Chaffee County Commissioners Meeting
April 1, 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 April 1, 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, Director of Finance Dan Short, Interim County Attorney Lynda Knowles, Assistant County Attorney Mark Olguin, Airport Manager Zech Papp (Items E.1, 2, and 3 only) and Planning Director Miles Cottom.

Others present remotely were Public Health Director Andrea Carlstrom, Planner Rose Reuling, GIS Coordinator Eric Lubell. and Deputy County Clerks Kit Kuester, Julia Rivera, 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 Armstrong moved to approve the Agenda. Commissioner Lucrezi seconded the motion. The motion carried unanimously.

3. Review Public Meeting List

   The Board reviewed the public meeting list.

4. Proclamation Declaring April 7-14, 2025 National Public Health Week

   Chair Wood read into the record the Proclamation Declaring April 7-14, 2025 National Public Health Week.

   Commissioner Armstrong spoke.

   No formal action was taken.

5. 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.

   Public Comment was given by:

Joe Cooper, 9325 County Rd. 160, Salida. Chair Wood and Attorney Knowles commented.

B. Minutes for Approval

1. Consider for Approval the Minutes of the March 18, 2025 Regular Meeting

Chair Wood stated that Administrator Reimer is to be added as in attendance for Item I.1. the second Executive Session.

Commissioner Armstrong moved to approve the minutes of the March 18, 2025 Commissioners' regular meeting with the above correction. Commissioner Lucrezi seconded the motion. The motion carried unanimously.

C. Consent Agenda

Commissioners Lucrezi and Armstrong spoke.

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

1. Pay the Bills

2. Ratify letter of support for Heart of the Rockies Regional Medical Center's grant application to the Department of Local Affairs for Positron Emission Tomography (PET) scan equipment - Helmke

3. Ratify letter of support for Heart of the Rockies Regional Medical Center's grant application to the Congressionally Directed Spending request program for capital expansion of the hospital's surgery and radiology facilities - Helmke

4. Approve amended Common Ground grant agreement for Salida Mountain Trails, adjusting scope from proposed vault toilet to portable toilets for use at the Burmac Trailhead site, plus six additional BLM/USFS trailheads in Chaffee - Helmke

5. Authorize Board Chair signature on the Development & Maintenance Covenant for Aspire Tours Campground and Outfitter Facility located at 11302 CR 190W, Salida, CO 81201

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).

Chair Wood asked if anyone from the public wished to testify on this/these item(s).

There was no public comment.

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

1. Hearing to Consider the Liquor License Renewal for Butter Together LLC, DBA Robin's, at 8046 UW Hwy 50, Salida, CO 81201

2. Hearing to change the manager on the Liquor License for Browns Canyon Brewing Company LLC, DBA Browns Canyon Brewing Company, at 23850 US Hwy 285, Buena Vista, CO 81211

E. Contracts/Grant Consideration

1. Consider Award for Construction Contract for Salida Airport for the Taxiway 'A' Extension

   Manager Papp addressed the Board to consider an award for a Construction Contract for the Salida Airport for the Taxiway 'A' Extension.

   Commissioner Lucrezi moved to approve an award to Pyramid Construction, Inc. for a Construction Contract for the Salida Airport for the Taxiway 'A' Extension. Commissioner Armstrong seconded the motion. The motion carried unanimously.

   Administrator Reimer stated that the next step is that this will go to the Salida City Council on April 15, 2025, for consideration of approval.

2. Consider Award for Construction Contract for Salida Airport for the Fuel Farm

   Manager Papp addressed the Board to consider an award for a Construction Contract for the Salida Airport for the Fuel Farm.

   Discussion ensued during which Manager Papp responded to Commissioners' comments and questions and Administrator Reimer spoke.

   Commissioner Lucrezi moved to reject all of these bids, negotiate with the lowest bidder and direct staff to start that conversation. Commissioner Armstrong seconded the motion. The motion carried unanimously.

3. Approval of Resolution 2025-14 accepting a state grant from the Colorado Aeronautical Board in the amount of $450,000 for Fuel Farm Construction - Zech Papp / Lynda Knowles

   Manager Papp addressed the Board to consider approval of **RESOLUTION 2025-14 ACCEPTING A GRANT FROM THE COLORADO AERONAUTICAL BOARD IN THE AMOUNT OF $450,000**.

   Commissioner Lucrezi moved to approve **RESOLUTION 2025-14 ACCEPTING A GRANT FROM THE COLORADO AERONAUTICAL BOARD IN THE AMOUNT OF $450,000**. Commissioner Armstrong seconded the motion. The motion carried unanimously.

Administrator Reimer stated that the City of Salida would have a similar resolution to consider for approval.

Attorney Knowles noted for the record that she doesn't know if the grant terms require completion of construction by a certain time, but the airport needs to be aware of that and be sure it is in compliance with those.

Manager Papp responded to Attorney Knowles' comment.

4. Consider development of Request for Qualifications for scopes of work for Chaffee RecAdopters and related Common Ground program focus areas.

   Administrator Reimer addressed the Board to consider development of the Request for Qualifications for scopes of work for Chaffee RecAdopters and related Common Ground program focus areas.

   Administrator Reimer responded to Commissioner's question.

   Attorney Knowles clarified that these agreements and contracts will not be provided through or reviewed by the County Attorney's Office; rather, the Commissioners are using contracted outside legal counsel Karl Hanlon for Common Ground matters.

   Commissioner Armstrong moved to approve the development of the Request for Qualifications (RFQs) for scopes of work for Chaffee RecAdopters and related Common Ground program focus areas. Commissioner Lucrezi amended the motion to include the RFQ for the RecAdopters Field Programs Coordinator as well. Commissioner Armstrong concurred with the amendment. Commissioner Lucrezi seconded the motion. The motion carried unanimously.

5. Discuss and Consider Approval of lease of Valley View School to GARNA - Don Reimer

   Administrator Reimer addressed the Board to discuss and consider approval of a Lease Agreement between Chaffee County and Greater Arkansas River Nature Association (GARNA) for the Valley View School.

   Discussion ensued during which Administrator Reimer and Director Short responded to Commissioners' questions.

   Commissioner Armstrong moved to approve the Lease Agreement between Chaffee County and Greater Arkansas River Nature Association (GARNA) for the Valley View School as presented. Commissioner Lucrezi seconded the motion. The motion carried unanimously.

   GARNA Interim Director Jessica Downing spoke.
   Administrator Reimer stated that there will be a ribbon cutting and open house later.

F. Regular Agenda Items

1. Discuss and Consider Chaffee Common Ground Fund Program 2025 Grant Process Proposal - Betsy Dittenber, Chaffee County Community Foundation

   Chaffee County Community Foundation (CCCF) Executive Director Betsy Dittenber addressed the Board to discuss and consider the Chaffee Common Ground Fund Program 2025 Grant Process Proposal.

   Discussion ensued during which Dittenber clarified that CCCF has served as fiscal sponsor for Envision.

   Commissioner Lucrezi moved to approve the Chaffee Common Ground Fund Program 2025 Grant Process Proposal. Commissioner Armstrong seconded the motion. The motion carried unanimously.

   Mark Kostelic, 11025 Hwy. 291, Salida, commented. Chair Wood responded to Kostelic's comment.

2. Discuss and Consider Summary of Recommendations from the Common Ground Citizens Advisory Committee meeting on 3/25 - Betsy Dittenber, Chaffee County Community Foundation; Miles Cottom

   Director Cottom addressed the Board to discuss and consider the Summary of Recommendations from the Common Ground Citizens Advisory Committee meeting on 3/25/25.

   CCCF Executive Director Dittenber addressed the Board.

   Director Cottom spoke further and responded to Administrator Reimer's question.

   Commissioner Lucrezi moved to approve the Summary of Recommendations from the Common Ground Citizens Advisory Committee meeting on March 25, 2025, with the amendment regarding 1.C. the National Forest Foundation (NFF) grant that the $70,000 will be sent back to the competitive grant cycle as part of the competitive grant bucket. Commissioner Armstrong seconded the motion. The motion carried unanimously.

3. Discuss and consider a 2025 Area of Interest Fund Proposal for Public Health - Betsy Dittenber, Chaffee County Community Foundation; Andrea Carlstrom, Public Health Director

   CCCF Executive Director Dittenber addressed the Board to discuss and consider a 2025 Area of Interest Fund Proposal for Public Health.

   Director Carlstrom addressed the Board and responded to Commissioner's question.

   Chair Wood spoke.

   Commissioner Lucrezi moved to approve creating a 2025 Area of Interest Fund for Public Health as proposed. Commissioner Armstrong seconded the motion. The motion carried unanimously.

4. *Continued from March 18, 2025*
Public Hearing -
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

Director Cottom addressed the Board to consider the Alpine West Final Plat for Applicant Stackhaus LLC, Alex Telthorst Managing Member, for the property located at 15750 County Road 306, Buena Vista.

Commissioner Lucrezi spoke immediately before Director Cottom began his PowerPoint presentation.

Director Cottom proceeded with his presentation and responded to Attorney Knowles' question.

Alex Telthorst, 28872 County Rd. 330, Buena Vista, on behalf of applicant, addressed the Board.

Discussion ensued during which Telthorst responded to Commissioner's questions.

Chair Wood asked for public comments.

The public comment portion of the hearing opened at 9:20 a.m.

Public comments were given by:

Chaffee Housing Authority consultant Jen-Ai Stokesbary.
Commissioner Armstrong commented.

Mark Kostelic, 11025 Hwy. 291, Salida.

The public comment portion of the hearing closed at 9:23 a.m.

Commissioners deliberated.

Commissioner Lucrezi moved to approve the Alpine West Final Plat for Applicant Stackhaus LLC, Alex Telthorst Managing Member for the property located at 15750 County Road 306, Buena Vista, subject to the conditions in the resolution. Commissioner Armstrong seconded the motion. The motion carried unanimously.

G. Commissioners Comments

Administrator Reimer stated that the next Leadership Roundtable is scheduled for April 21, 2025.

H. Adjourn

There being no objections, the meeting was adjourned at 10:44 a.m.

Attest:

Lori Mitchell, County Clerk