

Minutes of the Alamosa Board of County Commissioners Meeting

February 11, 2026 8:30 am Commissioners Chambers

Alamosa County Services Center, 8900 Independence Way, Alamosa CO 81101

Members Present:

Vern Heersink, Chair

Arlan Van Ry, Vice Chair

Lori Laske, Commissioner

Jason Kelly, County Attorney

Roni Wisdom, County Administrator

Jamie Greeman, Deputy Clerk

Invocation

Pledge of Allegiance

Approval of Agenda

The PROM Grant Certification and Assurances was added under the Consent Agenda and the appointment of the Airport Advisory Board and Airport Advisory Board Bylaws was added under appointments.

motion/second, Van Ry/Laske motion to approve the agenda as amended

Motion passed unanimously

Approval of Minutes

motion/second, Laske/Van Ry motion to approve the January 28 Regular Commissioner Meeting Minutes, January 28 Public Hearing Minutes Resolution 2026 F-2 Supplemental Budget, and January 28 Public Hearing Minutes Liquor License Application Love's Travel Stops

Motion passed unanimously

Approval of Bills and Obligations

General Account Check numbers 170657 through 170881

Public Health Check numbers 36994 through 37017

motion/second, Van Ry/Laske motion to approve the bills and obligations

Motion passed unanimously

Public Comment

Madison Hardick introduced herself. She said she is a second-year Masters of Urban Planning Student at CU Denver. Her capstone project this year is on affordable housing in Alamosa County and taking a look at what could be done at the land use code level to help out with that.

Consent Agenda

The only Consent Agenda item is the PROM Grant Certification and Assurances

motion/second, Laske/Van Ry motion to approve the Consent Agenda items

Motion passed unanimously

Public Hearings

February 11, Public Hearing Minutes – Minor Subdivision - D. Wayne and Sandra Cody - 2064 County Rd 12 S (Parcel 555904200117)

The Public Hearing ended and the Regular Commissioner Meeting resumed.

motion/second, Laske/Van Ry motion to approve Minor Subdivision 26-001

Motion passed unanimously

February 11, Public Hearing Minutes – Major Site Plan - Angel Rubio-Mix - 2542 S County Rd 100 (Parcel 528736401051)

The Public Hearing ended and the Regular Commissioner Meeting resumed.

Lori Laske said that she agreed with Cindy New's comment about young residents in the community taking an interest in establishing a business. She thinks a diesel mechanic will be in high demand.

motion/second, Laske/Van Ry motion to approve Site Plan 26-001 with conditions

Motion passed unanimously

Appointments

Airport Advisory Board Appointments

The Commissioners had previously interviewed both Carl Denslow and Sid Martinez to fill the vacancies on the Airport Advisory Board.

motion/second, Laske/Van Ry motion to appoint Carl Denslow and Sid Martinez to the Airport Advisory Board

Motion passed unanimously

Airport Advisory Board Bylaw Changes

The Airport Advisory Board recently suggested changes to their bylaws that would accommodate meeting schedule changes. The suggested changes would not really give their board any flexibility if they wanted to change the meeting dates again. Alternate language for the bylaws was suggested.

motion/second, Laske/Van Ry motion to update the bylaws with the following language: Regular meetings shall be held at such time and places as determined by the Airport Advisory Board. The meeting schedule will be set at the December meeting of the prior year and be set for the following 12-month period. The Airport Advisory Board is encouraged to review the meeting schedule periodically and to recommend adjustments when circumstances warrant.

Motion passed unanimously

Quest Car Rental Lease Agreement

Airport Manager, Sirah Masters, presented the Quest Car Rental Lease Agreement.

Arlan Van Ry asked why the lease was just for one year.

Sirah Masters said that the lease can be for three years, but it still has to be approved annually.

Arlan Van Ry also asked about the number of vehicles and parking spaces that they had.

Sirah Masters said that they have 15 parking spots near the terminal and they have 24 cars with the overflow parking next to the radar dome.

Lori Laske asked where the \$27.17 per square foot came from.

Sirah Masters said that when they started, they were around \$23, and they go up with the CPI each year.

motion/second, Van Ry/Laske motion to approve the Quest Car Rental Agreement.

Motion passed unanimously

Colorado Parks & Wildlife Shooting Range Discussion

There have been recent conversations about using the old Alamosa County dump site as a shooting range. Colorado Parks & Wildlife has a grant program that has funds for establishing a shooting range. Alamosa County would not manage the shooting range, they could lease it back to CPW for them to manage.

Richard Hubler looked into the possibility of using the old dump site and he said that basically as it stands now, the landfill is sealed, so nothing can be done that disturbs that seal. He said that the County may want to wait a year before applying for grant funds because the County is in the final year of the post closure plan. Any work out there might be doable, but it would require a lot more work. Nearly all of the property was landfill, so there is not much other room to work on.

The Commissioners were generally in favor of the idea, but there may be more research and information that needs to be gathered before the actual grant can be applied for. The Commissioners would also like to see any neighbors be invited for public comment in case there are concerns.

Downtown Digital Messaging Board

Chris Lopez with the Alamosa Citizen had recently asked about the possibility of leasing the lighted marquee sign on the District Attorney Building. Richard Hubler said that CDOT said regardless of the use of the sign, if there is compensation of any kind, a permit is required.

The Commissioners discussed what costs might be involved, and if the sign would be leased and how the arrangement might work. The County should get the permit first but the Commissioners are not interested in spending any money on this. Roni Wisdom can work with Chris Lopez to see what he has in mind.

Alamosa Mosquito District Letter of Support

During a recent work session, the Alamosa Mosquito District informed the Commissioners that they are working towards building a new building and will probably be applying for grant funds. They asked if they could get a letter of support when or if they needed one in order to apply for any grants.

motion/second, Laske/Van Ry motion to give Roni Wisdom the authority to provide a letter of

support for the Alamosa Mosquito District for grants
Motion passed unanimously

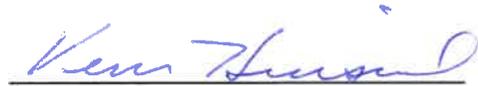
Board & Staff Updates

There being no further business, the Regular Meeting of the Board of Alamosa County Commissioners was adjourned.

ATTEST:



Jamie Greeman, Deputy Clerk



Vern Heersink, Chair



Arlan Van Ry, Vice-Chair



Lori Laske, Commissioner

Note: These minutes summarize the final decision made by the Board at the referenced meeting. This meeting was also audio recorded and that recording is available for review. In the event there is confusion as to what the final decision of the Board is, the Board will rely on the audio tape to interpret the Board's intent. The audio tape shall act as an official record of these proceedings for any necessary purpose when, in the opinion of the Board, the minutes are in any way insufficient. An audio copy of the Board of County Commissioners' proceedings is available by contacting the Deputy Clerk to the Board located at the Alamosa County Service Center, (719) 589-4848, or [Email to Jamie Greeman](mailto:jgreeman@alamosacounty.org) jgreeman@alamosacounty.org.

Minutes for the Public Hearing Minor Subdivision - D. Wayne and Sandra Cody - 2064 County Rd 12 S (Parcel 555904200117)

February 11, 2026 9:00 am Commissioners Chambers

Alamosa County Services Center, 8900 Independence Way, Alamosa, CO 81101

Members Present:

Vern Heersink, Chair

Arlan Van Ry, Vice-Chair

Lori Laske, Commissioner

Roni Wisdom, County Administrator

Jason Kelly, County Attorney

Jamie Greeman, Deputy Clerk

Richard Hubler, Land Use Director, said that this is a request to separate the farm brewery commercial development from a portion of the adjacent irrigated circle. This hearing was noticed in the Valley Courier in November and neighbor notification letters were sent to nine property owners. This request is to split off 6.39 acres off the corner tract that contains the brewery malting operation so that the irrigated circle can continue as farmland. Both of the proposed tracts access Road 12 South which is maintained by the County. There are adjudicated well permits that serve all the uses on the property.

On this property there is a special use permit for the farm brewery that was previously permitted on the northwest quarter. This proposal does maintain all the necessary water supply and doesn't otherwise impact the conditions. If approved, then the permit would be updated for this special use for the farm brewery to match the legal description.

Richard Hubler reviewed the approval criteria provided in the board packet and noted that all of the criteria had been met. The Planning Commission heard this case on January 14 and staff had originally proposed three conditions related to updating the original plat. Following the discussion and review of the updated plat, the Planning Commission voted unanimously to recommend approval with no conditions, as they had all been met and there were no comments from the public.

Jason Kelly read the list of exhibits:

1. STAFF REPORT
2. APPLICATION
3. RECEIPT OF PAYMENT
4. DEED
5. BANK AUTHORIZATION LETTER
6. TITLE COMMITMENT
7. CERTIFICATE OF TAXES DUE
8. DOMESTIC WELL PERMIT 54710-A
9. COMMERCIAL WELL PERMIT 90473-F
10. AGRICULTURAL WELL PERMIT 90472-F
11. PROPOSED PLAT
12. ASSESSOR RECORD

13. GIS NOTIFICATION AERIAL MAP
14. LIST OF ADJOINING PROPERTY OWNERS
15. EXAMPLE LETTER TO NEIGHBORS
16. ACFPD COMMENTS
17. ROAD & BRIDGE COMMENTS
18. DWR COMMENTS
19. PUBLIC NOTICE
20. NOTICE TO APPLICANT
21. DEED TO ALLEN
22. LOT 4 TITLE COMMITMENT
23. RESOLUTION 2022 SUP 10
24. PROPOSED PLAT UPDATED JANUARY 10, 2026

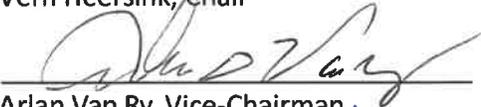
ATTEST:



Jamie Greeman, Deputy Clerk



Vern Heersink, Chair



Arlan Van Ry, Vice-Chairman



Lori Laske, County Commissioner

Minutes for the Public Hearing Major Site Plan - Angel Rubio-Mix - 2542 S County Rd 100 (Parcel 528736401051)

February 11, 2026 9:00 am Commissioners Chambers

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Lori Laske, Commissioner

Roni Wisdom, County Administrator

Jason Kelly, County Attorney

Jamie Greeman, Deputy Clerk

Richard Hubler, Land Use Director, said that the applicant is requesting approval of a major site plan to develop and operate a diesel equipment repair shop. The property is currently addressed as 2542 South County Rd 100 and it is in the industrial zone district. It does have access off of Rd 100 even though it's against the highway because of the CDOT limited access. This application was noticed in the Valley Courier on November 29th, and 15 property owners were sent notification letters.

The subject property is a previously undeveloped lot zoned as industrial. The applicant has built a 40' x 60' pole barn with the intention to use it for the repair of large vehicles. He has obtained an exempt well permit and the proposal includes a 12' x 20' office building. He has been working with staff to ensure that these structures comply with the adopted building codes.

Richard Hubler reviewed the relevant regulations and approval criteria as outlined in the board packet. The Planning Commission heard the case on January 14 and there was extensive discussion about the details of the site plan including vehicle parking, material storage, operations and access. There were no comments from the public and the Planning Commission voted unanimously to approve the project with seven conditions.

Lori Laske asked if the access to the property had an apron.

Richard Hubler explained that the easement access to that property was actually established several years back, and there is just one access point that serves several properties.

Arlan Van Ry asked why condition seven says that no vehicle shall be parked within 25 feet of the south property line.

Richard Hubler said it relates to the way the County determines what is the front of the property and what the front setback is related to the access. In this case, even though the property is really a highway property, its front is actually on the north side. The Planning Commission was concerned about having a lot of items right up against the fence on the highway.

Public Comment

Cindy New said that she was excited to see a young person willing to invest in doing business in Alamosa

County, especially with something that would be a pretty large project.

Jason Kelly read the list of exhibits:

1. STAFF REPORT
2. APPLICATION
3. RECEIPT OF PAYMENT
4. DEED
5. OWNERSHIP & ENCUMBRANCE REPORT
6. CERTIFICATE OF TAXES DUE
7. WELL PERMIT
8. SITE PLAN
9. ASSESSOR RECORD
10. GIS NOTIFICATION AERIAL MAP
11. LIST OF ADJOINING PROPERTY OWNERS
12. EXAMPLE LETTER TO NEIGHBORS
13. ACFPD COMMENTS
14. ROAD & BRIDGE COMMENTS
15. CDOT COMMENTS
16. DWR COMMENTS
17. PUBLIC NOTICE
18. NOTICE TO APPLICANT
19. SITE PLAN UPDATED FEBRUARY 4, 2026
20. WASTE MANAGMENT PLAN

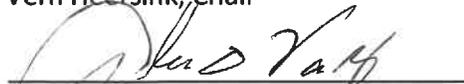
ATTEST:



Jamie Greeman, Deputy Clerk



Vern Heersink, Chair



Arlan Van Ry, Vice-Chairman



Lori Laske, County Commissioner