



**MINUTES OF THE MEETING OF THE
BOARD OF COUNTY COMMISSIONERS
GILPIN COUNTY, COLORADO**

Tuesday, March 26, 2024

A regular meeting was held on Tuesday, March 26, 2024, at the Gilpin County Historic Courthouse and online via Zoom. Chair Berumen called the meeting to order at 9:00 a.m. In attendance were Susan Berumen, Chair, Commissioner Sandy Hollingsworth, Commissioner Marie A. Mornis, County Manager Ray Rears, County Attorney Brad Benning, and Deputy Clerk to the Board Lyndsey Denton.

Agenda Review. Commissioner Hollingsworth moved to add the March 20, 2024 minutes to the consent agenda. Commissioner Mornis seconded the motion, which passed by a vote of 3 to 0.

Conflicts of Interest. County Attorney Benning asked the Board of County Commissioners if any individual commissioner had any personal or financial interests with the business on today's agenda. Each commissioner replied with no conflicts of interest.

Public or Press Comment. Chair Berumen opened the meeting to public or press comment. There were no public or press comments made.

Consent Agenda. Commissioner Mornis moved to adopt the consent agenda. This included the approval of Treasurer's Report for February 2024, the approval of meeting minutes for March 12, 2024, March 17, 2024, and March 20, 2024 meetings. Commissioner Hollingsworth seconded the motion, which passed by a vote of 3 to 0.

Colorado Parks & Wildlife, Wolf Reintroduction Update. Tim Woodward, Wildlife Officer and Mark Lamb, Area Wildlife Manager, presented an update on the wolf reintroduction in Colorado. The reintroduction was due to Colorado Proposition 114, that was passed by Colorado voters in 2020. Colorado Parks & Wildlife (CPW) released wolves in Grand County at the end of 2023, and confirmed that so far, there have not been any issues with the wolves and livestock. He clarified that since wolves are on the federal endangered species list, there is now a special exemption; CPW and ranchers can slay or deter wolves only when actively in the act of taking livestock, not when one is walking on the property. They overviewed maps of the wolves' migration, which are issued monthly. The maps showed that the wolves are moving west and north. Mr. Lamb stated that 10-15 wolves will be released per year over the first 5 years, up to about 50 wolves. He also confirmed that wolves are only being released on the western slope. Mr. Woodward and Mr. Lamb also briefly shared information about mountain lions, and plans for CPW to develop an eastern slope plan for mountain lion management. The Colorado Parks and Wildlife website has more information. There will also be a community event in partnership with CSU Extension, at the Gilpin County Library on April 18th, 2024, from 6:00-7:30 p.m. about the wolf reintroduction. It will be virtual and in-person.

State Park Local Access Funding Study for SB23-059. Representatives from RRC Associates, Jake Jorgenson and Kailyn Haskovec joined the meeting virtually to share and gather information for a study on Senate Bill 23-059. Todd Farrow, Golden Gate Canyon State Park (GGCSP) Park Manager, and John Combs Public Works Director were present for discussion and questions. Mr. Jorgenson overviewed the Bill, which was passed in May 2023. It would allow for counties to add up to a \$2.00 fee on the State Park daily vehicle passes for local access route funding. The Bill requires CPW to complete a study on access to state parks and is due to the Colorado General Assembly by November 1, 2024. CPW has contracted with RRC Associates to conduct the study. Director Combs reviewed the road maintenance data for the three (3) access roads to GGCSP within Gilpin County, totaling an



estimated \$328,455.47 in annual maintenance, and excludes the estimated \$1.1 million to repave Crawford Gulch Road. Ms. Haskovec shared the timeline for the study and draft criteria requirements for counties to apply for the additional fee. The final requirements for application will be determined in June 2024. She also mentioned that January 1, 2025, is the earliest time that the additional fee can be collected. It was clarified that the additional fee only applies to daily passes, and parks within two or more counties that apply the fees, would need to work together to split the funding. Commissioner Hollingsworth added history about the Bill initiated by a county commissioner to request excess Keep Colorado Wild (KCW) fees collected for use by counties with state parks and supported by a committee prior to passage. Park Manager Farrow shared that day use visitation is unclear since annual passes are also being included, and they are working to better track day passes.

PUBLIC HEARING for Resolution 24-49, Planned Unit Development (PUD) Rezoning for 5312 CO Highway 119.

Chair Berumen opened the public hearing at 9:56 a.m. Rob Gutierrez, Community Development Director presented the resolution to rezone the Coyote Motel, located at 5312 CO Highway 119. The rezoning would allow for developers to convert the property from a hotel to deed restricted, multi-family housing units. It was clarified that all current zones would still exist, the PUD rezone would be an additional allowed use. The Deed Restriction would require all units to be affordable housing. The rezone could potentially help the County meet the Affordable Housing goal of eighteen (18) units by end of 2025, if a developer were to acquire the property for converting to housing units. Director Gutierrez noted that the Planning Commission had a positive recommendation for the rezone. There was discussion about the integrity of the building, utilities, and the requirements needed to convert the hotel to housing units.

Chair Berumen opened the Hearing to public comment. Comments included:

- Kathleen Balfour, 392 Tchaikovsky Road, expressed her concerns about the property.

With no further comments in-person nor online, Chair Berumen closed the Hearing to public comment.

Director Gutierrez addressed the concerns expressed in public comment. He clarified that this is the first step in the process of this property being considered for affordable housing. Gilpin County is not interested in purchasing the property, rather, work with a builder/contractor on regulatory processes with affordable housing requirements. Any developer would need to do their diligence to ensure the integrity of the structure and the feasibility of converting the use.

Chair Berumen asked for a motion. Commissioner Mornis moved to adopt Resolution 24-49, "Approving the Jefferson Planned Unit Development rezoning of parcel B created by BLA-14-04A, located in Section 17, T3S, R72W, Gilpin County, Colorado." Commissioner Hollingsworth seconded the motion, which passed by a vote of 3 to 0.

Chair Berumen closed the Public Hearing at 10:20 a.m. *(The legal recording of the public hearing, including any public comment, is an audio file available through the Clerk and Recorder's Office.)*

Resolution 24-64, Congressional Directed Spending (CDS) / Community Project Funding (CPF) Application for Justice Center Generator Project. Ryan Keenan, Facilities Director and Jamie Boyle, Grants Manager & Writer overviewed the reasons this project was chosen over a previously chosen project at the Dakota Hill Tower. After receiving feedback from congressional staffers, the Justice Center generator was viewed as highly eligible for a couple different programs, and the Dakota Hill Tower was not. The Generator project is projected to cost \$1,198,000, with a grant match of 10-30% expected. Staff estimated a \$250,000 match, which is approximately 20%, and was already budgeted. There was discussion about ongoing maintenance costs, which was estimated to be \$7,000 per year. Chair Berumen asked for a motion. Commissioner Hollingsworth moved to adopt Resolution 24-64, "Authorizing the submission of requests for Congressionally Directed Spending and



Community Project funding for fiscal year 2025, cost not to exceed \$1.198-million and County match not to exceed \$250,000.” Commissioner Mornis seconded the motion, which passed by a vote of 3 to 0.

County Attorney’s Report. County Attorney Benning shared his report; highlighting his work with water investigations, roads memo, and road matters litigation. He has also been working with Public Works regarding utility truck damage. He has been working on election messaging and conducted several contract reviews. He noted his work on the Martin Marietta Law Enforcement shooting range lease and the Gilpin County Public Health Plan. He attended a meeting of a Gilpin County Competency Court docket proceeding, which serves to determine if certain inmates are eligible for a supervised release program. County Attorney Benning shared his work with Community Development regarding rezoning matters. He said that the work with the fire suppression ponds has been complex due to the requirements, and he’s working with various agencies to help determine which ponds qualify. He shared his work on the legislated website accessibility requirements with a deadline of July 1, 2024. He will also be meeting with special counsel regarding the revised county 1041 Regulations.

County Manager’s Report. County Manager Rears shared his report, noting the recent emergency disaster snow event. He reviewed the upcoming meeting and work session schedule. There was discussion about the April 16th work session, and to have the Rollinsville discussion in or near Rollinsville in the evening. County Manager Rears noted that the IT Specialist position offer is being made today, and the RFP for IT services will be released this week as well. He signed two contracts for the Housing Needs Assessment and the Land Use Code update. He reviewed the Community Engagement report and Grant Management Report. He shared data with Food Pantry usage numbers, responding to resident requests, and said it will also be shared via social media.

Public or Press Comment. Chair Berumen opened the meeting to public or press comment. Comments included:

- Cecilia Wilson, 208 Howe Court, spoke in support of the food pantry, and asked about renewable energy options for the Justice Center generator project.
- Lynn Gibbs, 2107 Dory Hill Rd, spoke in support of the food pantry.

Board of County Commissioners Report and Notice of Public Meetings.

- Commissioner Hollingsworth shared her report, noting her attendance at the Recreational Sport Shooting Partnership meeting, CCI and CCAT legislative and steering committee meetings, GROC steering committee, and the GOCO Centennial Projects funding announcements. She noted that all commissioners attended the Central City work session. She attended the DOLA coordination call, the Peak-to-Peak Housing and Human Services on their Prop 123 project, and the Peak-to-Peak Chamber meeting.
- Commissioner Mornis shared her report, noting her attendance at the Central City work session and Central City Council meeting, and all commissioners attended the lobbyist meeting.
- Chair Berumen shared her report, highlighting her attendance at CCI and CCAT Legislative and steering committee meetings.
- Chair Berumen shared the meetings where two or more commissioners may be in attendance:
 - o April 8th – legislative work session
 - o April 9th – regular meeting
 - o April 16th -- work session, with possibly an evening work session that day.

Recess to Executive Session. Commissioner Hollingsworth motioned to, “Recess to Executive Session for the purpose of determining positions relative to matters that may be subject to negotiations, developing strategy for negotiations, and/or instructing negotiators under C.R.S. §24-6-402(4)(e).” Commissioner Mornis seconded the motion, which passed by a vote of 3 to 0.



The Board of County Commissioners recessed at 11:09 a.m.

Chair Berumen reconvened the meeting at 1:05 p.m. She stated that in Executive Session, a motion was made to adjourn from Executive Session and reconvene as the Board of County Commissioners, and the vote passed 3 to 0. During Executive Session, they discussed an offer from City of Black Hawk for Parks & Recreation funding. The Board showed appreciation for the offer, and look forward to further negotiations with Black Hawk regarding this matter.

There being no further public business to come before the Board, they adjourned at 1:05 p.m.

Approved this 9th day of April, 2024.

(A signed version of this document has been recorded with the Clerk & Records Office. To obtain a signed copy, please reference Reception# 176310)