



Chaffee County Commissioners Meeting
April 15, 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 15, 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, and Assistant County Attorney Mark Olguin.

Others present remotely were Planning Manager Garry Baker, Planner Brandon Wolff, GIS Coordinator Eric Lubell, outside contracted legal counsel Karl Hanlon (Item F.1. only), and Deputy County Clerks Barbara Tidd, Kit Kuester, Julia Rivera, and Sophie Gibb.

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.

Public Comment was given by:

Rick Streily, 16691 County Rd. 162, Nathrop.

Blane Clark, 16100 Pine Grove Pkwy., Buena Vista.

Mark Kostelic, 11025 State Hwy. 291, Salida.

Joe Cooper, 9325 County Rd. 160, Salida.

Tom McCracken, 16165 Burt Gulch Rd., Buena Vista.

B. Minutes for Approval

1. Consider for Approval the Minutes of the April 8, 2025 Regular Meeting

Commissioner Armstrong moved to approve the minutes of the April 8, 2025 Commissioners' regular meeting. Commissioner Lucrezi seconded the motion. The motion carried unanimously.

C. Consent Agenda

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

1. Pay the Bills
2. Ratify scope of agreements for Envision-related contractors, vendors, consultants as presented at March 18 BOCC meeting
3. Acknowledge the Sheriff's Office Monthly Report for March 2025
4. Approve Resolution 2025-23 Appointing an at-large member to the Chaffee Housing Authority
5. Acknowledge the Treasurer's Monthly Report for March 2025
6. Approve Behavioral Health Administration Co-Response grant contract as discussed at the April 8, 2025 meeting

D. Contracts/Grant Consideration

1. Consider recommendation to award contract for Landfill Cell Liner project

Administrator Reimer addressed the Board to consider a recommendation from Sanborn, Head & Associates to award a contract for the Landfill Cell Liner project to ALLSTATELINING in the amount of 389,290.96.

Discussion ensued.

Commissioner Armstrong moved to approve the recommendation of Sanborn, Head & Associates for Chaffee County to award a contract for the Landfill Cell Liner project to ALLSTATELINING and proceed with contract negotiations and recommendations based on their timeline, bid price, and acceptance of the County's standard documents and limited exceptions to the bid documents, and authorize the Chair to execute the standard contract following review by the County Attorney's Office. Commissioner Lucrezi seconded the motion. The motion carried unanimously.

E. Regular Agenda Items

1. Accept Chaffee Housing Authority Annual Report - Marjo Curgus, CHA Interim Executive Director

Chair Wood addressed the Board to accept the Chaffee Housing Authority Annual Report.

Discussion ensued.

Commissioner Lucrezi moved to accept the Chaffee Housing Authority Annual Report. Commissioner Armstrong seconded the motion. The motion carried unanimously.

2. Visionary Broadband Update - Brian Shepherd, Visionary Broadband

Brian Shepherd with Visionary Broadband provided the Board with an update.

Discussion ensued during which Shepherd responded to Commissioners' questions and former Chaffee County Economic Development Corp. Executive Director Wendell Pryor spoke.

No formal action was taken.

3. Consider Request for Waiver of Landfill fees from GARNA for the annual Green-Up Clean-Up event - Don Reimer

Administrator Reimer addressed the Board to consider a request for a waiver of Landfill fees from the Greater Arkansas River Nature Assn. (GARNA) for the annual Green-Up Clean-Up event.

Commissioner Armstrong moved to waive Landfill fees for GARNA for the annual Green-Up Clean-Up event. Commissioner Lucrezi seconded the motion. The motion carried unanimously.

4. Approve release of Lot Sales Restriction for Timber Creek Ranch Subdivision Phase 1 - Garry Baker

Manager Baker addressed the Board to consider approval of the release of Lot Sales Restriction for Timber Creek Ranch Subdivision Phase 1.

Discussion ensued.

Commissioner Lucrezi moved to approve the release of the Lot Sales Restriction for Timber Creek Ranch Subdivision Phase 1 - Lots 1-23 and authorize the Board of County Commissioners' Chair to sign the Lot Sales Restriction release, conditioned upon prior release of the active Road and Bridge right-of-way permit. Commissioner Armstrong seconded the motion. The motion carried unanimously.

5. Consider Adjustment to Chaffee County Landfill Fees Structure and Amounts - Beth Helmke / Shannon Wilcox

Deputy Administrator Helmke addressed the Board to consider an adjustment to Chaffee County Landfill Fees Structure and Amounts.

Discussion ensued during which Helmke responded to Commissioners' questions and comments.

Commissioner Armstrong moved to approve an adjustment to Chaffee County Landfill fees structure and amounts to deal with 'Dirty Dumping' as presented. Commissioner Lucrezi seconded the motion. The motion carried unanimously.

Public Comment:

Former County Commissioner Jim Thompson, 17065 County Rd. 338, Buena Vista, addressed the Board.

Administrator Reimer and Chair Wood responded to Thompson's question.

F. Executive Session

1. Executive Session pursuant to C.R.S. § 24-6-402 (4)(b) to receive legal advice on specific legal questions regarding *Becker v. BOCC*, Case No.2023CV30041 - County Administrator Don Reimer, Deputy County Administrator Beth Helmke, Finance Director Dan Short, Planning Director Miles Cottom, Interim County Attorney Lynda Knowles and 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 *Becker v. BOCC*, Case No.2023CV30041.

Commissioner Armstrong 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 *Becker v. BOCC*, Case No.2023CV30041. He stated that Commissioners Armstrong, Lucrezi, and Wood and outside contracted legal counsel Karl Hanlon will attend, and Assistant County Attorney Mark Olguin, Administrator Don Reimer, Deputy County Administrator Beth Helmke, Finance Director Dan Short, and Planning Director Miles Cottom *may* attend.

Commissioner Lucrezi seconded the motion. The motion carried unanimously.

Contracted legal counsel Hanlon 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 Assistant County Attorney Mark Olguin, County Administrator Don Reimer, Deputy County Administrator Beth Helmke, Director of Finance Dan Short, and outside contracted legal counsel Karl Hanlon.

The Commissioners moved into executive session at 10:31 a.m.

The Commissioners came out of executive session at 10:44 a.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 unrecorded statements and discussions that took place during the executive session held on April 15, 2025 constituted privileged attorney-client communication.

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 unrecorded statements and discussions that took place during the executive session held on April 15, 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, Chair Wood moved on to the next item on the agenda.

G. Commissioners Comments

H. Adjourn

There being no objections, the meeting was adjourned at 10:49 a.m.

Attest:



Lori Mitchell, County Clerk