



Chaffee County Commissioners Meeting
May 20, 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 20, 2025, at the Chaffee County Public Safety Complex, 200 Steele Dr., Buena Vista. Board members present were Chair P. T. Wood and Commissioners Dave Armstrong and Gina Lucrezi.

Others present in person were County Administrator Don Reimer, Director of Finance Dan Short, Planning Director Miles Cottom, and Chief Building Official Chad Chadwick.

Others present remotely were Assistant County Attorney Mark Olguin (through Item F.), Deputy County Administrator Beth Helmke, Planner Brandon Wolff, GIS Coordinator Eric Lubell, and Deputy County Clerk 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. 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:

Randy Potterton, 15605 Par Lane, Buena Vista, representing Buena Vista's Trails Advisory Board. Commissioners responded to Potterton's question.

Karen Pate, 17005 Pine Grove Pkwy., Buena Vista. Chair Wood commented.

Beth Mason, 102 Meadow Ln., Buena Vista. Chair Wood commented.

Pat Homelvig, 17005 Pine Grove Pkwy., Buena Vista.

Tom McCracken, 16165 Burt Gulch Rd., Buena Vista. Chair Wood commented.

Karen Pate, 17005 Pine Grove Pkwy., Buena Vista.

B. Minutes for Approval

1. Consider for Approval the Minutes of the May 13, 2025 Regular Meeting

Commissioner Lucrezi moved to approve the minutes of the May 13, 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 published. Commissioner Lucrezi seconded the motion. The motion carried unanimously.

1. Pay the Bills
2. Acknowledge the Treasurer's 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).

Chair Wood stated that these items are those that would normally require a hearing, but no public testimony is expected.

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

1. *Continued from May 13, 2025 -*
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

E. Contracts/Grant Consideration

1. Consider sale of County property located at 499 Antero Circle, Buena Vista, to Chaffee County Fire Protection District (CCFPD) - Don Reimer

Administrator Reimer addressed the Board to consider the sale of County property located at 499 Antero Circle, Buena Vista, to the Chaffee County Fire Protection District (CCFPD).

Commissioner Armstrong moved to move forward with the sale of County property located at 499 Antero Circle, Buena Vista, to the Chaffee County Fire Protection District (CCFPD) per contract. Commissioner Lucrezi seconded the motion. The motion carried unanimously.

F. Convene as the Board of Health

At 9:34 a.m., the Board of Commissioners recessed as the Board of Commissioners and convened as the Board of Health.

1. **Applicant:** Kathryn Collins
Location: 16 Hillside Dr
Request: To Install Vault Septic System on property since lot is too small for conventional OWTS.

Chair Wood addressed the Board regarding the request of Applicant Kathryn Collins for the installation of a Vault Septic System on property, since the lot is too small for conventional OWTS at 16 Hillside Dr., Salida.

Chair Wood recused himself from this discussion and left the room because he is a neighbor of the party requesting this installation on neighboring property.

Commissioner Lucrezi opened the public hearing at 9:35 a.m.

Chief Building Official Chad Chadwick addressed the Board.

Discussion ensued.

Corey Baughman and Applicant Kathryn Collins addressed the Board and responded to Commissioner's questions.

The public comment portion of the hearing opened at 9:43 a.m.

Administrator Reimer stated that a written comment was received by County Administration noting opposition.

The public comment portion of the hearing closed at 9:44 a.m.

Discussion ensued during which Chadwick responded to Commissioners' questions and Reimer spoke.

Commissioner Armstrong moved to accept the request for the installation of a Vault Septic System on property since the lot is too small for conventional OWTS at 16 Hillside Dr., Salida.

Commissioner Lucrezi seconded the motion. The motion carried unanimously with Commissioners Armstrong and Lucrezi voting FOR approval. Commissioner Wood was not present for the vote as he had recused himself.

At 10:00 a.m., the Commissioners adjourned as the Board of Health and reconvened as the Board of Commissioners, and Chair Wood returned to the meeting.

G. 10:30am - 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. He stated that County Administrator Don Reimer, Deputy County Administrator Beth Helmke, Finance Director Dan Short, Human Resources Director Kathy Punke, and Outside Contracted Legal Counsel Karl Hanlon may attend.

Chair Wood stated that after Item H.1. the second Executive Session, he will ask for a motion for direction following that executive session.

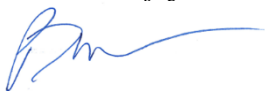
Commissioner Armstrong moved to go into executive session pursuant to § 24-6-402(4)(f), C.R.S. for a personnel matter that the employee who is the subject of the session has not requested an open meeting, more specifically for conducting County Attorney interviews and pursuant to § 24-6-402(4)(e), C.R.S. for determining positions and developing strategies for negotiations, and instructing negotiators more specifically regarding County Attorney interviews. He stated that along with Commissioners Wood, Armstrong, and Lucrezi, County Administrator Don Reimer, Deputy County Administrator Beth Helmke, Finance Director Dan Short, Human Resources Director Kathy Punke, and Outside Contracted Legal Counsel Karl Hanlon may attend. Commissioner Lucrezi 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, Outside Contracted Legal Counsel Karl Hanlon, and Human Resources Director Kathy Punke (joined executive session at 10:20 a.m.).

The Commissioners moved into executive session at 10:12 a.m.

The Commissioners came out of executive session at 10:55 a.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 20, 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 proceeded to the next Agenda item.

H. Executive Session

1. Executive Session pursuant to C.R.S. § 24-6-402 (4)(b) to receive legal advice on specific legal questions regarding Envision Chaffee County - 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. to receive legal advice on specific legal questions regarding Envision Chaffee County. County Administrator Don Reimer, Deputy County Administrator Beth Helmke, Finance Director Dan Short, Planning Director Miles Cottom, Interim County Attorney Lynda Knowles, and Outside Contracted Legal Counsel Karl Hanlon may attend.

Commissioner Lucrezi moved to go into executive session pursuant to § 24-6-402(4)(b), C.R.S. to receive legal advice on specific legal questions regarding Envision Chaffee County. She stated that Commissioners Armstrong, Lucrezi, and Wood will attend, and County Administrator Don Reimer, Deputy County Administrator Beth Helmke, Director of Finance Dan Short, Planning Director Miles Cottom, 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 County Administrator Don Reimer, Deputy County Administrator Beth Helmke, Director of Finance Dan Short, Planning Director Miles Cottom, and Outside Contracted Legal Counsel Karl Hanlon.

The Commissioners moved into executive session at 10:56 a.m.

The Commissioners came out of executive session at 12:06 p.m. with no decisions being made.

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 proceeded to the next Agenda item.

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 20, 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. The session was recorded on separate medium.



I. Regular Agenda Items

1. Direction regarding County relationship to Envision Chaffee County - Chair Wood

Chair Wood addressed the Board with respect to direction regarding the County relationship to Envision Chaffee County. He provided a quick history. He stated that the consensus of Commissioners is to direct Outside Contracted Legal Counsel Karl Hanlon to draft a letter to the Envision Chaffee County Board in response to its letter to the County.

Outside Contracted Legal Counsel Hanlon clarified that the letter anticipates this going back in front of the Commissioners for formal action as there is no formal action being taken today other than giving some understanding and direction on where we think we're at in Executive Session. Chair Wood anticipates that this could be at the June 5, 2025 or the following meeting.

Commissioner Armstrong spoke.

Commissioner Lucrezi moved to direct Outside Contracted Legal Counsel Karl Hanlon to draft a letter to the Chaffee County Envision Board. Commissioner Armstrong seconded the motion. The motion carried unanimously.

2. Consider providing letter of support for Browns Canyon National Monument Wilderness designation - Commissioners

Chair Wood addressed the Board to consider a letter of support for Browns Canyon National Monument Wilderness designation.

Commissioner Armstrong moved to consider providing a letter of support for the Browns Canyon National Monument Wilderness designation to the appropriate parties in government to pursue that designation. Commissioner Lucrezi seconded the motion. The motion carried unanimously.

3. Consider position Letter regarding proposed changes to Federal Emergency Management Agency (FEMA) Public Assistance Disaster Response parameters - Commissioners

Chair Wood addressed the Board to consider a position letter regarding proposed changes to Federal Emergency Management Agency (FEMA) Public Assistance Disaster Response parameters.

Discussion ensued.

Commissioner Lucrezi moved for the Commissioners to consider a position letter regarding proposed changes to Federal Emergency Management Agency (FEMA) Public Assistance Disaster Response parameters. Commissioner Armstrong seconded the motion. The motion carried unanimously.

J. Commissioners Comments

Reminder of Open House today from 3:00 to 5:00 p.m. at the Chaffee County Public Safety Complex, 200 Steele Dr., Buena Vista.

K. Adjourn

There being no objections, the meeting was adjourned at 12:25 p.m.

Attest:

A handwritten signature in cursive script that reads "Lori Mitchell". The signature is written in dark ink on a light-colored background.

Lori Mitchell, County Clerk