



Chaffee County Commissioners Meeting
March 18, 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 March 18, 2025, at the Chaffee County Public Safety Complex, 200 Steele Dr., Buena Vista. 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, Emergency Manager Richard Atkins (item E.1. only), Planning Director Miles Cottom, and Fairgrounds Facility Manager Randy Mosby (item E.13. only).

Others present remotely were Planning Manager Garry Baker, Planner Brandon Wolff, Planner Nick Gomer, Planner Rose Reuling, GIS Coordinator Eric Lubell. outside contracted legal counsel Karl Hanlon (item I.1. only) and Deputy County Clerks Kit Kuester, Sophie Gibb, and Barbara Tidd.

1. Pledge of Allegiance

Following the Pledge of Allegiance, Chair Wood called the meeting to order at 9:01 a.m.

2. Approve Agenda

Commissioner Lucrezi moved to approve the Agenda. Commissioner Armstrong 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. He stated that you'll have up to 3 minutes to speak, and please give your name and address for the record.

The meeting recessed at 9:15 a.m. for a break.

The meeting resumed at 10:11 a.m.

Public Comment was given by:

Blane Clark, 16100 Pine Grove Pkwy., Buena Vista. Chair Wood commented.

B. Minutes for Approval

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

Commissioner Lucrezi moved to approve the minutes of the March 11, 2025 Commissioners' regular meeting. Commissioner Armstrong seconded the motion. The motion carried unanimously.

C. Consent Agenda

Commissioner Armstrong moved to approve the Consent Agenda as listed in the packet. Commissioner Lucrezi seconded the motion. The motion carried unanimously.

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).

Commissioner Lucrezi moved to approve the Hearing Consent Agenda. Commissioner Armstrong seconded the motion. The motion carried unanimously.

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

Manager Atkins addressed the Board to consider a grant application to FEMA for an update to the Chaffee County Multi-Jurisdictional Hazard Mitigation Plan (HMP).

Commissioner Lucrezi moved to approve the grant application to FEMA for an update to the Chaffee County Multi-Jurisdictional Hazard Mitigation Plan (HMP). Commissioner Armstrong seconded the motion. The motion carried unanimously.

2. Consider Renewal of GovOS Contract for \$16,500.00 for the Short Term Rental Software through the Planning & Zoning Department - Brandon Wolff

Director Cottom addressed the Board to consider renewal of the GovOS Contract for \$16,500.00 for the Short Term Rental Software through the Planning & Zoning Department.

Commissioner Armstrong moved to approve renewal of the GovOS Contract for \$16,500.00 for the Short Term Rental Software through the Planning & Zoning Department as stated. Commissioner Lucrezi seconded the motion. The motion carried unanimously.

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

Deputy Administrator Helmke addressed the Board to consider a Letter of Understanding with the Chaffee County Community Foundation (CCCCF) for transfer of prior "Envision" grants and related deliverables to Chaffee County as fiscal host and program administrator.

Attorney Knowles spoke confirming that contracted legal counsel Karl Hanlon provided legal advice regarding the agenda items listed in E.3-12.

Discussion ensued during which Helmke responded to Commissioners' questions.

Commissioner Lucrezi moved to approve a Letter of Understanding with the Chaffee County Community Foundation for transfer of prior "Envision" grants and related deliverables to Chaffee County as fiscal host and program administrator. Commissioner Armstrong seconded the motion. The motion carried unanimously.

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

Deputy Administrator Helmke addressed the Board to consider acceptance of the Colorado Parks and Wildlife Trails & Conservation Plan grant, with County serving as fiscal agent and grantee, transferring the grant award from the Chaffee County Community Foundation.

Commissioner Lucrezi moved to approve acceptance of the Colorado Parks and Wildlife Trails & Conservation Plan grant, with County serving as fiscal agent and grantee, transferring the grant

award from the Chaffee County Community Foundation. Commissioner Armstrong seconded the motion. The motion carried unanimously.

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

Deputy Administrator Helmke addressed the Board to consider acceptance of the Colorado Parks and Wildlife Regional Partnerships Initiative grant, with County serving as fiscal agent and grantee, transferring the grant award from the Chaffee County Community Foundation.

Helmke responded to Commissioner's question.

Commissioner Armstrong moved to approve acceptance of the Colorado Parks and Wildlife Regional Partnerships Initiative grant, with County serving as fiscal agent and grantee, transferring the grant award from the Chaffee County Community Foundation. Commissioner Lucrezi seconded the motion. The motion carried unanimously.

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

Deputy Administrator Helmke addressed the Board to consider acceptance of the Colorado Water Conservation Board grant for Fourmile Sediment Control/Fourmile Creek Restoration, with the County serving as fiscal agent and grantee, transferring the grant award from the Chaffee County Community Foundation.

Commissioner Armstrong moved to facilitate and accept transfer of the Colorado Water Conservation Board 'Fourmile Creek Sediment Control' grant from the Chaffee County Community Foundation to the Chaffee County Government as grantee, and direct staff to complete related administrative tasks as necessary. Commissioner Lucrezi seconded the motion. The motion carried unanimously.

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

Deputy Administrator Helmke addressed the Board to consider an engagement with EcoMetrics for the performance of the existing scope of work as set forth in the Colorado Water Conservation Board Fourmile Sediment Control/Fourmile Creek Restoration grant being transferred from the Chaffee County Community Foundation to Chaffee County as grantee.

Commissioner Lucrezi moved to proceed with establishing a service agreement between Chaffee County and Ecometrics for purposes of continuing the work underway for Fourmile Creek restoration and sediment control as established within and funded by the Colorado Water Conservation Board grant for which Chaffee County will be named grantee following grant transfer from Chaffee County Community Foundation, and direct staff to complete related administrative tasks to negotiate and finalize contract as necessary. Commissioner Armstrong seconded the motion. The motion carried unanimously.

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

Deputy Administrator Helmke addressed the Board to consider the engagement with TAPIS Associates for the performance of the existing scope of work as set forth in the Colorado Parks and Wildlife Trails & Conservation grant being transferred from the Chaffee County Community Foundation to Chaffee County as grantee.

Commissioner Armstrong moved to proceed with establishing a service agreement between Chaffee County and TAPIS Associates, for purposes of continuing the work underway for Chaffee County Strategic Trails System and Conservation Plan as established within and funded by the Colorado Parks and Wildlife grant for which Chaffee County will be named grantee following grant transfer from Chaffee County Community Foundation, and direct staff to complete related administrative tasks to negotiate and finalize the contract as necessary. Commissioner Lucrezi seconded the motion. The motion carried unanimously.

9. Consider engagement with Smoyer & Associates for performance of existing scope of work as set forth in Colorado Parks and Wildlife Trails & Conservation grant and other programs being transferred from Chaffee County Community Foundation to Chaffee County as grantee - Helmke, Reimer, Short

Deputy Administrator Helmke addressed the Board to consider the engagement with Smoyer & Associates for the performance of the existing scope of work as set forth in the Colorado Parks and Wildlife Trails & Conservation grant being transferred from the Chaffee County Community Foundation to Chaffee County as grantee.

Commissioner Lucrezi moved to proceed with establishing a service agreement between Chaffee County and Smoyer & Associates for purposes of continuing the work underway for facilitating the Forest Health Council, Recreation Advisory Council, and other related projects supported by grants for which Chaffee County will be named grantee following grant transfer from the Chaffee County Community Foundation, and direct staff to complete related administrative tasks to negotiate and finalize the contract as necessary. Commissioner Armstrong seconded the motion. The motion carried unanimously.

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

Deputy Administrator Helmke addressed the Board to consider the engagement with River Town Copy for the performance of the existing scope of work as related to grants and deliverables being transferred from the Chaffee County Community Foundation to Chaffee County as grantee and fiscal sponsor.

Commissioner Armstrong moved to proceed with establishing a service agreement between Chaffee County and River Town Copy, for purposes of continuing the work underway for “Envision Chaffee County” program, and other related projects supported by grants for which Chaffee County will be named grantee following grant transfer from Chaffee County Community Foundation, and direct staff to complete related administrative tasks to negotiate and finalize the contract as necessary. Commissioner Lucrezi seconded the motion. The motion carried unanimously.

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

Deputy Administrator Helmke addressed the Board to consider an engagement with Cindy Williams as independent contractor for the performance of scopes of work related to grants and deliverables being transferred from the Chaffee County Community Foundation to Chaffee County as grantee and fiscal sponsor.

Commissioner Lucrezi moved to proceed with establishing a service agreement between Chaffee County and Cindy Williams, independent contractor, for purposes of continuing the work underway for “Envision Chaffee County” program, and other related projects supported by grants for which Chaffee County will be named grantee following grant transfer from Chaffee County Community Foundation, and direct staff to complete related administrative tasks to negotiate and finalize contract as necessary. Commissioner Armstrong seconded the motion. The motion carried unanimously.

Helmke spoke further.

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

Deputy Administrator Helmke addressed the Board to consider the engagement of the Chaffee County Community Foundation for facilitation of the Common Ground Advisory Committee processes and annual Common Ground grants as a County donor-advised program.

Commissioner Armstrong moved to consider the engagement of the Chaffee County Community Foundation for grant management services as the information has been provided to us for facilitation of the Common Ground Advisory Committee processes and annual Common Ground grants as a County donor-advised program. Commissioner Wood seconded the motion.

Discussion ensued during which Helmke spoke.

The motion carried unanimously.

13. Consider Contract with LM Kersting Construction for Replacement of the Roof of the Chaffee County Fairgrounds North Building (NTE \$87,000) - Reimer

Administrator Reimer addressed the Board to consider a contract with LM Kersting Construction Company for the replacement of the roof of the Chaffee County Fairgrounds North Building not to exceed \$87,000.

Manager Mosby addressed the Board.

Reimer spoke further.

Reimer and Mosby responded to Commissioners' questions.

Commissioner Armstrong moved to approve a contract with LM Kersting Construction Company for replacement of the roof of the Chaffee County Fairgrounds North Building, not to exceed \$87,000, as stated. Commissioner Lucrezi seconded the motion. The motion carried unanimously.

F. Regular Agenda Items

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

Manager Baker addressed the Board regarding the Alpine West Final Plat for Applicants Stackhaus LLC, Alex Telthorst Managing Member, located at 15750 County Rd. 306, Buena Vista, and asked that this be moved to the April 1, 2025 Commissioners' meeting.

Chair Wood asked for public comments. There were none.

Commissioner Lucrezi moved to continue the Alpine West Final Plat for Applicants Stackhaus LLC, Alex Telthorst Managing Member, located at 15750 County Rd. 306, Buena Vista, to the April 1, 2025. Commissioners' meeting. Commissioner Armstrong seconded the motion. The motion carried unanimously.

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

Manager Baker addressed the Board to consider the Cactus Flats Major Subdivision Final Plat for Applicants Cactus Flats JV, LLC, represented by Aaron Cook of Crabtree Group, Inc., located at Vacant parcel #3271-272-00-047 (directly east of 26532 County Rd. 313), Buena Vista.

Manager Baker responded to Commissioners' questions.

Discussion ensued.

The public comment portion of the hearing opened at 11:15 AM. There were no comments, and the public comment portion of the hearing was closed.

Commissioner Lucrezi moved to approve the Cactus Flats Major Subdivision Final Plat for Applicants Cactus Flats JV, LLC, represented by Aaron Cook of Crabtree Group, Inc., located at Vacant parcel #3271-272-00-047 (directly east of 26532 County Rd. 313), Buena Vista. Commissioner Armstrong seconded the motion. The motion carried unanimously.

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

Planning Director Cottom addressed the Board to consider an Amendment to the Special Event Permit for the June 26-29, 2025 Concert at The Meadows Farm for Applicant Meadow Creek Music LLC, located at The Meadows Farm, 14822 County Rd. 350, Buena Vista.

Discussion ensued during which Director Cottom responded to Commissioner's questions.

The public comment portion of the hearing opened at 11:33 a.m.

Public comments were given by:

Alan Seeling, 29275 County Road 358a, Buena Vista.

The public comment portion of the hearing closed at 11:34 a.m.

Commissioner Lucrezi moved to approve the Amendment to the Special Event Permit for the June 26-29, 2025 Concert at The Meadows Farm for Applicant Meadow Creek Music LLC, located at The Meadows Farm, 14822 County Rd. 350, Buena Vista. Commissioner Armstrong seconded the motion. The motion carried unanimously.

4. Resolution 2025-20 Amending Development Fees for Residential Solar Projects - Miles Cottom

Director Cottom addressed the Board to consider **RESOLUTION 2025-20 AMENDING DEVELOPMENT FEES FOR GROUND-MOUNT SOLAR INSTALLATION.**

Commissioner Armstrong moved to approve **AMENDING DEVELOPMENT FEES FOR GROUND-MOUNT SOLAR INSTALLATION**. Commissioner Lucrezi seconded the motion. The motion carried unanimously.

5. Consider Recommendation by Chaffee County Visitor's Bureau for Summer 2025 Marketing Plan - Reimer

Administrator Reimer addressed the Board to consider a recommendation by the Chaffee County Visitor's Bureau for the Summer 2025 Marketing Plan.

Discussion ensued.

Commissioner Armstrong moved to approve the recommendation by the Chaffee County Visitor's Bureau for the Summer 2025 Marketing Plan. Commissioner Lucrezi seconded the motion. The motion carried unanimously.

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.

Chair Wood addressed the Board to enter into executive session pursuant to § 24-6-402(4)(b), C.R.S. for the purpose of receiving legal advice from outside water counsel David Shohet on specific legal questions and strategy involving pending water cases.

Commissioner Lucrezi moved to go into executive session pursuant to § 24-6-402(4)(b), C.R.S. for the purpose of receiving legal advice from outside water counsel David Shohet on specific legal questions and strategy involving pending water cases. She stated that Commissioners Armstrong, Lucrezi, and Wood and outside water counsel David Shohet and Interim County Attorney Lynda Knowles will attend, and Assistant County Attorney Mark Olguin, County Administrator Don Reimer, Deputy County Administrator Beth Helmke, Director of Finance Dan Short, and Planning Director Miles Cottom may attend.

Commissioner Armstrong seconded the motion. The motion carried unanimously.

Attorney Knowles stated that this executive session would constitute privileged attorney-client communications and no further recording of the executive session would be necessary.

The following persons are in attendance for executive session: Commissioners Armstrong, Lucrezi, and Wood and outside water counsel David Shohet, Interim County Attorney Lynda Knowles, Assistant County Attorney Mark Olguin, County Administrator Don Reimer, Deputy County Administrator Beth Helmke, Director of Finance Dan Short, and Planning Director Miles Cottom.

The Commissioners moved into executive session at 11:56 a.m.

The Commissioners came out of executive session at 12:55 p.m. with no decisions being made.

I, Lynda Knowles, Interim Chaffee County Attorney, do hereby attest that the unrecorded statements and discussions that took place during the executive session held on March 18, 2025 constituted privileged attorney-client communication.

Lynda Knowles

Lynda Knowles, Interim Chaffee County Attorney

I, P. T. Wood, Chair of the Chaffee County Board of County Commissioners, do hereby attest that the unrecorded statements and discussions that took place during the executive session held on March 18, 2025 were confined to the topic described in the announcement of such session and authorized by the provisions of § 24-6-402(4)(b), C.R.S.



P. T. Wood, Chair

Chair Wood stated that if any person who participated in the executive session believes that any substantial discussion of any matters not included in the motion to enter the executive session occurred during the executive session, or that any improper action occurred during the executive session in violation of the Open Meetings Law, he asked that you state your concerns for the record.

Hearing none, the meeting recessed at 1:00 p.m.

I. 1:00 - Executive Session

The meeting resumed at 1:20 p.m.

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 Outside Contracted Legal Counsel Karl Hanlon may attend.

Chair Wood addressed the Board to enter into executive session pursuant to § 24-6-402(4)(b), C.R.S. for the purpose of receiving legal advice on specific legal questions regarding personnel matters 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 § 24-6-402(4)(f), C.R.S.

Commissioner Lucrezi moved to go into executive session pursuant to § 24-6-402(4)(b), C.R.S. for the purpose of receiving legal advice on specific legal questions regarding personnel matters 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 § 24-6-402(4)(f), C.R.S. She stated that Commissioners Armstrong, Lucrezi, and Wood and County Administrator Don Reimer and outside contracted legal counsel Karl Hanlon may attend.

Commissioner Armstrong seconded the motion. The motion carried unanimously.

The following persons are in attendance for executive session: Commissioners Armstrong, Lucrezi, and Wood and outside contracted legal counsel Karl Hanlon and County Administrator Don Reimer.

The Commissioners moved into executive session at 1:25 p.m.

The Commissioners came out of executive session at 3:00 p.m. with no decisions being made.

I, Karl Hanlon, outside contracted legal counsel acting as attorney to the County for this matter, do hereby attest that the statements and discussions that took place during the executive session held on March 18, 2025 constituted privileged attorney-client communication under § 24-6-402(4)(b), C.R.S. and personnel matters under § 24-6-402(4)(f), C.R.S.

Karl Hanlon

Karl Hanlon, outside contracted legal counsel acting as attorney to the County for this matter

I, P. T. Wood, Chair of the Chaffee County Board of County Commissioners, do hereby attest that the statements and discussions that took place during the executive session held on March 18, 2025 were confined to the topic described in the announcement of such session and authorized by the provisions of § 24-6-402(4)(b), C.R.S. and § 24-6-402(4)(f), C.R.S.



P. T. Wood, Chair

Chair Wood stated that if any person who participated in the executive session believes that any substantial discussion of any matters not included in the motion to enter the executive session occurred during the executive session, or that any improper action occurred during the executive session in violation of the Open Meetings Law, he asked that you state your concerns for the record.

J. Adjourn

There being no objections, the meeting was adjourned at 3:02 p.m.

Attest:



Lori Mitchell, County Clerk