

YUMA COUNTY COMMISSIONERS

July 29, 2025

Minutes¹

On July 29, 2025 at 8:00 a.m., the Yuma County Board of Commissioners met in regular session. Chairman Adam Gates, Commissioner Scott Weaver, Commissioner Mike Leerar, 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.

Liquor License

County Administrator, Brandi Ritchey joined the Commissioners at 8:15 a.m. to present for signature the County Liquor License Renewal for Ballyneal Golf Ltd. and the Special Events Permit for Vernon Volunteer Fire Department.

- **Commissioner Leerar moved to approve the signature on the County Liquor License Renewal for Ballyneal Golf LTD. Commissioner Weaver seconded the motion. The motion passed by unanimous vote.**
- **Commissioner Weaver moved to approve the State Application for a Special Events Permit for the Vernon Volunteer Fire Department. Commissioner Leerar seconded the motion which passed unanimously.**
- **Commissioner Leerar moved to approve the County Special Events Permit for the Vernon Volunteer Fire Department. Commissioner Weaver seconded the motion which passed unanimously.**

Road and Bridge

Road & Bridge Supervisor Tom Andersen and Justin Lorimer joined the meeting at 8:15 a.m. to provide department updates.

- **Lease Truck** – Andersen provided an update to the commissioners regarding the status of the leased trucks. The hauling of materials is scheduled to end by Wednesday July 30th. The Commissioners would like to see a report comparing the costs of leasing trucks along with the costs of using county-owned semi-trucks for hauling materials.
- **Road Report** – Lorimer provided the commissioners with a road report. Repairs have been done on several roads, including County Road 26 from County Road U to Y, two miles east on County Road 11 from Highway 385, County Road PP.5 from County Road 39 to County Road 47, County Road J from County Road 46 to County Road 51, and County Road 50 from Highway 59 to County Road L. Additionally, approximately five miles of hole patching were completed on County Road 52. With the assistance of leased trucks, repairs have been completed on approximately 33 miles of roadway.
- **Mowing** – Andersen reported that mowing has begun, with Area Y4 nearing completion. Due to a shortage of maintenance personnel, Andersen intends to hire a part-time mower. Ritchey will prepare an advertisement in hopes of recruiting additional staff for the maintenance team.

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



- **Budget/Efficiencies** – The group reviewed the current budget and efficiency reports. With several retirements anticipated, discussions included the need of hiring additional Equipment Operators. The team also reviewed various road graders approaching the end of their warranty period and discussed preparations for the upcoming budget, focusing on which equipment may need to be replaced.

Human Services

The Board of County Commissioners convened as the Board of Social Services at 9:30 a.m. Human Services Director Kara Hoover, Office Manager Lori Summers and Bookkeeper Kim Langley were present and Adult Protection Supervisor Hollie Hillman. 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.

Administrator's Report

Administrator Brandi Ritchey reviewed calls, correspondence, and presented the following for discussion and action at 10:30 a.m.:

Minutes – The Commissioners reviewed the minutes from the previous BOCC meetings.

- **Commissioner Leerar moved to approve the minutes from the July 15, 2025 regular meeting of the Board of County Commissioners. Commissioner Weaver seconded the motion, which passed unanimously.**
- **Commissioner Leerar moved to approve the Yuma County Accounts payable check sequence 83900-83928 in the amount of \$109,256.27 ran on 7/18/2025, check 83929 in the amount of \$2,500.00 ran on 7/18/2025, sequence 83930-83933 in the amount of \$360.00 ran on 7/21/2025, sequence 83934-84006 in the amount of \$136,710.44 ran on 7/22/2025. Commissioner Weaver seconded the motion which passed unanimously.**

Resolutions/Ordinances/Signatures –

- **Commissioner Weaver moved to approve the signature on Adam Beauprez monthly CDMVA monthly report. Commissioner Leerar seconded the motion which passed by unanimous vote.**
- **Commissioner Weaver moved to approve the signature on the Service Agreement between Yuma County and Yuma Sheet Metal. Commissioner Leerar seconded the motion which passed by unanimous vote.**

Department Reports – The Commissioners received various department reports including an update on the administration of the Eastern Transportation Planning Region, discussion of business undertaken by the 911 Authority Board. Ritchey provided the commissioners with an update regarding the hail damage from the May 2024 storm. Repairs have started on the courthouse flat roof. When those repairs are done the crew will move over the HHS flat roof. Following the completion of the flat roofs, metal and shingle repair will begin on the courthouse.



Yuma County Clerk's Office

At 11:00, Yuma County Clerk Beverly Wenger and Haleigh Studer met with the commissioners to provide updates on office operations. Wenger presented three salary authorization proposals for review. Due to staffing shortages, the group discussed adjusting the hours of the Motor Vehicle Office in Yuma. Wenger suggested several options, ultimately recommending full service on Tuesdays and a driver's license-only service on Thursdays. The group also discussed the ongoing challenge Wenger faces in attracting applicants to her office.

- Commissioner Weaver moved to approve the Salary Authorization for the MV Clerk position in the amount of 19.50/hour. Commissioner Leerar seconded the motion which passed unanimously.
- Commissioner Weaver moved to approve the Salary Authorization for the Recording & MV Clerk position in the amount of 17.25/hour. Commissioner Leerar seconded the motion which passed unanimously.
- Commissioner Weaver moved to approve the Salary Authorization for the Recording & MV Clerk position in the amount of 17.25/hour. Commissioner Leerar seconded the motion which passed unanimously.

Public Comment

At 11:30 a.m., the Commissioners were joined by Doug Bauer to discuss his land use application for his project in Laird. Bauer inquired about the process for selecting the appropriate application for his project and expressed confusion as to why it was not presented to the Planning Commission in June as an Administrative Permit. The Planning Commission is now requesting that the application be submitted as a Minor Permit.

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 1:12 p.m. Chairman Gates opened public hearing EFS0425-04 for Jack Armagost to divide a 3.25-acre parcel from a 6.5-acre parcel located in Location NW ¼, Section 22, Township 2N, Range 47W for purpose of resale. The public hearing closed at 1:15 p.m.

At 1:16 p.m. Chairman Gates opened the public hearing EFS 0525-01 for Jerry and Cheryl Soehner to divide a 10-acre parcel from a 160-acre parcel located in Location NE ¼, Section 7, Township 3S, Range 42W for purpose of resale. The public hearing closed at 1:19 p.m.

At 1:20 p.m. Chairman Gates opened the public hearing EFS 0525-02 for Roger Kirchenschlager to divide and clean up an existing subdivision into a 18.62-acre parcel and a 141.38-acre parcel from a 160-acre parcel located in Location NE ¼, Section 34, Township 1N, Range 48W for purpose of resale. The public hearing closed at 1:21 p.m.



At 1:22 p.m. Chairman Gates opened the public hearing EFS 0625-01 for Zion Ranch (Crystal Zion) to divide a 6.6-acre parcel from a 147.27-acre parcel located in Location SE ¼, Section 5, Township 4S, Range 44W for purpose of resale. The public hearing closed at 1:30 p.m.

Commissioner Scott Weaver moved to approve signature on Resolution 07-29-2025A for EFS0425-04 – The Exemption from Definition of Subdivision Permit for Jack Armagost to divide a 3.25-acre parcel from a 6.5-acre parcel located in Location NW ¼, Section 22, Township 2N, Range 47W for purpose of resale. Commissioner Mike Leerar seconded the motion which passed by unanimous vote.

Commissioner Scott Weaver moved to approve signature on Resolution 07-29-2025B for EFS0525-01 – The Exemption from Definition of Subdivision Permit for Jerry and Cheryl Soehner to divide a 10-acre parcel from a 160-acre parcel located in Location NE ¼, Section 7, Township 3S, Range 42W for purpose of resale. Commissioner Mike Leerar seconded the motion which passed by unanimous vote

Commissioner Scott Weaver moved to approve signature on Resolution 07-29-2025C for EFS0525-02 – The Exemption from Definition of Subdivision Permit for Roger Kirchenschlager to divide and clean up an existing subdivision into a 18.62-acre parcel and a 141.38-acre parcel from a 160-acre parcel located in Location NE ¼, Section 34, Township 1N, Range 48W for purpose of resale. Commissioner Mike Leerar seconded the motion which passed by unanimous vote.

Commissioner Scott Weaver moved to approve signature on Resolution 07-29-2025D for EFS0625-01 - The Exemption from Definition of Subdivision Permit for Zion Ranch (Crystal Zion) to divide a 6.6-acre parcel from a 147.27-acre parcel located in Location SE ¼, Section 5, Township 4S, Range 44W for purpose of resale. Commissioner Mike Leerar seconded the motion which passed by unanimous vote.

Landwehr

At 2:00 p.m. Dallas Skansgarrrd from Landwehr joined the commissioners to discuss utilizing county owned parcel R114350 just South of Wray on the correction line. Lonestar Trucking is running into traveling restrictions transporting overweight/oversized loads where they cannot haul after dark. Before any decision is made the Commissioners would like Jodi Brady from the Land Use Department to send out letters to surrounding landowners for their input. If there are no negative concerns a Land Use Lease Agreement can be drawn up between Landwehr and Yuma County.

CBOE

At 2:30 p.m. the commissioners convened as the Colorado Board of Equalization to hear appeals from taxpayers who have filed objections to the valuations set by the Assessors. Kaci Scholes, Cindy Taylor, and Andrew Burrell joined from the Assessor's Office. No members of the public were present. There was one protest that withdrew their appeal on 7-25-2005. Carrie described to the Commissioners what she corrected to reconcile the property to comparable sales.



Executive Session

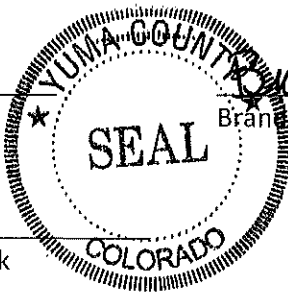
At 3:19 p.m., Commissioner Leerar moved to enter into executive session under C.R.S. Section 24-6-402 (4)(f)(I&II) and not involving: any specific employees who have requested discussion of the matter in open session; any member of this body or any elected official; the appointment of any person to fill 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;. Commissioner Weaver seconded the motion, which passed unanimously. Present for executive session were Chairman Gates, Commissioner Weaver, Commissioner Leerar and County Administrator Brandi Ritchey and Payroll Officer Jessica Lippert. Executive session ended at 4:10 p.m.

Executive Session

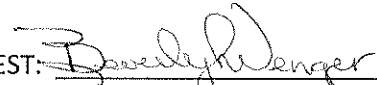
At 4:53 p.m., Commissioner Leerar moved to enter into executive session under C.R.S. Section 24-6-402 (4)(f)(I&II) and not involving: any specific employees who have requested discussion of the matter in open session; any member of this body or any elected official; the appointment of any person to fill 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;. Commissioner Weaver seconded the motion, which passed unanimously. Present for executive session were Chairman Gates, Commissioner Weaver, Commissioner Leerar, County Clerk Beverly Wenger and Haleigh Studer. Executive session ended at 5:11 p.m.

There being no further business, the meeting adjourned at 4:30 p.m. The next regular meetings of the Board of County Commissioners will be on August 14, 2025.


Adam Gates, Chairman




Brandi Ritchey, Administrator

ATTEST: 
Beverly Wenger, County Clerk