



YUMA COUNTY COMMISSIONERS

October 30 2024

Minutes¹

On October 30, 2024 at 8:00 a.m., the Yuma County Board of Commissioners met in regular session. Chairman Mike Leerar, Commissioner Scott Weaver, Commissioner Adam Gates, and Administrator Brandi Ritchey were present throughout the day.

The Commissioners reviewed and signed accounts payable and discussed various meetings attended throughout the prior month.

Yuma County Clerk

County Clerk Beverly Wenger joined the Commissioners at 8:15 a.m. to present a Resolution to close the County Clerk's Office on November 5, 2024.

- **Commissioner Weaver moved to approve signature on Resolution 10-30-2024 A to close the Yuma County Clerk's Office for the General Election on November 5, 2024. Commissioner Gates seconded the motion which passed by unanimous vote.**

Road and Bridge

Road & Bridge Supervisor Tom Andersen and Blade Foreman Justin Lorimer joined the meeting at 8:30 a.m. to provide department updates.

- *Bridge Repair* – Andersen presented a quote to repair the bridge 1 mile East of County Road LL.5. The cost to re-deck the bridge would be approximately \$10,332.00. Andersen will put together a full bid for deck replacement so this project can be placed in the 2025 budget.
- *Sale of Assets* – Andersen would like to take two dump trucks and the 2002 GMC reg cab pickup to auction. Commissioner Weaver and Leerar suggested that if Andersen doesn't think that the equipment is no longer needed and not used, to sell them at the auction.
- *Budget*– The group reviewed the current budget numbers and discussed minimizing expenses to make sure an amended budget is not needed.
- *Road Report* – Lorimer reported that work is being done on County Road PP North of County Road 36 and material is also being hauled to County Road Y near County Road 2.5. County Road 5 South of Idalia is also getting material. Material is being pushed up in the Smith and Brand Pit. Lorimer and Seivers repaired the crown on County Road 39.
- *Underground Utility Permit* - Andersen received an Underground and Utility Permit from Don and Peggy Brown to install a 2 in poly water line across County Road 29.
- **Commissioner Weaver moved to approve the Underground and Utility Permit from Don and Peggy Brown to install a 2-inch poly water line across County Road 29. Commissioner Gates seconded the motion which passed by unanimous vote.**

¹ Minutes prepared by Brandi Ritchey are a summary of discussions, not a verbatim account.



Human Services

The Board of County Commissioners convened as the Board of Social Services at 9:30 a.m. Human Services Director Kara Hoover, Bookkeeper Melanie Fisher, Child Welfare and Adult Protection Supervisor Hollie Hillman, Legal Tech Ana Moran and Administrative Assistant Lori Summers were present. Detailed minutes of the Board of Social Services are maintained separately by the Department of Human Services. The Board of County Commissioners reconvened at 10:30 a.m.

Yuma County Treasurer

At 10:30 the Commissioners were joined by Yuma County Treasurer, Chrystal Hammond. Hammond gave many updates including Investments, Tax Collection, Tax Liens, Public Trustee report and office information. Hammond reported that the county is 99.03% collected on tax revenue. There have been several deed applications that will be recorded in November. Hammond submitted her 3rd quarter Public Trustee report.

- **Commissioner Weaver moved to approve the 3rd quarter Public Trustee report in the amount of \$2,920.00. Commissioner Gates seconded the motion which passed by unanimous vote.**

Economic Development

At 10:30 a.m. the Commissioners were joined by Yuma County Economic Development Executive Director, Darlene Carpio. Carpio provided an update on prospective grants, including efforts to secure funding for a grant navigator. The group reviewed the Yuma County incentive policy established in 2005. The Yuma County Incentive Policy aims at promoting the establishment and growth of industries within the county. The group discussed necessary revisions to the policy. Ritchey presented a new resolution for approval reflecting these revisions.

- **Commissioner Weaver moved to approve Resolution 10/30/2024 F, A Resolution Regarding the Yuma County Economic Development Incentive Policy. Commissioner Gates seconded the motion which passed by unanimous vote.**

Senator Byron Pelton

Senator Byron Pelton joined the commissioners at 11:30. Topics of discussion included recent legislative and agricultural updates, land use considerations, property tax legislation, and ongoing concerns regarding the Colorado Department of Transportation (CDOT).

Land Use

County Land Use Administrator, Jodi Brady was heard at 1:00 p.m. to review Land Use and GIS business and conduct Land Use Hearings.

- **At 1:03 p.m. Chairman Leerar opened the public hearing MAJ0924-01 for Ryan Fix Representative for Yuma County Land Company, asking for a land use change from Agricultural Land into 8 lots within the 44.2-acre tract for Residential Use. The public hearing closed at 1:51 p.m.**
- **At 1:52 p.m. Chairman Leerar opened public hearing LLA0924-01 for Paul and Chelsea Brittain, the Lot Line Adjustment Administrative Land Use Permit for Paul and Chelsea Brittain, looking to redraw the Lot line to take a 3-piece divided parcel to a 2-piece parcel. The public hearing closed at 1:57p.m.**
- **At 1:58p.m. Chairman Leerar opened public hearing for EFS0924-04 for Patty Vaughn, looking to divide a 6.0-acre parcel from a 29.43-acre parcel located in Section 21, Township 2 North, Range 48 West for purpose of resale. The public hearing closed at 2:10 p.m.**
- **At 2:11 p.m. Chairman Leerar opened public hearing to discuss Land Use Fee changes. The public hearing closed at 2:19 p.m.**



Commissioner Gates moved to table Resolution 10-30-2024 E for Yuma County Land Company, asking for a land use change for Agricultural Land into 8 lots within the 44.2-acre tract. The Commissioners would like to have information on the water supply system. Commissioner Weaver seconded the motion which passed by unanimous vote.

Commissioner Gates moved to approve signature on Resolution 10/30/2024 B, approving LLA0924-01 for Paul and Chelsea Brittain, the Lot Line Adjustment Administrative Land Use Permit for Paul and Chelsea Brittain, looking to redraw the Lot line to take a 3-piece divided parcel to a 2-piece parcel. Commissioner Weaver seconded the motion which passed by unanimous vote.

Commissioner Weaver moved to approve signature on Resolution 10/30/2024 C, approving Exemption from Subdivision EFS0924-04 for Patty Vaughn, looking to divide a 6.0-acre parcel from a 29.43-acre parcel located in Section 21, Township 2 North, Range 48 West for purpose of resale. Commissioner Gates seconded the motion which passed by unanimous vote.

Commissioner Weaver moved to approve signature on Resolution 10/30/2024D, approving the updated Land Use Fee schedule. Commissioner Gates seconded the motion. The motion passed by unanimous vote.

Fairgrounds Manager

At 2:50 a.m. the Commissioners were joined by Fairgrounds Manager, Carmen Murray joined the commissioners to get approval on the updated Fairgrounds use fee schedule. The updated fee schedule changes the cost for Non-Profit organizations. Non-Profit Organizations will now be required to pay 20% of the normal fee.

Executive Session

At 3:00 p.m., Commissioner Gates moved to enter into executive session under C.R.S. Section 24-6-402(4)(e); for the purpose of determining positions relative to matters that may be subject to negotiations, developing strategy for negotiations, and/or instructing negotiators. Commissioner Weaver seconded the motion, which passed unanimously. Present for executive session were Chairman Leerar, Commissioner Weaver, Commissioner Gates and County Administrator Brandi Ritchey. Executive session ended at 3:12 p.m. No action was taken following executive session.

Administrator's Report

Administrator Brandi Ritchey reviewed calls, correspondence, and presented the following for discussion and action:

- *Minutes* – The Commissioners reviewed the minutes from the previous BOCC meetings.
 - Commissioner Gates moved to approve the minutes from the October 15, 2024 regular meeting of the Board of County Commissioners. Commissioner Weaver seconded the motion, which passed unanimously.
- *Resolutions/Ordinances/Signatures and Ratifications* –
 - Commissioner Gates moved to approve signature on Adam Beauprez monthly CDMVA Monthly report. Commissioner Weaver seconded the motion which passed by unanimous vote.
 - Commissioner Gates moved to approve 7 Centennial Mental Health Transportation Permits. Commissioner Weaver seconded the motion which passed by unanimous vote.



- **Commissioner Weaver moved to sign the application for Catastrophic Inmate Medical Insurance. Commissioner Gates seconded the motion which passed by unanimous vote.**
- *Department Reports* – The Commissioners discussed departmental updates including ETPR Administration and business undertaken by the 911 Authority Board. ETPR has an upcoming meeting on December 9th, 2024 in Limon. Finance Officer Sarah Carwin joined the Commissioners to discuss the Yuma County credit cards. Carwin has been working with the Yuma County Treasurer to set up an EZ Business account for credit card management.
 - **Commissioner Gates moved to sign the Credit Card Management Business Account Corporate Resolution for the Visa accounts. Commissioner Weaver seconded the motion which passed by unanimous vote.**

There being no further business, the meeting adjourned at 5:16p.m. The next regular meeting of the Board of County Commissioners will be on November 14, 2024.



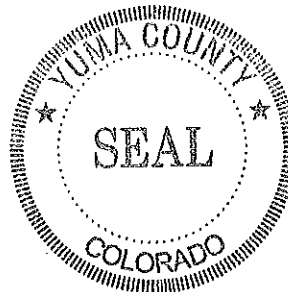
 Mike Leerar, Chairman



 Brandi Ritchey, Administrator

ATTEST: 

 Pamela Zuege, Deputy
 Beverly Wenger, County Clerk



**RESOLUTION OF
THE YUMA COUNTY BOARD OF COMISSIONERS**

Resolution # 10-30-2024A

Approval to Close the Yuma County Clerk's Office for the General Election of November 5, 2024.

WHEREAS, the County Commissioners of Yuma County, State of Colorado, at a lawfully called meeting of said Board of County Commissioners, held on the 30th day of October, 2024, where all members were present and voting in the affirmative, and;

WHEREAS, the Yuma County Clerk and Recorder deems it necessary to close the Offices of the Clerk and Recorder to utilize Staff to assist with Election Day activities.

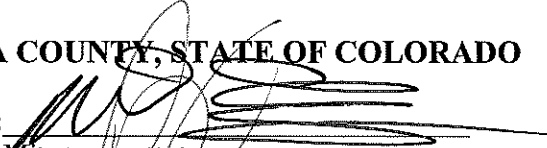

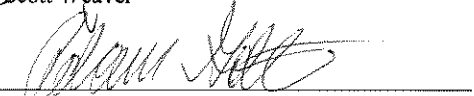
WHEREAS, the election of November 5, 2024, is held as an all-Mail Ballot Election, however, In Person voting is required by Colorado Revised Statute by opening a Vote Service Polling Center 15 days prior to election and Election Day.

NOW, THEREFORE BE IT RESOLVED that the Clerk and Recorder's Office will be closed for all business except Election Business for the General Election held November 5, 2024,


The above and foregoing Resolution was, on motion duly made and seconded, adopted by unanimous vote of the Yuma County Board of Commissioners on the 30th day of October, 2024.

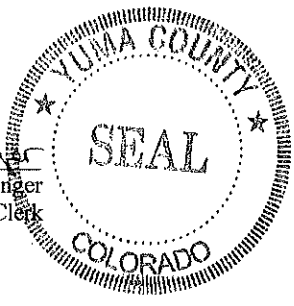
COMMISSIONERS

**THE BOARD OF COUNTY
OF YUMA COUNTY, STATE OF COLORADO**

BY: 
Mike Leerar, Chairman

Scott Weaver

Adam Gates

ATTEST: _


Beverly A. Wenger
Yuma County Clerk





**BOARD OF COUNTY COMMISSIONERS
COUNTY OF YUMA, STATE OF COLORADO**

RESOLUTION NO. 10-30-2024 F

**A RESOLUTION REGARDING THE YUMA COUNTY ECONOMIC DEVELOPMENT
INCENTIVE POLICY**

WHEREAS, the County Commissioners of Yuma County, State of Colorado, at a duly and lawfully called regular meeting of said Board of County Commissioners, held on the 30th day of October, 2024, where all members were present, and approve of the following Yuma County Economic Development Incentive Policy.

PURPOSE

The purpose of the incentive policy is to encourage the location of new industry and the expansion of existing industry in Yuma County, Colorado. The policy is designed to encourage employment opportunities and increase the tax base to strengthen the area economy. The policy does not commit or restrict the county from providing additional incentives, but contains specific criteria, guidelines and procedures necessary to effectively and fairly administer the provision of economic development incentives.

TARGETED INDUSTRIES

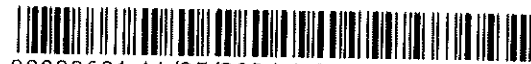
- Clean industry (manufacturing, warehousing, distribution)
- Advanced technology (examples: biotechnology, computer manufacturing and design, medical technology, research and development, telecommunications)
- National or regional headquarters
- Expansion of existing industry

ELIGIBILITY CRITERIA

- Business must invest minimum of \$250,000 in capital investment or double original investment.
- Business must create at least 5 new full-time jobs for the county.
- The annual wage for the bottom 50% of the employees must be equal to or greater than the current average annual wage for all industries in Yuma County (as documented by the Colorado Department of Labor and Employment). For example, 2023 average wage = \$59,586.
- Employer must pay a minimum of 50% employee health plan
- No corporate reorganization or sale of business will qualify unless the business has been closed for previous 24 months.
- The applicant must own the real and personal property to qualify for incentives.
- Application for incentives must be submitted prior to beginning construction.
- Changes in the Colorado tax structure could void the incentive agreement.

INCENTIVES

Incentive agreements are limited to FIVE (5) years. Companies that continue to expand may reapply for new incentive agreements. For expansions, incentives are calculated based on the amount of each new investment. New or expanding businesses that meet the Eligibility Criteria may apply for the following incentives:



Add scores from the two following matrixes together to determine incentives:

Capital Investment Matrix

Double Original Investment	2
\$250,000 - \$399,999 Capital Investment	2
\$400,000 - \$500,000 Capital Investment	3
\$501,000 - \$750,000 Capital Investment	4
\$750,001 - \$1 Million – Capital Investment	5
\$1 Million + Capital Investment	6

Salaries Paid to Employees Matrix

Salaries	5 jobs	6-10 jobs	11 – 21 jobs	21 – 30 jobs	30 + jobs
\$75,000 +	4	5	6	7	8
\$50,000 - \$75,000	3	4	5	6	7
\$30,000 - \$50,000	2	3	4	5	6

Incentives available based on Matrix scores:

Combined Matrix Score	% For Real Property	% For Personal Property
3	15%	15%
4	20%	20%
5	25%	25%
6	30%	30%
7	35%	35%
8	40%	40%
9	45%	45%
10	50%	50%

***Note: Yuma County has no County Sales or Use Taxes.

The County can negotiate additional incentives. The Board of Commissioners feels that encouraging environmentally sound industry is in the best interest of the citizens of Yuma County.



ADMINISTRATION

Pre-application

Prior to submitting a formal application, a business may inquire as to the eligibility for incentives based on preliminary employment and capital investment figures. The business shall submit a letter of application to the Board of Yuma County Commissioners. The Commissioners and/or their designee will review the information submitted and respond to the business regarding apparent eligibility and potential number of incentives if granted. This initial response shall in no way represent definitive findings or be seen as an expression of intent or obligation of the Board of Commissioners to favorably consider or approve a formal request for incentives. The pre-application letter and initial response shall be deemed to be proprietary business information and shall be kept confidential.

FORMAL APPLICATION

The County will consider incentives for businesses that submit a complete application and provide such additional information as may be reasonably requested. The application shall contain the following:

Name and address of business, principal owners and officers, contact person, telephone and fax numbers

A general description of the nature of the business, business history and experience.

Name and address of the owner of the land and building occupied or to be occupied by the business.

A general description of the proposed building project or improvements, including estimated capital cost.

A site plan of the proposed building project or improvements.

If an existing business, an average total monthly employment figures for the past 12 months.

Number of new jobs (FTE) to be created by type or position and an estimate of wages/earnings of these jobs.

Statement of how the proposed business will maintain or enhance quality of life and provide social, economic, or cultural benefits to community.

Statement that the business operation will not detract from city/county's aesthetic environment (addresses Yuma County Land Use Code regulations)

Economic impact analysis conducted by independent party (i.e. Yuma County Economic Development Corp.)

APPLICATION REVIEW PROCEDURES

The Board of Commissioners reviews the analysis of the costs and benefits and receives comments from the applicant. The Board of Commissioners may consider an application in executive session, to preserve the confidentiality of the business during negotiations, until the appropriate time to consider the application in a formal public hearing. Approval shall be in the form of a written resolution.


MONITORING REVIEW

Each incentive agreement shall be subject to an annual monitoring review by an individual appointed by the Board of Commissioners to determine if the business continues to meet eligibility criteria and remains in compliance with any established terms and conditions.




ADOPTED THIS 30th DAY OF October, 2024.

**THE BOARD OF COUNTY COMMISSIONERS
OF YUMA COUNTY, STATE OF COLORADO**



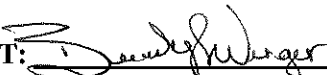
Mike Leerar, Chairman



Scott Weaver, Commissioner



Adam Gates, Commissioner

ATTEST: 

Beverly A. Wenger, County Clerk

