Chaffee County Commissioners Meeting
June 10, 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 June 10, 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, and Planning Manager Garry Baker.

Others present remotely were GIS Coordinator Eric Lubell, Senior Planner - Long Range Implementation Gabe Hobson, Administrative Specialist Tara Miller (Outside Contracted Legal Counsel Karl Hanlon (Item G.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 9:01 a.m.

2. Approve Agenda

   Chair Wood and Commissioner Armstrong indicated that a discussion with the Chaffee Housing Authority (CHA) should be added to the Agenda as Item H.2. following Item H.1.

   Commissioner Armstrong moved to approve the Agenda as amended with the above change. 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:

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

B. Minutes for Approval

1. Consider for Approval the Minutes of the June 5, 2025 Regular Meeting

   Commissioner Lucrezi moved to approve the minutes of the June 5, 2025 Commissioners' regular meeting. Commissioner Armstrong seconded the motion. The motion carried unanimously.

C. Consent Agenda

By consensus, Item C.3. was removed from the Consent Agenda and moved to Regular Agenda Item F.1.

Commissioner Lucrezi moved to approve the Consent Agenda with Item C.3 removed to the Regular Agenda as Item F.1. Commissioner Armstrong seconded the motion. The motion carried unanimously.

1. Pay the Bills

2. Acknowledge the Sheriff's Office Monthly Report for May 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 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 Armstrong seconded the motion. The motion carried unanimously.

1. Hearing to Consider the Liquor License Renewal for All Forward Adventures LLC, DBA American Adventures Expeditions, at 12844 US Hwy 24/285, Buena Vista, CO 81211

2. Hearing to Consider the Bereaved Father's & Brothers Special Event Liquor Permit Application
   Event Date: June 26-28, 2025
   Event Location: Meadow Creek, 15264 CR 350, Buena Vista, CO 81211

3. Hearing to Consider the Colorado Fourteeners Initiative Special Event Liquor Permit Application for the High Lonesome 100
   Event Date: July 19, 2025
   Event Location: Large field located near Frontier Ranch off of County Road 321

4. Hearing to Consider the Colorado Fourteeners Initiative Special Event Liquor Permit Application for the Sawatch Ascent 50k
   Event Date: September 28, 2025
   Event Location: Large field located near Frontier Ranch off of County Road 321

E. Contracts/Grant Consideration

There were none.

F. Regular Agenda Items

1. (was C.3.) *Continued from June 5, 2025 -*
Approve Board of Health Resolution 2025-01 Approving a variance to the Chaffee County Wastewater Treatment System Regulations at 16 Hillside Drive, Salida, CO

At 9:15 a.m. the Board recessed as the Board of Commissioners and convened as the Board of Health.

Commissioner Wood introduced this item and recused himself from this matter because he is a neighbor of the applicant in connection with this resolution.

Discussion ensued.

Commissioner Armstrong moved to approve **RESOLUTION NO. 2025-01 APPROVING APPLICATION PERTAINING TO 16 HILLSIDE DRIVE, SALIDA, COLORADO, FOR A VARIANCE TO THE CHAFFEE COUNTY ONSITE WASTEWATER TREATMENT SYSTEM REGULATIONS**. Commissioner Lucrezi seconded the motion. The motion carried unanimously with Commissioners and Armstrong voting FOR the resolution and Commissioner Wood having recused himself.

At 9:16 a.m. the Board adjourned as the Board of Health and the Board reconvened as the Board of Commissioners.

2. Salida Mountain Trails Presentation - Mike Smith & Jon Terbush
Chair Wood introduced this presentation.

The following speakers introduced themselves:
Mike Smith, 818 Crestone Ave., Salida.
Hill Abell, 541 E. First St., Salida
Jon Terbush, 130 E. 2nd St., Salida.

Mike Smith, Jon Terbush, and Hill Abell gave the Board an update regarding Salida Mountain Trails.

Abell asked the Commissioners for an increase in funding from the County from $20,000 to $30,000 for 2026 for trail work and public land stewardship.

Smith and Terbush spoke.

Director Short and Terbush responded to Commissioners' questions.
Director Short spoke.
Commissioners commented.

Terbush and Smith responded to Commissioner's question.

Short asked that Salida Mountain Trails submit their funding request by August 1, 2025.

No formal action was taken.

3. *Continued from April 8, 2025 and May 13, 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: Manager Garry Baker / 719-530-5630 / gbaker@chaffeecounty.org

Manager Baker addressed the Board to consider 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.

Manager Baker responded to Commissioners' questions.

Applicant representative Tracy Vandaveer with Crabtree Group, Inc., 325 G. St., Salida, addressed the Board.

Dennis McGrane, McGrane Water Engineering, 1669 Apple Valley Rd., Lyons, CO, water engineer for Applicant, addressed the Board.

Vandaveer spoke further.

The public comment portion of the hearing opened at 10:31 a.m. Chair Wood asked that comments be limited to 3 minutes.

Public comments were given by:

Michael Rossi, 6014 Archery Lane, Salida.
Karen O'Connell, 6016 Archery Lane, Salida.
Kim Rossi, 6014 Archery Lane, Salida.
Kevan Ketterling, 6007 Archery Cir., Salida.
Linda Erickson, 6005 Archery Cir., Salida.
Bill Tucker, 6005 Archery Cir., Salida.
Elizabeth Millicoon, 10641 Willow Ave., Poncha Springs.

The public comment portion of the hearing closed at10:52 a.m.

Applicant Meaghan Richmond, 6025 Archery Lane, Salida, who stated that she resides in Denver, addressed the Board.

Chair Wood spoke.

Director Cottom spoke.
Manager Baker spoke and responded to Commissioner Wood's comments/questions.

Discussion ensued during which Manager Baker spoke further and responded to Commissioners' comments and questions, Administrator Reimer spoke, and Jim Tucker responded to Commissioner's question/comment.

Commissioner Lucrezi moved to approve 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, with amended conditions. Commissioner Armstrong seconded the motion. The motion carried unanimously.

Reimer stated that this was **RESOLUTION NO. 2025-22 APPROVING THE FINAL PLAT FOR DIVIDED SKY ESTATES MAJOR SUBDIVISION** with amended conditions.

4. Consider request from the Common Ground Citizens Advisory Committee to increase funding for the 2025 competitive grant cycle by $150,000 - Miles Cottom, Gabe Hobson, Betsy Dittenber

Director Cottom addressed the Board to consider a request from the Common Ground Citizens Advisory Committee to increase funding for the 2025 competitive grant cycle by $150,000.

Discussion ensued during which Director Cottom and Director Short spoke.

Commissioner Lucrezi moved to approve the request from the Common Ground Citizens Advisory Committee to increase funding for the 2025 competitive grant cycle by $150,000, including $70,000 already appropriated. Commissioner Armstrong seconded the motion. The motion carried unanimously.

5. Resolve actions related to Colorado Parks and Wildlife Trails & Conservation Plan grant, as last discussed at the March 18, 2025 meeting - Beth Helmke

Chair Wood spoke regarding items F.5. through F.10.

Deputy County Administrator Helmke addressed the Board regarding resolving actions related to the Colorado Parks and Wildlife Trails & Conservation Plan grant, as last discussed at the March 18, 2025 meeting.

Chair Wood spoke.

Commissioner Lucrezi moved to confirm that Chaffee County will *not* transfer the Colorado Parks and Wildlife Trails System and Conservation Plan Grant with the Chaffee County Community Foundation and the Envision Project to Chaffee County government as grantee. Commissioner Armstrong seconded the motion. The motion carried unanimously.

6. Resolve actions related to Colorado Parks and Wildlife Regional Partnerships Initiative grant, as last discussed at the March 18, 2025 meeting - Beth Helmke

Chair Wood addressed the Board regarding resolving actions related to the Colorado Parks and Wildlife Regional Partnerships Initiative grant, as last discussed at the March 18, 2025 meeting.

Commissioner Armstrong moved to confirm that Chaffee County will *not* transfer the Colorado Parks and Wildlife Colorado Outdoors Regional Partnerships Initiative grant from Chaffee County Community Foundation and the Envision Project to Chaffee County government as grantee. Commissioner Lucrezi seconded the motion. The motion carried unanimously.

7. Resolve actions related to the engagement with TAPIS Associates, as last discussed at the March 18, 2025 meeting – Beth Helmke

Deputy County Administrator Helmke addressed the Board regarding resolving actions related to the engagement with TAPIS Associates, as last discussed at the March 18, 2025 meeting.

Helmke spoke.

Commissioner Lucrezi moved that Chaffee County will *not* enter into an agreement with TAPIS Associates for the scope of work underway for the Colorado Parks and Wildlife Strategic Trails System and Conservation Plan grant previously held by the Chaffee County Community Foundation and the Envision Project. Commissioner Armstrong seconded the motion. The motion carried unanimously.

8. Resolve actions related to the engagement with Smoyer & Associates, as last discussed at the March 18, 2025 meeting - Beth Helmke

Commissioner Armstrong moved to confirm that Chaffee County will *not* enter into an agreement with Smoyer & Associates for the scope of work underway for the Colorado Parks and Wildlife Strategic Trails System and Conservation Plan grant previously held by the Chaffee County Community Foundation and the Envision Project. Commissioner Lucrezi seconded the motion. The motion carried unanimously.

9. Resolve actions related to the engagement with River Town Copy, as last discussed at the March 18, 2025 meeting - Beth Helmke

Commissioner Lucrezi moved to confirm that Chaffee County will *not* enter into an agreement with River Town Copy for scope of work previously held by the Chaffee County Community Foundation and the Envision Project. Commissioner Armstrong seconded the motion. The motion carried unanimously.

10. Resolve actions related to the engagement with Cindy Williams, independent contractor, as last discussed at the March 18, 2025 meeting - Beth Helmke

Commissioner Armstrong moved to confirm that Chaffee County will *not* enter into an agreement with Cindy Williams as an independent contractor for the scope of work previously held by the Chaffee County Community Foundation and the Envision Project.

This does not preclude future consideration of the scopes of work. Commissioner Lucrezi seconded the motion. The motion carried unanimously.

11. Approve Resolution 2025-29 Appointing Referees For Board of Equalization Hearings, and Appointing Arbitrators For Appeals of Decisions of The Board of Equalization; & Set Dates for Board of Equalization Hearings - Tara Miller

    Administrative Specialist Miller addressed the Board to consider approval of **RESOLUTION 2025-29 APPOINTING REFEREES FOR BOARD OF EQUALIZATION HEARINGS, APPOINTING ARBITRATORS FOR APPEALS FROM DECISIONS OF THE BOARD OF EQUALIZATION.**

    Miller stated that Board of Equalization (BOE) hearings will be July 29, 30, 31, 2025, and the Board of Commissioners sitting as the Board of Equalization will review the referees' recommendations on August 5, 2025.

    Commissioner Lucrezi moved to approve **RESOLUTION 2025-29 Appointing Referees For Board of Equalization Hearings, and Appointing Arbitrators For Appeals of Decisions of The Board of Equalization; & Set Dates for Board of Equalization Hearings**. Commissioner Armstrong seconded the motion. The motion carried unanimously.

I. Commissioners Comments

G. 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 discussing 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 asking for a motion to move into this 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 discussing 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. He stated that Commissioners Armstrong, Lucrezi, and Wood will attend and County Administrator Don Reimer, Deputy County Administrator Beth Helmke, Director of Finance Dan Short, Human Resources Director Kathy Punke who is absent today, and Outside Contracted Legal Counsel Karl Hanlon may attend.

   Chair Wood stated that any decision to be made following this executive session would be made at the next Commissioners' meeting.

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, and Outside Contracted Legal Counsel Karl Hanlon.

The Commissioners moved into executive session at 11:47 a.m.
The Commissioners came out of executive session at 12:10 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 June 10, 2025 were confined to the topic described in the announcement of such session and authorized by the provisions of § 24-6-402(4)(f) and (e), C.R.S. The session was recorded on separate medium.

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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 the next item on the agenda is scheduled for 1:00 p.m.

At 12:11 p.m., the meeting recessed until 1:00 p.m.

H. 1:00 pm

The meeting resumed at 1:04 p.m.

1. Conduct Interview for Common Ground Citizen Advisory Committee Seat
   Chair Wood addressed the Board to conduct an interview for a Common Ground Citizen Advisory Committee seat.

   Danielle (Dani) Cook addressed the Board and responded to Commissioners' questions and comments.

   Director Cottom, Commissioner Lucrezi, Deputy Administrator Helmke, and Administrator Reimer spoke in response to Cook's question/comment.

   No formal action was taken.

2. Commissioner Armstrong opened a discussion regarding the status of the Chaffee Housing Authority (CHA).

CHA Board member Brett Landin addressed the Board and responded to Commissioners' comments and questions.

Administrator Reimer spoke.

Landin left the meeting.

CHA Board member Salty Riggs arrived, addressed the Board, and responded to Commissioners' questions and comments.

J. Adjourn

There being no objections, the meeting was adjourned at 2:58 p.m.

Attest:

Lori Mitchell

Lori Mitchell, County Clerk