



Minutes of the Meeting of the Board of County Commissioners Gilpin County, Colorado, Tuesday, November 12, 2024

A regular meeting was held on Tuesday, November 12, 2024, at the Gilpin County Courthouse, 203 Eureka, and online via Zoom. In attendance were, Commissioner Susan Berumen, Chair, Commissioner Sandy Hollingsworth, and Commissioner Marie A. Mornis, County Manager Ray Rears, County Attorney Jack Reutzel, and Deputy Clerk to the Board, Kimberly Kaufman. Chair Berumen called the meeting to order at 9:00 a.m.

There were no changes to the agenda. County Attorney Reutzel asked the Commissioners if they had any conflicts of interest. Commissioners Berumen and Mornis had none, Commissioner Hollingsworth asked regarding a potential fee conflict; there was none.

There were no changes to the agenda.

Public Comments were called. Mickey Colgin spoke regarding a private septic system concern.

CONSENT AGENDA

Commissioner Hollingsworth moved to accept the consent agenda which included the Clerk and Recorder October 2024 End of Month Report, Resolution 24-155, Resolution 24-153, Resolution 24-145, Resolution 24-141, Resolution 24-154, Resolution 24-149, a Letter of Support for NOCO, and the September 24, 2024, Board of County Commissioners Meeting Minutes. Commissioner Mornis seconded; the motion was approved 3 to 0.

Chanda Johnson, Human Resources Director, presented the team for new hire introductions. Ryan Keenan, Facilities Director, presented Camden Reeger as a new Tech One in the Maintenance Division.

The Sexually Oriented Businesses Impact Study was presented by Tanya Settles, PhD., of Paradigm Public Affairs. She discussed the purpose and scope of the study, the processes and methodology used, the difficulties with conducting a study when no current businesses of this type exist in Gilpin County, data limitations, assumptions made, and the results using different scenarios. Several recommendations were made based on the study including increasing data collection in areas such as average daily population and law enforcement coverage gaps to determine correct staffing. Discussion followed. No decisions were required.

Sheriff Armstrong presented Resolution 24-156, asking for approval of the updated agreement approving the Law Enforcement Academy Repayment Agreements. Gilpin County Detention Officers are sent to the Lakewood and Jefferson County Combined Law Enforcement Academy to become post certified, so they can transition into the patrol division of the Sheriff's Department as sworn peace officers. The Sheriff's Department pays for their academy training with the agreement that they remain



employed with the department for two years. Commissioner Mornis moved to adopt the resolution; Commissioner Hollingsworth seconded; the resolution was adopted 3 to 0.

Sarah Baciak, Paralegal presented the details of Resolution 24-148, Authorizing the Execution of Real Property Lease Agreement with Gilpin Mountain Kids Early Learning Center. Discussion followed regarding the terms and provisions of the lease. Clarification of meaning and minor edits of typos were discussed. Lyndsey Denton, Board Member of the Early Learning Center answered questions regarding the rewritten bylaws of the Board to include active involvement of a commissioner or county representative as a board member. Janey Barker, Director of Human Services, is currently serving as the County representative. Commissioner Hollingsworth moved to adopt the resolution; Commissioner Mornis seconded; the resolution was adopted 3-0.

Resolution 24-147, Request to Award Funds for Child Care to Gilpin Mountain Kids Early Learning Center County Manager Rears started the discussion regarding the resolution by reporting \$100,000 had been allocated in the budget for use by Mountain Kids this year, but as the money had not been used, there is still \$100,000 available. This resolution requested those monies be allocated for use in 2025 for the cleanup, maintenance of the building, different needed insurances and the hiring of a Director for the Center. Lyndsey Denton, Board Member, provided a preliminary budget, although she stated some items were still unknown such as the cost of insurance coverage for the building. Until they have entry into the building, not all items needing maintenance will be known. Their non-profit status was still under consideration by the federal government, but is an approved ~~as a~~ non-profit in Colorado. Discussion continued regarding anticipated expenses and hiring of staff. Commissioner Mornis made a motion to approve the resolution transferring the amount of \$100,000 to the Center; Commissioner Hollingsworth seconded; the resolution was adopted 3 to 0.

Resolution 24-144, Authorizing the Execution of Real Property Lease Agreement with Gilpin Ambulance Authority (GAA) – Sarah Baciak, Paralegal, presented the resolution renewing the annual lease for the GAA with the amendment increasing the term of the lease to three years, and including a five percent escalator in the lease costs per year with a starting rate of \$52,500. Additionally, Gilpin is requesting approval of the payment of 50% of the internet costs of the Apex Emergency Services Building where GAA is housed. Commissioner Hollingsworth moved to adopt the resolution as presented; Commissioner Mornis seconded; the resolution was adopted 3 to 0.

Resolution 24-146, 2025 Planning Commission Appointments – Rob Gutierrez, Community Development Director submitted to the Board five letters of interest from applicant's seeking appointment to the Planning Commission. Three board positions are expiring; however, those three board members have re-applied. Two additional individuals not currently on the Board have also applied. After some discussion, the Commissioners expressed a preference for candidate recommendations from the Planning Commission. Commissioner Mornis moved to postponed the matter until December 17, 2024; Commissioner Hollingsworth seconded; the postponement was approved 3 to 0.

Resolution 24-151, Approving an Amendment to the Platted Building Envelope for Lot 16 in the Roosevelt Ridge Subdivision --Rachel Vigil, Planner, presented the resolution on behalf of the property owner of Lot 16 of the Roosevelt Ridge subdivision. The property owner was requesting movement of



the building envelope three hundred (300) feet to the northwest of its original position. Both the Home Owners Association (HOA) and the applicant's neighbors agreed with the action. Community Development also recommended approval of the move as it would not impact views, and would not create any environmental concerns. After much discussion, Commissioner Hollingsworth moved to adopt the resolution as written; Commissioner Mornis seconded; the resolution was adopted 3 to 0.

Resolution 24-150, Authorizing Acceptance and Contract Execution for Charge Ahead Colorado Grant – Rob Gutierrez, Community Development Director reminded the Commissioners that this had been discussed at a previous work session, and the resolution was brought forward on this date for formal approval. Commissioner Mornis noted that she had expressed her disapproval previously, and she remained opposed to the installation of charging stations at the Gilpin Library. She moved to adopt the resolution as presented; Commissioner Hollingsworth seconded; a vote was taken; it was adopted 2 to 1 with Commissioner Monis voting nay.

Resolution 24-152, Awarding a Contract to All Copy Products, Inc. for the Lease of Multi-Function Copier and Associated Maintenance and Supply Service - Sam Bower, Administrative Analyst, presented an amended resolution seeking the award of a contract to All Copy for the lease of multi-function copier and supply service in buildings across the County. In the amended resolution, the "Not to exceed" amount was updated, and the County Manager was given authorization to execute the final contract after review by the County Attorney; all other provisions stayed the same. The contract had been put out for bid; nine proposals were received, interviews were held with three firms, and All Copy was selected to provide the equipment. The change in provider would result in a cost savings to the County of just under \$10,000.00 per year. Several details were still being worked out, but the new copiers were scheduled for installation on December 3, 2024. Commissioner Hollingsworth moved to adopt the resolution; Commissioner Mornis seconded; the resolution was adopted 3 to 0.

Resolution 24-157, Adopting the 2025 Comprehensive Fee Schedule- the resolution was presented by Sam Bower, Administrative Analyst. A number of work sessions had been previously held on the topic of increasing some of the fees on the adopted County Fee Schedule. As many of the increased fees were requested by Community Development, Community Development Director Gutierrez provided a quick summary of the change in the format. Overall, increased fees were requested by staff of the Treasurer's Office, Solid Waste, Parks and Recreation, Community Development, and the CSU Extension Office. Two previously existing fees but not noted on the list were added including the rental fee for the Board of County Commissioners Meeting Hall and Colorado Open Records Act (CORA) fees. Parks and recreation Director Gabrielle Chisolm joined the discussion regarding Parks and Recreation fees for Gilpin residents. An amendment was added to the resolution to indicate the increased fees would begin January 1, 2025. Commissioner Mornis made a motion to adopt the resolution as amended. Commissioner Hollingsworth seconded; the resolution to adopt the fee schedule was passed 2 to 1 with Commissioner Mornis voting nay with no reasons noted.

County Attorney's Report – Jack Reutzel reported that nine different matters had been reviewed by him and his firm, some of which had been presented today, and legal advice provided on other specific matters of County concern.



County Manager's Report - Ray Rears noted there would be no additional Board of County Commissioners meetings in November. The next Regular meeting would be December 10th with the final regular meeting of the year scheduled for December 17, 2024. Additional dialog regarding the items listed in his published Manager's Report was had.

There were no public or press comments.

Board of County Commissioners Reports and Notice of Public Meetings -- The Commissioners reported on the various meetings they individually attended. Of special note, Commissioner Mornis noted that she and her husband were making a \$5000 donation to the Senior Program at their lunch with them on Friday.

Upcoming Board of County Commissioners Regular meetings: December 10, 2024, and December 17, 2024. The December 9, 2024, work session was cancelled. Gilpin County Offices are scheduled for closure for Thanksgiving, November 28, 2024.

Having no other business, Commissioner Berumen adjourned the meeting at 11:47 a.m.

Approved this 11th day of February, 2025.

A signed and recorded version of these minutes is available via the Clerk & Recorder's Office.