



Chaffee County Commissioners Meeting
May 13, 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 May 13, 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, Planner Brandon Wolff, and Assessor Rick Roberts, Land Appraiser Katie Lady, and Commercial Appraiser Nick Gibb (items G.1. through 4. only).

Others present remotely were Airport Manager Zech Papp (items E.2., 3., and 4. only), Outside Contracted Legal Counsel Karl Hanlon (item H.1. only), 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 9:02 a.m.

2. Approve Agenda

Chair Wood suggested that Hearing Consent Agenda Item D.3. be moved to Regular Agenda Item F. 3.

Commissioner Lucrezi moved to approve the Agenda as amended moving Item D.3. to Regular Agenda Item F. 3. Commissioner Armstrong seconded the motion. The motion carried unanimously.

Discussion ensued regarding moving Hearing Consent Agenda Item D.4 to Regular Agenda Item F. 4.

Commissioner Armstrong moved to approve the Agenda as amended moving Hearing Consent Agenda Item D.4 to Regular Agenda Item F. 4. Commissioner Lucrezi seconded the motion. The motion carried unanimously.

3. 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:

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

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

Joe Cooper, 9325 County Road 160, Salida.

4. Review Public Meeting List

The Board reviewed the public meeting list.

B. Minutes for Approval

1. Consider for Approval the Minutes of the May 6, 2025 Regular Meeting

Commissioner Armstrong moved to approve the minutes of the May 6, 2025 Commissioners' regular meeting. Commissioner Lucrezi seconded the motion. The motion carried unanimously.

C. Consent Agenda

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

1. Pay the Bills

2. Approval of Proclamation Declaring May 2025 Lyme & Other Tick-Borne Diseases/Conditions Awareness Month

Chair Wood read into the record the Proclamation Declaring May 2025 Lyme & Other Tick-Borne Diseases/Conditions Awareness Month.

3. Acknowledge the Sheriff's Office Monthly Report for April 2025

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 items D1. and 2. as items D.3 and 4. were moved to Regular Agenda items. Commissioner Armstrong seconded the motion. The motion carried unanimously.

1. Hearing to Consider the Guidestone Special Event Liquor Permit Application
Event Date: June 4, 2025
Event Location: Hutchinson Ranch, 6700 Old Corral Road, Salida
2. Hearing to Consider the Liquor License Renewal for VFW, DBA VFW Post 1166, at 27318 County Road 314, Buena Vista, CO 81211

E. Contracts/Grant Consideration

1. Consider for Approval Road and Bridge Bid Award for the 2025 Asphalt Overlay Project on County Road 162 - Mark Stacy / Don Reimer

Superintendent Stacy addressed the Board to open bids publicly and to consider for approval the Road and Bridge the Bid Award for the 2025 Asphalt Overlay Project on County Road 162.

Stacy responded to Commissioner's questions and comments.

Commissioner Lucrezi moved to approve the Road and Bridge Bid Award for the 2025 Asphalt Overlay Project on County Road 162 to Pavement Maintenance Services, Inc. in the amount of \$33,700. Commissioner Armstrong seconded the motion. The motion carried unanimously.

2. Consider Approval of new Ground Lease for Site N at the Salida Airport for Hanger West LLC - Zech Papp / Lynda Knowles

Attorney Knowles addressed the Board to consider approval of a new Ground Lease with Hanger West LLC for Site N at the Salida Airport.

Commissioner Armstrong moved to approve the new Ground Lease with Hanger West LLC for Site N at the Salida Airport. Commissioner Lucrezi seconded the motion. The motion carried unanimously.

3. Consider for Approval Resolution 2025-28 for the Colorado Division of Aeronautics Discretionary Aviation Grant for the Taxiway A Extension project at the Salida Airport - Don Reimer / Zech Papp

Manager Papp addressed the Board to consider for approval **RESOLUTION 2025-28 Colorado Division of Aeronautics Discretionary Aviation Grant Resolution** for the Taxiway A Extension project at the Salida Airport.

Commissioner Lucrezi moved to approve **RESOLUTION 2025-28 Colorado Division of Aeronautics Discretionary Aviation Grant Resolution** for the Taxiway A Extension project at the Salida Airport. Commissioner Armstrong seconded the motion. The motion carried unanimously.

4. Consider the First Amendment to the Ground Lease for Amen Mountain Escapes Now, LLC at the Salida Airport - Mark Olguin / Zech Papp

Manager Papp addressed the Board to consider for approval the First Amendment to Ground Lease with Amen Mountain Escapes Now, LLC at the Salida Airport.

Manager Papp responded to Commissioner's question.

Commissioner Armstrong moved to approve the First Amendment to Ground Lease with Amen Mountain Escapes Now, LLC at the Salida Airport. Commissioner Lucrezi seconded the motion. The motion carried unanimously.

F. Regular Agenda Items

1. **To be continued to June 10, 2025 at Applicant's request -**

Continued from April 8, 2025

Public Hearing -

Name of Project: Divided Sky Estates Major Subdivision Final Plat

Applicants: John Porter, Meaghan Richmond

Location: 6025 Archery Lane, Salida, CO.

Request: Final Plat for a 13-lot subdivision on 38.36 acres, parcel #380717100008

Planner: Garry Baker / 719-530-5630 / gbaker@chaffeecounty.org

Chair Wood stated that this matter is continued to June 10, 2025 at Applicant's request. Chair Wood opened the public hearing since this matter was noticed as a public hearing.

The public comment portion of the hearing opened at 9:35 a.m.

Public comments were given by:

Mark Kostelic, 11025 State Highway 291, Salida.

The public comment portion of the hearing closed at 9:36 a.m.

Commissioner Armstrong moved to continue to June 10, 2025, the Divided Sky Estates Major Subdivision Final Plat for Applicants John Porter and Meaghan Richmond for the property located at 6025 Archery Lane, Salida, CO. Commissioner Lucrezi seconded the motion. The motion carried unanimously.

2. Consideration of Chaffee County Resolution 2025-26 Supporting Public Lands - Commissioner Lucrezi

Commissioner Lucrezi addressed the Board to consider approval of **RESOLUTION 2025-26 RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF CHAFFEE COUNTY, COLORADO SUPPORTING PUBLIC LANDS.**

Commissioner Lucrezi moved to approve **RESOLUTION 2025-26 RESOLUTION OF THE BOARD OF COUNTY**

COMMISSIONERS OF CHAFFEE COUNTY, COLORADO SUPPORTING PUBLIC LANDS. Commissioner Armstrong seconded the motion. The motion carried unanimously.

3. **Name of Project:** Koe - Robison Subdivision Reconciliation
Applicants: Chalk Creek Properties RLLP, Represented by Mona Bellantonio
Location: 22000 County Rd 196, Nathrop, CO 81236
Request: To subdivide a Parcel of 65.3 acres into two (2) lots of 56 acres (Lot A with existing house) and 9.3 acres (Lot 2). Wells and on-site wastewater treatment systems will serve the property.
Planner: Brandon Wolff / 719-530-5630 / bwolff@chaffeecounty.org

Planner Wolff addressed the Board to consider the Koe - Robison Subdivision Reconciliation for Applicant Chalk Creek Properties RLLP, located at 22000 County Rd. 196, Nathrop, CO 81236.

Planner Wolff responded to Commissioners' questions.

The public comment portion of the hearing opened at 9:46 a.m.

Public comments were given by:

Jeff Robison, 410 4th Ave., Longmont, CO.

Megan Wemmer, 410 4th Ave., Longmont, CO, introduced herself. She did not speak.

The public comment portion of the hearing closed at 9:50 a.m.

Director Cottom spoke.

Planner Wolff and Director Cottom responded to Commissioners' questions.

Commissioner Lucrezi moved to approve the Koe - Robison Subdivision Reconciliation Final Plat for Applicant Chalk Creek Properties RLLP, located at 22000 County Rd. 196, Nathrop, CO 81236, based on the May 13, 2025 Staff Report's findings of fact and conditions.

Planner Wolff spoke.

Lucrezi amended her motion to add the ADU option.

Commissioner Armstrong seconded the amended motion. The motion carried unanimously.

4. Hearing to Consider the Liquor License Renewal for Station 24 Cafe LLC, DBA Station 24 Cafe, at 12867 US Hwy 24/285, Buena Vista, CO 81211

Commissioner Armstrong moved to continue to May 20, 2025, the hearing to consider the Liquor License Renewal for Station 24 Cafe LLC, DBA Station 24 Cafe, at 12867 US Hwy 24/285, Buena Vista, CO 81211. Commissioner Lucrezi seconded the motion. The motion carried unanimously.

G. Convene as the Board of Equalization

At 9:56 a.m., the Board convened as the Board of Equalization.

1. Consider Abatement of taxes for 101 River West Drive, Salida, for the 2023 & 2024 Tax Years - Rick Roberts / Katie Lady

Land Appraiser Katie Lady addressed the Board to consider abatement of taxes for 101 River West Drive, Salida, for the 2023 and 2024 tax years.

Lady responded to Commissioner's question.

Attorney Caroline Young representing Judith Hersh, property owner and Trust of Judith K. Hersh Revocable Trust, of 101 River West Drive, Salida, addressed the Board.

Lady spoke.

Discussion ensued during which Lady responded to Commissioner's question.

Commissioner Armstrong moved to reject the request for abatement of taxes for 101 River West Drive, Salida, for the 2023 and 2024 tax years. Commissioner Lucrezi seconded the motion. The motion carried unanimously.

2. Consider Abatement of taxes for Vacant Land (Parcel 380704214004), Salida, for the 2024 Tax Year - Rick Roberts / Katie Lady

Appraiser Katie Lady addressed the Board to consider abatement of taxes for Vacant Land (Parcel 380704214004), on First Street, Salida, for the 2024 tax year.

Lady responded to Commissioner's question.

Appraiser Roberts and Lady spoke.

Attorney Caroline Young representing owner Windmill Restaurant, Inc. of Vacant Land (Parcel 380704214004), Salida, addressed the Board and responded to Commissioner's question.

Lady, Roberts, and Attorney Young responded to Commissioners' questions and comments.

Commissioner Lucrezi moved to deny the request for abatement of taxes for Vacant Land (Parcel 380704214004), Salida, for the 2024 tax year. Commissioner Armstrong seconded the motion. The motion carried unanimously.

3. Consider Abatement of taxes for 113 N Court Street, Buena Vista, for the 2023 & 2024 Tax Years - Rick Roberts

Assessor Roberts introduced Commercial Appraiser Gibb and addressed the Board to consider abatement of taxes for 113 N Court Street, Buena Vista, for the 2023 and 2024 tax years.

Appraiser Gibb addressed the Board.

Commissioner Lucrezi moved to approve the abatement of taxes for 113 N Court Street, Buena Vista, for the 2023 and 2024 tax years. Commissioner Armstrong seconded the motion. The motion carried unanimously.

4. Consider Abatement of taxes for 755 Gregg Drive, Buena Vista, for the 2024 Tax Year - Rick Roberts
Assessor Roberts addressed the Board to consider abatement of taxes for 755 Gregg Drive, Buena Vista, for the 2024 tax year.

Appraiser Gibb spoke.

Commissioner Armstrong moved to approve the abatement of taxes for 755 Gregg Drive, Buena Vista, for the 2024 tax year. Commissioner Lucrezi seconded the motion. The motion carried unanimously.

At 10:37 a.m. the Board reconvened as the Board of Commissioners, and the meeting recessed for a short break.

At 10:44 a.m. the meeting resumed.

H. Commissioners Comments

I. 10:00am - Executive Session

1. Executive Session pursuant to C.R.S. § 24-6-402(4)(f) for a personnel matter that the employee who is the subject of the session has not requested an open meeting, more specifically for conducting County Attorney interviews and pursuant to C.R.S. § 24-6-402(4)(e) for determining positions and developing strategies for negotiations, and instructing negotiators more specifically regarding County Attorney interviews. - County Administrator Don Reimer, Deputy County Administrator Beth Helmke, Finance Director Dan Short, Human Resources Director Kathy Punke and Contracted Legal Counsel Karl Hanlon may attend.

Chair Wood addressed the Board to enter into executive session pursuant to § 24-6-402(4)(f), C.R.S. for a personnel matter that the employee who is the subject of the session has not requested an open meeting, more specifically for conducting County Attorney interviews and pursuant to § 24-6-402(4)(e), C.R.S. for determining positions and developing strategies for negotiations, and instructing negotiators more specifically regarding County Attorney interviews.

County Administrator Don Reimer, Deputy County Administrator Beth Helmke, Finance Director Dan Short, Human Resources Director Kathy Punke, and Contracted Outside Legal Counsel Karl Hanlon may attend.

Commissioner Lucrezi moved to go into executive session pursuant to § 24-6-402(4)(f), C.R.S. for a personnel matter that the employee who is the subject of the session has not requested an open meeting, more specifically for conducting County Attorney interviews and pursuant to § 24-6-402(4)(e), C.R.S. for determining positions and developing strategies for negotiations, and instructing negotiators more specifically regarding County Attorney interviews. She stated that County Administrator Don Reimer, Deputy County Administrator Beth Helmke, Finance Director Dan Short, Human Resources Director Kathy Punke, and Contracted Outside 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 County Administrator Don Reimer, Deputy County Administrator Beth Helmke, Director of Finance Dan Short, Human Resources Director Kathy Punke, and Contracted Outside Legal Counsel Karl Hanlon.

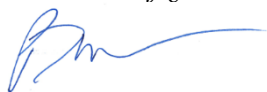
The Commissioners moved into executive session at 10:51 a.m.

At 1:21 p.m., Executive Session recessed.

At 2:05 p.m., Executive Session resumed.

The Commissioners came out of executive session at 3:29 p.m. with no decisions being made.

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 May 13, 2025 were confined to the topic described in the announcement of such session and authorized by the provisions of § 24-6-402(4)(f), C.R.S. The session was recorded on separate medium.



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 stated that there was no more business to come before the Board and if there were no objections, the meeting is adjourned.

J. Adjourn

There being no objections, the meeting was adjourned at 3:30 p.m.

Attest:



Lori Mitchell, County Clerk