, which may be the Board's written resolution of decision on the application.
- B) The permit may be issued for an indefinite term or a specified number of years.

~~7.05.13~~7.04.13 — ~~7.04.13~~ Financial Security

- A) Before any permit is issued, the Board may, in its discretion, require the applicant to file a guarantee of financial security deemed adequate by and made payable to the Board.
- B) The purpose of this financial guarantee shall be to assure that the applicant or permittee shall faithfully perform all requirements of the permit.
- C) Any requirement for a financial guarantee shall be specified in the written decision of the Board on the permit application.

~~7.07.05~~ 7.05 — Post Approval Requirements

~~7.07.01~~7.05.01 — ~~7.05.01~~ Enforcement of Permit Requirements

- A) When it comes to the attention of the Board that the provisions of any permit have been violated by the permittee, the Board, if it determines that enforcement action is appropriate, shall give the permittee written notice of the specific violation and of a hearing on the proposed violation which the Board shall schedule no sooner than 30 days after the date of the written notice. If the Board determines that an emergency situation exists the Board may schedule the hearing sooner than 30 days, provided that the permittee receives at least five working days' prior notice of the hearing.
- B) If the permittee fails to correct the violation by the public hearing date, and the Board determines at the public hearing that the violation exists, the Board, in its discretion, may impose an appropriate sanction, including but not necessarily limited to temporary suspension of the permit for a reasonable

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time certain; an order to correct the violation within a reasonable time certain; the requirement for additional financial guarantees; or revocation of the permit.

- C) The Board shall have the authority to seek an injunction or other appropriate relief in the appropriate state or federal district court if the permittee fails to correct the violation or to comply with any sanction imposed at the public hearing.
- D) Any permit issued under these regulations shall be deemed to include the granting of the permittee's consent to entry and inspections by the Board and its authorized representatives as may be necessary at any time during regular County business hours, without prior notice to the permittee, to determine compliance with the terms of the permit.
- E) Any person engaging in a development in a designated area of state interest or conducting a designated activity of state interest who does not obtain a permit pursuant to these regulations may be enjoined by the Board or any other person from engaging in such development or conducting such activity, and may be subject to such other criminal or civil liability as may be prescribed by law.
- F) To the extent the Board or any other person may be forced to seek injunctive relief as provided in this Section 7.05.01, any permittee, applicant or other person subject of such injunctive relief as may be awarded by a court of proper jurisdiction shall be liable to the County for costs and fees incurred in securing such injunctive relief, including reasonable attorney fees.

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7-53 PC Recommendation

John Galusha, Chairman
Arica Andreatta, Commissioner
Karl Sporleder, Commissioner



HUERFANO COUNTY GOVERNMENT BRIEFING MEMORANDUM

Date: February 27, 2024
To: Huerfano County Board of County Commissioners
From: Carl Young, County Administrator
Re: Recommended Approach to Housing

Introduction

Workforce Housing is a critical need in Huerfano County. Lack of affordable and attainable housing is driving up the cost of living and making it difficult to attract and retain employees for the County as well as other public and private employers. At the same time the County lacks the capacity to become a housing developer. This lack of capacity is administrative, financial, and operational.

In order to begin to address housing as a critical need, and respect the County’s current capacity limitations, I propose that our primary focus should be on developing permanent programs, particularly revolving loan funds and a land bank, that support and incentivize private sector housing development. We should also encourage and support at least one partner with becoming a housing developer and/or an owner/operator of rental properties.

Strategy

The County should incrementally develop a portfolio of revolving loan funds primarily, but not limited to, the USDA Self-Help Housing program and DOLA CDBG Housing Rehabilitation program. I would focus the Self-Help program on Huerfano County and consider expanding the Housing Rehabilitation program to the wider region.

The County owns various random lots, primarily in Walsenburg and the Unincorporated parts of the County. We have discussed selling these for years, but keep running into capacity issues. I think we can finally get this done while helping expand housing. A land banking program would build an organized way to get these properties back on the tax rolls as more than just vacant land. For larger parcels, like our Gardner Project, the land banking program could go as far as extending utilities and subdividing property to create easily buildable lots.

I am currently undecided on if it is advisable for the County to build units for sale, and perhaps that might happen on a case by case basis. In general, we should help local partners or developers do the final building and delivery of units. However, in these early stages of building a housing ecosystem, we should play a larger role with the goal of helping our local partners build their capacity. By this I mean we should take on pre-development work and cautiously consider building units.

Recommendation

To execute this approach, I recommend the following steps:

1. Apply for a Strong Communities Grant to build out the Revolving Loan Fund and Land Banking programs as well as update housing related portions of the Land Use Code.

2. Apply for a More Housing Now Grant to compete pre-development planning for the Gardner project.
3. Apply for a Local Planning Capacity grant to hire staff dedicated to the operation of the County’s housing program. This program also covers benefits for the staff person.

Financial Impact

The below table shows the financial breakdown for each grant. The source of the County match for all three programs is ARPA State and Local Recovery Funds. We currently have \$200,000 obligated for Countywide Housing programs. With the approach outlined above the County could de-obligate \$100,000 of those funds and re-obligate them to County General or another project.

Grant Program	Match Required	Total Project	Grant Funding	County Funding
Strong Communities Grant	10%	\$150,000	\$135,000	\$15,000
More Housing Now	25%	\$150,000	\$112,500	\$37,500
Local Planning Capacity	20%	\$162,000	\$129,600	\$32,400
Total		\$462,000	\$377,100	\$84,900

If these programs are successful we will need start-up capital. Those funds could come from County funds, whether that be ARPA funds we choose not to de-obligate or the Asset Management Corporation. We may also apply for grants from government entities and private foundations for that startup capital. As an example, our 2019 Housing Needs Assessment included a recommendation for a Housing Improvement Revolving Loan Fund that leveraged \$50K in County resources (cash, in-kind, and fee waivers) for an additional \$550K in start-up capital.

Future Considerations

If you decide to direct Staff to execute the recommended approach, future Board actions will likely be necessary. Beyond approving applications and, hopefully, accepting awards I believe that it will be prudent to establish a Housing Board to oversee the operation of these programs. At present, my preference is that this Board would be established once we are ready to launch the programs. However, we could also establish the Board as a steering committee to work with the consultants funded by the grants. We can have this discussion now, or if we are awarded these grants.

More Housing Now Alternative

I want to mention that the More Housing Now grant could also be used for Rio Cucharas Inn. While my preference would be to go after a grant for either Rio Cucharas or Gardner, we can apply for both in the same round. I recommended Gardner over Rio Cucharas for two primary reasons: (1) The Gardner Project has been studied and has a preliminary feasibility study, which might make it more competitive in the grant competition; and (2) while you have not made a formal decision on Rio Cucharas, I know there is at least some inclination towards selling the property and accepting a DOLA grant to study that project would, at least in my understanding, remove that option from the table. I am open to pursuing either or both, whichever the Board decides.