



Chaffee County Board of Commissioners

P.O. Box 699 / 104 Crestone Ave.
Salida, CO 81201
719.539.2218/www.chaffeecounty.org

AGENDA 9:00 AM

March 18, 2025

BOARD OF COUNTY COMMISSIONERS

**Chaffee County Public Safety Complex
200 Steele Drive
Buena Vista, Colorado**

Meetings are in person and available via zoom at <https://us02web.zoom.us/j/109079543> or by dialing 719 359 4580
Meeting ID: 109 079 543

PLEASE NOTE: The Agenda times are approximate; items may be discussed before or after the times listed below.

A. Call to Order

1. Pledge of Allegiance
2. Approve Agenda
3. Review Public Meeting List
4. Public Comment

B. Minutes for Approval

1. Consider for Approval the Minutes of the March 11, 2025 Regular Meeting

C. Consent Agenda

1. Pay the Bills
2. Acknowledge the Sheriff's Office Monthly Report for February 2025
3. Appoint Board Member to the Southern Colorado Economic Development District (SCEDD) - Beth Helmke / Commissioner Armstrong
4. Approve Letter of Support for Brian Berger to fill the Chaffee County Municipal Member Position on the Arkansas Basin Roundtable

D. Hearing Consent Agenda - Agenda Items are listed on the Hearing Consent Agenda because no testimony is expected. In the event a Commissioner or any member of the public wishes to testify regarding an item on the Consent Agenda, the item will be removed and considered with the Regular Agenda. These items, if approved, will include signing authority to the Chair of the Board on the related Resolution(s).

1. **Consider a Multi-Year Special Event Permit**
Name of Event: Banana Belt
Applicant: Shift Events

Location: Methodist Mountain Trail System

Date of Event: Mid-September each year

Maximum # of Attendees: Up to 500 attendees, plus up to 30 staff

Planner: Rose Reuling / 719-530-5650 / rreuling@chaffeecounty.org

E. Contracts/Grant Consideration

1. Consider grant application to FEMA for update to the Chaffee County Multi-Jurisdictional Hazard Mitigation Plan (HMP) - Rich Atkins
2. Consider Renewal of GovOS Contract for \$16,500.00 for the Short Term Rental Software through the Planning & Zoning Department - Brandon Wolff
3. Consider Letter of Understanding with Chaffee County Community Foundation for transfer of prior "Envision" grants and related deliverables to Chaffee County as fiscal host and program administrator - Helmke, Reimer, Short
4. Consider acceptance of Colorado Parks and Wildlife Trails & Conservation Plan grant, with County serving as fiscal agent and grantee, transferring grant award from Chaffee County Community Foundation - Helmke, Reimer, Short
5. Consider acceptance of Colorado Parks and Wildlife Regional Partnerships Initiative grant, with County serving as fiscal agent and grantee, transferring grant award from Chaffee County Community Foundation - Helmke, Reimer, Short
6. Consider acceptance of Colorado Water Conservation Board grant for Fourmile Sediment Control/Fourmile Creek Restoration, with County serving as fiscal agent and grantee, transferring grant award from Chaffee County Community Foundation - Helmke, Reimer, Short
7. Consider engagement with EcoMetrics for performance of existing scope of work as set forth in Colorado Water Conservation Board Fourmile Sediment Control/Fourmile Creek Restoration grant being transferred from Chaffee County Community Foundation to Chaffee County as grantee - Helmke, Reimer, Short
8. Consider engagement with TAPIS Associates for performance of existing scope of work as set forth in Colorado Parks and Wildlife Trails & Conservation grant being transferred from Chaffee County Community Foundation to Chaffee County as grantee - Helmke, Reimer, Short
9. Consider engagement with Smoyer & Associates for performance of existing scope of work as set forth in Colorado Parks and Wildlife Trails & Conservation grant being transferred from Chaffee County Community Foundation to Chaffee County as grantee - Helmke, Reimer, Short
10. Consider engagement with River Town Copy for performance of existing scope of work as related to grants and deliverables being transferred from Chaffee County Community Foundation to Chaffee County as grantee and fiscal sponsor - Helmke, Reimer, Short
11. Consider engagement with Cindy Williams, independent contractor, for performance of scopes of work related to grants and deliverables being transferred from Chaffee County Community Foundation to Chaffee County as grantee and fiscal sponsor - Helmke, Reimer, Short
12. Consider engagement of Chaffee County Community Foundation for facilitation of Common Ground Advisory Committee processes and annual Common Ground grants as County donor-advised program
13. Consider Contract with LM Kersting Construction for Replacement of the Roof of the Chaffee County Fairgrounds North Building (NTE \$87,000) - Reimer

F. Regular Agenda Items

1. **Name of Project:** Cactus Flats Major Subdivision Final Plat
Applicants: Cactus Flats JV, LLC, represented by Aaron Cook of Crabtree Group, Inc.

Location: Vacant parcel #3271-272-00-047 (directly east of 26532 CR 313), Buena Vista
Request: To subdivide approximately 11 acres into 10 lots, ranging in size from 0.5 to 1.8 acres. Individual wells are proposed for each lot. Building envelopes avoid the steep slopes and the 100-year Floodplain of the Arkansas River. Access from County Road 313 is by a 40' easement across 26532 CR313, also owned by the applicant.
Staff Planner: Garry Baker / 719-530-5630 / gbaker@chaffeecounty.org

2. **Name of Project:** Alpine West Final Plat
Applicants: Stackhaus LLC, Alex Telthorst Managing Member
Location: 15750 County Road 306, Buena Vista
Request: Final Plat Filing for a 33-lot subdivision. The uses and density for up to 165 dwellings is already approved via the Alpine West Planned Development Plan.
Planner: Garry Baker / 719-530-5630 / gbaker@chaffeecounty.org
3. Public Hearing to Consider an Amendment to the Special Event Permit for the June Concert at The Meadows Farm
Name of Event: Concert at The Meadows Farm
Applicant: Meadow Creek Music LLC
Location of Event: The Meadows Farm, 14822 CR 350, Buena Vista, CO
Date of Event: June 26-29th, 2025
Maximum # of Attendees: 10,000 plus 600 staff
Planner: Nick Gomer / 719-530-5571 / ngomer@chaffeecounty.org
4. Resolution 2025-20 Amending Development Fees for Residential Solar Projects - Miles Cottom
5. Consider Recommendation by Chaffee County Visitor's Bureau for Summer 2025 Marketing Plan - Reimer

G. Commissioners Comments

H. 11:00am - Executive Session

1. Executive session under CRS §24-6-402(4)(b) for purposes of receiving legal advice from David Shohet, water counsel, on specific legal questions and strategy involving pending water cases. County Administrator Don Reimer, Deputy County Administrator Beth Helmke, Finance Director Dan Short, Interim County Attorney Lynda Knowles and David Shohet may attend.

I. 1:00 - Executive Session

1. Executive Session to receive legal advice on specific legal questions regarding personnel matters pursuant to C.R.S. § 24-6-402(4)(b) and for a personnel matter that the employee who is the subject of the session has not requested an open meeting, more specifically for conducting the County Administrator's review pursuant to § C.R.S. § 24-6-402(4)(f). - County Administrator Don Reimer and Contracted Legal Counsel Karl Hanlon may attend.

J. Adjourn

****The official posting site for the Chaffee County Board of Commissioners meeting agendas is www.chaffeecounty.org**

Day-To-Day Oversight and Supervision: From time to time throughout the year, two or more Commissioners may meet to discuss day-to-day oversight of County property and/or supervision of employees. Such meetings are held in accordance with C.R.S. § 24-6-402(2)(f) and, therefore, prior notice may not be posted. No policies, positions, resolutions, rules or regulations are adopted at day-to-day business meetings, nor is any formal action taken. Accordingly, no official minutes of day-to-day business meetings may be kept.

Work Sessions are held in accordance with C.R.S. § 24-6-402(2)(d)(II). No decisions, policy, positions, resolutions, rules, regulations or formal actions are adopted at the Work Session. Accordingly, no official minutes of Work Sessions may be kept.

It is the policy of Chaffee County that all County sponsored public meetings and events are accessible to people with disabilities. If you need assistance in participating in this meeting or event due to a disability as defined under the ADA, please call the County's ADA Coordinator at 719-

539-2218 or e-mail chaffeeadmin@chaffeecounty.org at least three (3) business days prior to the scheduled meeting or event to request an accommodation.