

TENTH MEETING

The Board of Commissioners of the County of Fremont, State of Colorado, met in Regular Session on May 26th, 2026, 615 Macon Avenue, Room LL3, Fremont County Administration Building, Cañon City, Colorado. Chairman Bell called the meeting to order at 9:00 a.m.

Debbie Bell	Commissioner	Present
Dwayne McFall	Commissioner	Present
Kevin Grantham	Commissioner	Present
Justin Grantham	Clerk and Recorder	Present
Eric Bellas	County Attorney	Present
Tony Carochi	County Administrator	Present
Daniel Adamic	Senior Planning & Zoning Director	Present

INVOCATION

Grant Adkisson from Canyon Cowboy Church gave the invocation.

PLEDGE OF ALLEGIANCE

Those present recited the Pledge of Allegiance to the flag of the United States of America.

APPROVAL OF AGENDA

Commissioner McFall moved to approve the agenda as presented. Commissioner Grantham seconded the motion. Upon Vote: Commissioner McFall, aye; Commissioner Grantham, aye; Commissioner Bell, aye. The motion carried by unanimous consent.

CONSENT AGENDA

1. Approval of Minutes / May 12, 2026
2. Approval of Bills for \$3,225,161.73
3. Ratification of Chairman's Signature on CDOT Grant Agreement for Unleaded Fuel Tank
4. Ratification of Chairman's Signature on Alera Master Services Agreement
5. Schedule Public Hearings: None.

Commissioner Grantham moved to approve the consent agenda. Commissioner McFall seconded the motion. Upon Vote: Commissioner Grantham, aye; Commissioner McFall, aye; Commissioner Bell, aye. The motion was carried by unanimous consent.

ADMINISTRATIVE & INFORMATIONAL

Ref. Fremont County BOCC Meeting 5/26/2026 3:56

- a. County Clerk's Monthly Report, Justin Grantham, County Clerk

Clerk Grantham gave the County Clerk's Monthly Report, which can be found in its entirety at www.fremontcountyco.gov.

Commissioner McFall moved to accept the County Clerk's Monthly Report for April. Commissioner Grantham seconded the motion. Upon Vote: Commissioner McFall, aye; Commissioner Grantham, aye; Commissioner Bell, aye. The motion was carried by unanimous consent.

- b. County Administrator Report, Tony Carochi, County Administrator

County Administrator Carochi gave the County Administrator Report, which can be found in its entirety at www.fremontcountyco.gov.

2. Citizens who wish to address the Commissioners on a matter not scheduled on the agenda.

UNFINISHED BUSINESS

None.

NEW BUSINESS

Ref. Fremont County BOCC Meeting 5/26/2026 20:20

1. Consideration of Bids and Award of Bid for Rooftop Unit (RTU) Replacement Project at Fremont County Judicial Building
Representatives: Sam Cocchia, Fremont County Engineer
Randy Toler, Fremont County Director of Facilities

Mr. Cocchia, Fremont County Engineer, explained that a bid request was posted to solicit a design-and-build proposal to replace the existing rooftop units at the Fremont County Judicial Building. The existing units were installed during the initial construction and have now reached the end of their useful service life. Replacement is necessary to maintain reliable HVAC performance and keep facility users comfortable. The project scope includes the removal of the old units, the installation of new RTUs, compliance with county specifications, the required electrical and mechanical connections, startup, and restoration. Additional costs associated with integrating the new system into the existing automated building control system are not included in this bid. Funding for that work is available separately. The bid was advertised in accordance with county procurement policy and Colorado statutory requirements, and bids were opened on May 19th at 3:00 p. A total of four bids were received. The lowest responsible and responsive bidder was Freedom Mechanical. The total bid amount was \$997,000. Staff reviewed and determined that Freedom Mechanical's bid meets all specifications outlined in the county's request for proposal. The company has a good rapport with the county, and, given their expertise, experience, and qualifications, staff recommended accepting Freedom Mechanical's bid and awarding the contract to them.

Commissioner McFall noted that half of the funding for this project comes from the Underfunded Courthouse Grant, which made it possible. The state had allotted \$3 million for disbursement, and he thanked Randy Toler for going to Denver to present the project and secure these funds.

Mr. Toler, Director of Facilities, explained that they still have paperwork to sort out. Once that's complete, the contractors should be able to order the rooftop unit, which will take approximately 12 weeks to deliver. After installation, the perceived end date is the end of September and the beginning of October.

Commissioner McFall moved to accept the bid from Freedom Mechanical for \$ 997,000.00 and to award the contract to them for the Judicial Building rooftop unit replacement project. Commissioner Grantham seconded the motion. Upon Vote: Commissioner McFall, aye; Commissioner Grantham, aye; Commissioner Bell, aye. The motion was carried by unanimous consent.

PUBLIC HEARING SCHEDULED 9:30 a.m.

1. **Modification of OPC 14-011 Pure Medical LLC**

Pure Medical LLC is requesting approval for a Modification of Premises, OPC 14-011, to expand the existing fence line to improve the functionality of the OPC. Included with this fence being moved will be a refrigeration unit and an increase in grow area.

Representative: Pure Medical

Commissioner Bell opened the public hearing at 9:30 am.

James Marks explained that the main reason their company has requested this modification is functional, not to expand production. He explained that previously, they left the courtyard area open to make it easier to haul water in, since that was their only source. They now have running water and would like to build a fence around the rest of the operation to create a cleaner, more normal neighborhood aesthetic. Another modification they are seeking consideration for is the addition of a refrigeration unit to expand their new fresh-frozen product. He said that their company has gained a good reputation with the local extraction company because it produces a very clean, pesticide-free, and overall issue-free product. He also pointed to a few barren spots that will be inside the new fence line for newly proposed plants to meet the new demand. He assured the commissioners that, even with the addition of more rows, bringing his new plant count to approximately 1,400 plants, he is nowhere near his 6,000-plant limit. Their company installed 3,000 feet of 6-inch mainline to receive water, which also improved supply for three other streets in the area, and installed two fire hydrants. He acknowledged that he has an agreement with the Penrose Water District and understands his limitations.

Commissioner McFall asked whether he had been in communication with them lately, given that the letter presented was dated February.

Mr. Marks answered that he regularly speaks to Ron Gasser, the Penrose Water District Manager, and the rest of the board.

Commissioner McFall said he hopes they have some provisions in place for water restrictions in case they are enacted.

Mr. Marks stated that every plant has a drip emitter and that the entire operation was engineered to maximize uniform flow across the system, so there is no water loss.

Senior Planning Coordinator Danielle Adamic began the application by explaining that this modification to the premises is to expand the existing fence line to incorporate more of the current property and to add a refrigeration unit. She explained that the new fence line will improve the OPC's security and internal operations. The modification of the premises will include approximately 1.17 acres to incorporate the equipment area and other remnants currently outside the fence line, thereby allowing for more growing area. The entire lot is 7.5 acres, zoned R2, and is an active OPC facility that has been operating since 2014. The applicants previously applied for a 2021 modification to upgrade the building on the property. The operation has 16 employees, two access points, Penrose Water District supplies the water, an OWTS for sanitation, and Black Hills Energy for power. The facility does not produce any light pollution, and for odor mitigation, it has a multi-step system designed to reduce odors before they are released outside. Mrs. Adamic said the department has not received any comments or concerns regarding this application and, having found the application to comply with the Fremont County Medical Marijuana Business Licensing Regulations Resolution No. 22, series of 2014, staff recommend approval of the modification of premises application.

Commissioner Bell said she understood the department had received no comments or concerns regarding this application specifically but asked if the county had received complaints about the business in general.

Ms. Adamic stated that they have not had any complaints for many years.

Mr. Marks commented that they recently had an inspection by MED (Marijuana Enforcement Division), and the division was very pleased with what they saw, calling it one of the fastest inspections they've completed because of how well organized it was. He also wanted to share that he only peaks at his water usage for four months out of the year because they no longer perform indoor flower operations.

Commissioner McFall asked Mr. Marks for clarification on the exact demand for modification.

Mr. Marks said yes, but the refrigeration unit requires a permit for installation. They plan to use it for 4 to 6 months each year to harvest products early and supply the extractors. He said the demand for that remains, whether they expand the fence or not, and hoped to separate the two if needed.

Commissioner Bell closed the public hearing at 9:48 am.

Commissioner Grantham moved to approve the request to modify the premises for cultivation license 14-011 for Pure Medical LLC, which includes moving the fence line, adding a refrigeration unit, and increasing the number of plant sites. Commissioner McFall seconded the motion. Upon Vote: Commissioner Grantham, aye; Commissioner McFall, aye; Commissioner Bell, aye. The motion was carried by unanimous consent.

Commissioner Bell adjourned the meeting at 9:51 am.

To view the YouTube Video for the Commissioner Meeting, go to the following website:
https://www.youtube.com/watch?v=OeUMI6JS_Kc&t=1913s

Clerk to the Board of County Commissioners