Chaffee County Commissioners Meeting
February 11, 2025

These minutes have been taken remotely via Zoom. Some County staff, representatives from other governments and government agencies, and others from the public may attend, including participating in the public hearing portion of the meeting, remotely via Zoom.

A. Call to Order

The regular meeting of the Board of Commissioners was held on February 11, 2025, at the Chaffee County Courthouse, 104 Crestone Ave., Salida. Board members present were Chair P. T. Wood, Commissioner Dave Armstrong, and Commissioner Gina Lucrezi.

Others present in person were County Administrator Don Reimer, Deputy County Administrator Beth Helmke, Director of Finance Dan Short, Interim County Attorney Lynda Knowles, Assistant County Attorney Mark Olguin, Planning Director Miles Cottom, Planning Manager Garry Baker (Item D.1. only), and Planner Nick Gomer.

Others present remotely were Planner Brandon Wolff, Appraiser Nick Gibb, and Deputy County Clerks Kit Kuester and Barbara Tidd.

1. Pledge of Allegiance

   Following the Pledge of Allegiance, Chair Wood called the meeting to order at 9:14 a.m.

2. Approve Agenda

   Chair Wood brought up moving Item C.2. Approve Resolution 2025-13 Reappointing Cameron Torrens to the Chaffee County North Library Board from the Consent Agenda to Regular Agenda Items because Chair Wood is not a representative to the North Library Board; rather he is a representative only to the Chaffee County South Library Board.

   Commissioner Armstrong moved to approve the amended Agenda moving Item C.2. Approve Resolution 2025-13 Reappointing Cameron Torrens to the Chaffee County North Library Board from the Consent Agenda to Regular Agenda Items. Commissioner Lucrezi seconded the motion. The motion carried unanimously.

3. Review Public Meeting List

   The Board reviewed the public meeting list.

4. Public Comment

   Chair Wood asked for public comment.

   There was no public comment.

B. Minutes for Approval

1. Consider for Approval the Minutes of the February 4, 2025 Regular Meeting

   Commissioner Armstrong moved to approve the minutes of the February 4, 2025 Commissioners' regular meeting. Commissioner Lucrezi seconded the motion. The motion carried unanimously.

C. Consent Agenda

Commissioner Lucrezi moved to approve the Consent Agenda Items 1. and 3. only. Commissioner Armstrong seconded the motion. The motion carried unanimously.

1. Pay the Bills

3. Approve funding request from UAACOG

D. Contracts/Grant Consideration

1. Discuss for Approval engagement with CSG Forte for processing payments for online Building and Planning permits - Garry Baker / Don Reimer

   Manager Baker addressed the Board regarding approving engagement with CSG Forte Payments, Inc. for processing payments for online Building and Planning permits. Manager Baker responded to Commissioners' questions.

   Commissioner Lucrezi moved to approve engagement with CSG Forte Payments, Inc., a Delaware corporation, within the scope of the "Payment Processing Agreement" system proposal, and direct staff to finalize contracting with signature authority to the Chair. Commissioner Armstrong seconded the motion. The motion carried unanimously.

E. Regular Agenda Items

C. 2. Approve Resolution 2025-13 Reappointing Cameron Torrens to the Chaffee County North Library Board

Commissioner Lucrezi addressed the Board to consider **RESOLUTION 2025-73 FILLING A VACANCY FOR THE NORTHERN CHAFFEE COUNTY LIBRARY DISTRICT**.

Commissioner Lucrezi moved to approve **RESOLUTION 2025-73 FILLING A VACANCY FOR THE NORTHERN CHAFFEE COUNTY LIBRARY DISTRICT** reappointing Cameron Torrens to the Chaffee County North Library Board. Commissioner Armstrong seconded the motion. The motion carried with Commissioners Lucrezi and Armstrong voting FOR the motion. Commissioner Wood did not vote because he is not a representative to the Chaffee County North Library Board; rather, he is a representative only to the Chaffee County South Library Board.

1. Approve Temporary Construction Easement for Public Service Company of Colorado - Don Reimer

Administrator Reimer addressed the Board to consider approval of a Temporary Construction Easement for Public Service Company of Colorado.

Discussion ensued.

Commissioner Armstrong moved to approve a Temporary Construction Easement for Public Service Company of Colorado. Commissioner Lucrezi seconded the motion. The motion carried unanimously.

At 9:30 a.m. the meeting recessed until 10:00 a.m., and the Board recessed as the Board of Commissioners.

F. 10:00 - Convene as the Board of Adjustment

At 10:00 a.m. the meeting resumed and the Board convened as the Board of Adjustment.

1. **Name of Project:** Appeal of the Denial of the Shaw Guest Ranch
Applicants: JTS Development, LLC
Location: 7381 County Road 221, Salida, CO
Request: To overturn the staff denial of the application for the Shaw Guest Ranch.
Planner: Nick Gomer / 719-530-5571 / ngomer@chaffeecounty.org

Planner Gomer addressed the Board to consider an Appeal of the Denial of the Shaw Guest Ranch by Applicant JTS Development, LLC for the property located at 7381 County Road 221, Salida, CO.

Planner Gomer responded to Administrator Reimer's and Commissioners' questions.

Chair Wood spoke.

Applicant JTS Development LLC attorney Max Montag addressed the Board presenting the Appeal of Planning Department's Denial of Guest Ranch Application (with Power Point Presentation) and responded to Commissioners' questions. Administrator Reimer spoke. Montag spoke further.

The public comment portion of the hearing opened at 11:08 a.m. Chair Wood stated that you will have 3 minutes to speak.

Public comments were given by:

John Shaw, 7381 County Rd. 221, Salida.

The public comment portion of the hearing closed at 11:13 a.m.

Commissioners deliberated during which Attorney Knowles spoke.

Commissioner Lucrezi moved to uphold the staff denial of the application for the Shaw Guest Ranch. Commissioner Armstrong seconded the motion. The motion carried unanimously.

At 11:22 a.m. the Board adjourned as the Board of Adjustment and reconvened as the Board of Commissioners.

G. Commissioners Comments

Chair Wood announced that the Board of Commissioners would have a Joint Work Session today at 4:30 pm with the Common Ground Advisory Committee.

H. Adjourn

There being no objections, the meeting was adjourned at 11:27 a.m.

Attest:

Lori Mitchell, County Clerk