Chaffee County Commissioners Meeting
July 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 July 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 (arrived remotely at 9:18 a.m.), 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 Karl Hanlon, Sheriff's Office Co-Response Manager Sarah Briggs, Planning Director Miles Cottom, Planning Manager Garry Baker, and Chief Building Official Chad Chadwick.

Others present remotely were Assistant County Attorney Mark Olguin, Assessor Rick Roberts, Planner Brandon Wolff, GIS Coordinator Eric Lubell, Deputy Assessor Janie O'Hare (Item H.1. only), and Deputy County Clerks Kit Kuester, Julia Rivera, Sophie Gibb, 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 Lucrezi moved to approve the Agenda as amended removing item C.5 from the Consent Agenda and moving it to Regular Agenda Item 1. Commissioner Wood seconded the motion. The motion carried unanimously with Commissioners Lucrezi and Wood voting FOR the motion. Commissioner Armstrong was not present for the vote.

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:

   Jan Wondra, 16693 County Rd. 162, Nathrop, as editor and publisher of Ark Valley Voice.

Commissioner Armstrong joined the meeting remotely.

B. Minutes for Approval

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

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

C. Consent Agenda

Commissioner Lucrezi moved to approve the amended Consent Agenda with the removal of item C.5. Commissioner Armstrong seconded the motion. The motion carried unanimously.

1. Pay the Bills

2. Approve recommendation from Chaffee Common Ground Citizens Advisory Committee (CC CGCAC) regarding Year 2 of 2 Common Ground funding for Williams Hamm Ditch Project, as discussed at July 14 BOCC Work Session - Gabe Hobson; Betsy Dittenber, Chaffee County Community Foundation, CC CGCAC facilitator

3. Acknowledge the Treasurer's Monthly Report for June 2025

4. Ratify 2025 renewal of Connect for Health Colorado agreement with Chaffee County Public Health for providing enrollment and support services for Connect for Health Colorado, the state's health insurance marketplace, including funding of $96,000 - Andrea Carlstrom; Beth Helmke

6. Approve Letter of Support for Upper Arkansas Area Council of Governments (UAACOG) for their Enterprise Zone Redesignation Application

7. Acknowledge the Sheriff's Office Monthly Report for June 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. Commissioner Armstrong seconded the motion. The motion carried unanimously.

1. Hearing to Consider the Liquor License Renewal for Riverside Grill LLC, DBA Riverside Grill, at 24070 County Road 301, Buena Vista, CO 81211

E. Contracts/Grant Consideration

1. Select and award contract for Vehicle-Wildlife Collision Mitigation Planner to assist with the Safe Streets for All Safety Action Plan Project - Miles Cottom

Director Cottom addressed the Board to select and award a contract for a Vehicle-Wildlife Collision Mitigation Planner to assist with the Safe Streets for All Safety Action Plan Project.

Discussion ensued.

Commissioner Lucrezi moved to award ECO-Resolutions the contract for the Vehicle-Wildlife Collision Mitigation Planner to assist with the Safe Streets for All Safety Action Plan Project and direct staff to move forward with that contract award. Commissioner Armstrong seconded the motion. The motion carried unanimously.

2. Consider application to Colorado Energy Office IMPACT grant program for waste diversion policy work - Beth Helmke; Julie Mach, Regional Sustainability Initiative Coordinator

Deputy Administrator Helmke addressed the Board to consider an application to the Colorado Energy Office IMPACT grant program for waste diversion policy work.

City of Salida contractor Regional Sustainability Initiative Coordinator Julie Mach addressed the Board.

Discussion ensued.

Commissioner Lucrezi moved to support submission of a Letter of Intent to the Colorado Energy Office for their IMPACT Accelerator grant program with the goal of submitting a grant application for policy and project support for local sustainability and waste diversion priority goals, and direct staff to complete by the August 1, 2025 grant deadline, with signing authority for such letter given to the Chair. Commissioner Armstrong seconded the motion. The motion carried unanimously.

F. Regular Agenda Items

1. (moved from Consent Agenda item C.5.)

Approve Electronic Health Records system procurement for the Co-Response program in Sheriff's Office as discussed at the July 14, 2025 Work Session - Sheriff Rohrich; Sarah Briggs; Beth Helmke

Co-Response Manager Briggs addressed the Board to consider approval of Electronic Health Records system procurement for the Co-Response program in Sheriff's Office as discussed at the July 14, 2025 Work Session.

Briggs responded to Director Short's question.

Commissioner Lucrezi moved to purchase and contract with Neon One CCM to develop and provide a compliant Electronic Health Records system for use within the Chaffee County Sheriff's Office's Co-Response program, with estimated costs of $15,000 for the first year, and estimated $600 a month after the first 12 months, and direct staff to work with Neon One CCM to develop a contract for same, with signing authority to the BOCC Chair. Commissioner Armstrong seconded the motion. The motion carried unanimously.

2. Discuss possible action for County Lodging Tax per CRS 30-11-107.5 and consider Resolution 2025-33 for possible ballot issue enabled through HB25-1247 - Dan Short; Beth Helmke

Director Short addressed the Board to open discussion regarding possible action for the County Lodging Tax per CRS § 30-11-107.5 and consider **RESOLUTION 2025-33** for a possible ballot issue enabled through HB25-1247.

Deputy Administrator Helmke spoke stating that a resolution is not necessary for Commissioners' action at this time.

Discussion ensued.

Commissioner Lucrezi moved to inform the County Clerk and Recorder of the County Commissioners' intent to consider and possibly proceed with a lodging tax expansion measure on the November 2025 ballot per HB25-1247 and direct staff to take related actions and continue research and planning on said possible measure. Commissioner Armstrong seconded the motion. The motion carried unanimously.

3. Discuss Chaffee Housing Authority Board of Directors and County CHA Board appointments - Commissioner Armstrong

Commissioner Armstrong addressed the Board to open discussion regarding the Chaffee Housing Authority (CHA) Board of Directors and County CHA Board appointments.

Discussion ensued.

Commissioner Armstrong moved to make the difficult and tough decision to replace Salty Riggs and remove her from CHA Board and refill that position as appropriate. Commissioner Lucrezi seconded the motion. The motion carried unanimously.

4. **Public Hearing** to consider request for amendment to Resolution 2025-22 APPROVING FINAL PLAT FOR DIVIDED SKY ESTATES MAJOR SUBDIVISION, as approved June 10 2025, as requested by Applicants John Porter and Meaghan Richmond for property located at 6025 Archery Lane, Salida, CO - Garry Baker

Manager Baker addressed the Board to consider a request for an amendment to **RESOLUTION 2025-22 APPROVING FINAL PLAT FOR DIVIDED SKY ESTATES MAJOR SUBDIVISION**, as approved June 10, 2025, as requested by Applicants John Porter and Meaghan Richmond for property located at 6025 Archery Lane, Salida, CO.

Manager Baker stated that staff recommendation is removal of A.2. and no action on the amended A.9.

Applicant John Porter spoke.

The public comment portion of the hearing opened at 10:06 a.m. There were no comments, and the public comment portion of the hearing was closed.

Discussion ensued during which Manager Baker spoke.

Commissioner Lucrezi moved to approve the amendment to **RESOLUTION 2025-22 APPROVING FINAL PLAT FOR DIVIDED SKY ESTATES MAJOR SUBDIVISION**, as approved June 10, 2025, specifically removing Condition A.2 and taking no action on Condition A.9. Commissioner Armstrong seconded the motion. The motion carried unanimously.

G. Convene as the Chaffee County Board of Health

At 10:09 a.m. the Board recessed as the Board of Commissioners and convened as the Board of Health.

1. **Applicant**: Nancy R. Lindsay
   Location: 22555 Martin St, Garfield, CO
   Request: To install a well and septic system on this property because they currently must acquire water and sewer from the Monarch Lodge owners.
   Building Official Chadwick addressed the Board to consider this request.

   Discussion ensued during which Chadwick responded to Commissioners' and Administrator Reimer's questions and comments.

   Sonny Rodrigues, 2071 County Rd. 45, Salida, representing Applicant, addressed the Board.

   The public comment portion of the hearing opened at 10:19 a.m.

   Public comments were given by:

   Gary DeJong, owner of 22600 Martin St., Salida, (located in Garfield) and Lots 31, 32, 33, and 34 (located in Garfield).
   Michael Adams, 22553 Martin St., Salida (located in Garfield).

   The public comment portion of the hearing closed at 10:25 a.m.

   Discussion ensued during which Administrator Reimer spoke.

   Commissioner Lucrezi moved to approve the variance of the OWTS system on the condition that the Applicant receive approval for the variance from the Colorado Division of Water Resources concerning the setback(s) from the well to the septic (OWTS) system on the property located at 22555 Martin St., Salida (located in Garfield), CO. Commissioner Armstrong seconded the motion. The motion carried unanimously.

   At 10:34 a.m. the Board adjourned as the Board of Health.

H. Convene as the Chaffee County Board of Equalization (CBOE)

At 10:34 a.m. the Board convened as the Board of Equalization (CBOE).

1. Report to CBOE the total assessed value of all taxable property, and submit a list of all real and personal property protests, the status/outcome of each protest, a list of movable equipment apportionment, and a list of owners who failed to return a Personal Property Declaration Schedule - Rick Roberts, Assessor

Assessor Roberts addressed the CBOE to report the total assessed value of all taxable property and submit a list of all real and personal property protests, the status/outcome of each protest, a list of movable equipment apportionment, and a list of owners who failed to return a Personal Property Declaration Schedule.

Roberts responded to Commissioners' questions.

Commissioner Lucrezi moved to accept the report of the total assessed value of all taxable property, list of all real and personal property protests, the status/outcome of each protest, a list of movable equipment apportionment, and a list of owners who failed to return a Personal Property Declaration Schedule as presented to the CBOE. Commissioner Armstrong seconded the motion. The motion carried unanimously.

At 10:48 a.m. the Board adjourned as the Board of Equalization (CBOE) and reconvened as the Board of Commissioners.

I. Commissioners Comments

J. Adjourn

There being no objections, the meeting was adjourned at 10:53 a.m.

Attest:

Lori Mitchell, County Clerk