

**PROCEEDINGS OF THE BOARD OF COUNTY COMMISSIONERS  
REGULAR MEETING, APRIL 14, 2010**

THE BOARD OF COUNTY COMMISSIONERS OF CUSTER COUNTY MET IN REGULAR SESSION IN THE WETMORE FIRE STATION, WETMORE COLORADO.

Commissioner Lynn Attebery called the meeting to order at 6:00 PM and the Pledge of Allegiance was recited

Roll Call was taken:

|               |                           |         |
|---------------|---------------------------|---------|
| Lynn Attebery | Chairman                  | Present |
| Jim Austin    | Vice-Chairman             | Present |
| Carole Custer | Commissioner              | Present |
| Kris Lang     | Deputy Clerk to the Board | Present |

Also present was Jim Little, Reporter and Owner of the Wet Mountain Tribune and numerous community members.

**AGENDA:**

Call meeting to order

Pledge of allegiance

Roll Call

Amend agenda

Audience introduction

Old Business:

Wetmore Project update/discussion

Library/Pass-Thru door discussion

Colorado Veterans Cemetery in Custer County Hand-Outs

Consideration to sign the Memorandum of Understanding between the Colorado

Department of Local Affairs – Colorado State University Extension and the Custer County Board of Commissioners for the Rural Technical Assistance Program.

New Business:

2009 Custer County Conservation District report –

Robin Young, Hal Julsen, Buddy Draper

Senator Mark Udall’s office representative Gloria Gutierrez

introduction and discussion regarding Custer County

Dark Skies, Wet Mountain Valley presentation regarding the Wetmore Shop -

President, Jim Bradburn

Master Plan review and discussion –

Planning and Zoning Director, Jackie Hobby

**MOTION by Commissioner Attebery, seconded by Commissioner Custer:**

To accept the posted agenda. The motion carried unanimously.

Gloria Gutierrez, Regional Representative for U.S. Senator Mark E. Udall's office introduced herself to the audience. She explained that Senator Udall had eight offices throughout the State of Colorado and she was representing the Southern Colorado and San Luis Valley region office based in Pueblo, Colorado. She said one of her primary goals was to visit and communicate with the local officials and rural area citizens. Ms. Gutierrez assured those present that the Senator welcomes input from his constituents. She reported on the efforts of Senator Udall to reinstate the full funding of the Payment in Lieu of Taxes (PILT) program. Commissioner Custer said that Ms. Gutierrez will have scheduled hours in the Hanssen Haus Resource Center (HHRC) in an effort to make herself available to the local community. The BOCC thanked Ms. Gutierrez for her interest and involvement in the county.

The Custer County Conservation District (CCCD) representatives addressed the Board and those present in the audience. Hal Julsen, CCCD President explained that out of the 7,786 landowners in the district, 6,725 owned less than 40 acres. He said that presented a vastly different dynamic than when the district was formed in 1939. He remarked that the purpose of the CCCD was to help people manage their natural resources. He stated the primary function was to coordinate technical, financial and educational resources to meet the conservation needs of the local land users. Robin Young, CCCD District Manager reported that 2009 and 2010 to dates has had its shares of ups and downs. She said the annual goal for 2010 was survival. She remarked that plans and projects this year would focus on the smaller properties in the county. She thanked the BOCC for their financial donation and support. She reported the financial donation went to a variety of CCCD activities: the 4<sup>th</sup> grade arbor celebration, camp rocky scholarships, county assessor's mailing list and several work shops held for landowners. Ms. Young announced the fourth grade class will be given blue spruce trees from the Colorado State Forest Service Seeding Program. She said the students will have a chance to properly plant a bare root tree in a container to take home with them. Buddy Draper, CCCD Vice President said the fifth grade class will be celebrating with a poster contest themed "Trees are Terrific, and Energy Wise". These posters will be judged locally, by the state and nationally. Ms. Young announced the CCCD was sponsoring a tree sale and distributed tree order forms to those interested.

Jackie Hobby, Planning and Zoning Director said that the Colorado Revised Statutes require that counties regulate land uses through zoning, to appoint a planning commission and to prepare and adopt a comprehensive plan for the physical development of their jurisdiction. She went on to say that state law mandates a regular review of the land-use master plan document. She announced that public hearings regarding the master plan are scheduled on April 19, 2010 and May 12, 2010. The public is welcomed to attend. She remarked that the Master Plan of 2002 and draft revisions of the 2010 Master Plan are available for review on the county website at: [custercountygov.com](http://custercountygov.com).

Jim Bradburn, President and Bob Gilchrist, Treasurer of the Wet Mountain Valley Dark Skies said the goal of the organization was to preserve the dark-sky heritage of the Wet Mountain Valley. The representatives gave a slide show presentation and outlined the new lighting proposal for the Wetmore Shop and the Wetmore Community Building. They reported that in 2001 the organization replaced the city owned street lights in the Town of Westcliffe; in 2004 the organization replaced the lighting at the Custer County School and most recently replaced the lighting at the Custer County Courthouse. The Dark Skies organization pays the entire cost of the purchasing, fabrication and installation to complete the project. The citizens in attendance approved and supported the proposal for the Wetmore Shop and Community Building.

**MOTION by Commissioner Austin, seconded by Commissioner Custer :**

To approve the Dark Skies proposal as presented for the Wetmore Shop and Wetmore Community Building. The motion carried unanimously.

Commissioner Custer presented a letter addressed to the public utility companies expressing concern regarding the light pollution and light trespass for the Boards review and signature. The correspondence requests that all new or replaced outside lighting fixtures supplied or installed within Custer County be fully shielded. She read the letter in its entirety into the record. The correspondence will be forwarded to: Black Hills Energy, Sangre de Cristo Electric Association and San Isabel Electric Association. Following a brief discussion the Board agreed to approve and sign the letter as presented.

Commissioner Attebery stated that at the April 6, 2010 BOCC meeting, the Board made a motion not to approve or move forward with the Memorandum of Understanding between the Colorado Department of Local Affairs – Colorado State University (CSU) Extension and the Custer County Board of Commissioners for the Rural Technical Assistance Program for the Wetmore Project. He stated the motion carried although it had not been a unanimous vote. He reported that recent communications with Diana Laughlin of CSU Extension indicated no monies were owed for the presentation given at the Wetmore Work Shop on February 18, 2010. Commissioner Custer stated that the representatives from the CSU Extension Rural Technical Assistance Program would be willing to work with the community on the Wetmore Park Project in the future.

Commissioner Austin gave an update on the establishment of a National Veterans Cemetery in Southern Colorado. He said that the recent information indicated that Kane Ranch in El Paso County was the number #1 site location. Custer County ranked at #5. Commissioner Austin encouraged the citizens of Custer County to continue to support the endeavor and distributed contact information for those interested in sending letters of interest and support of the project.

Commissioner Attebery stated the Wetmore Community Center Board (WCCB) and the Wetmore Community Library Board have requested consideration to construct a pass-through between the two rooms. He reported that two (2) remodeling bids for the project have been obtained. He reported the citizens of the community have agreed to donate the money it would take to do the project. Commissioner Attebery explained that the building was owned by Custer County and that the BOCC appointed the WCCB to manage the facility for the county.. Commissioner Austin said he was in favor of the remodeling and clarified the project would be completed at no cost to the county. He suggested the project be reviewed with the County Attorney. Commissioner Custer said she supported the decision made by the WCCB and the citizens of the Wetmore community, and appreciated them bringing it to the BOCC.

**MOTION by Commissioner Austin, seconded by Commissioner Custer:**

To move forward with the proposed project of construct an arched pass-through between the Wetmore Community Center and the Wetmore Library section of the building. The motion carried unanimously.

Commissioner Attebery summarized the assets distributed to the Wetmore Community Center and Library; the Silverwest Airport; the Information Technology Department; and the Hanssen Haus Resource Center. He reported the window from the front of the building was removed by McCasland Glass Company of Canon City at no charge and transported to the Museum for display. He commented after review of the community notations and input the priority appears to be demolishing and removing the building from the property. The citizens in attendance agreed.

Commissioner Attebery reported he has been in contact with an auctioneer regarding the liquidation of the assets remaining at the Wetmore Project building and property. He said the auctioneer was initially scheduled to attend the BOCC meeting of April 14, 2010 to discuss the process of the auction. He said due to a scheduling conflict that meeting will be rescheduled. He said the contract between the Auctioneer and the County would require the review and approval of the County Attorney.

Commissioner Attebery reported the auctioneer will take care of the auction advertising, however the county will be responsible for the staging of the auction items. He asked for volunteers. Dave and Virginia Trujillo agreed to assist with the staging process. Commissioner Custer expressed concern regarding the public health and safety issues of the public entering the building during the auction process. Commissioner Attebery responded that the majority of the auction would take place outside the building. He will check with the County Public Health Nurse for verification and confirmation of any health and safety issues.

Commissioner Attebery proposed auctioning the demolition and salvage rights of the building following the county asset auction. He said the County Attorney has advised that builders or contractors performing any demolition or salvaging must be fully bonded and insured.

**MOTION by Commissioner Austin, seconded by Commissioner Custer:**

To auction the demolition and salvage rights to exclude: the siding on the front of the building and the barn wood on the inside of the building. The motion carried unanimously.

The Board thanked the Road and Bridge Department for their clean-up assistance and support on the project.

Commissioner Attebery said that a Memorandum of Understanding (MOU) between Custer County and the Wetmore Community Center would be required. He stated the item would be added to the agenda for discussion and review with the County Attorney at the BOCC meeting scheduled May 11, 2010. Commissioner Austin agreed.

**MOTION by Commissioner Attebery, seconded by Commissioner Custer:**

To adjourn the meeting. The motion carried unanimously.

The meeting was adjourned at 8:00 PM.

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Debbie Livengood, Clerk and Recorder  
Attest

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Lynn Attebery  
Chairman