



Chaffee County Commissioners Meeting
August 5, 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 August 5, 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 Karl Hanlon, Department of Human Services Chief Financial Officer Alex Markovich (Items F.1 and 2. only), Airport Manager Zech Papp (Items F.3. and 4. only), Administrative Specialist Tara Miller (Item E.1. only) and Planner Nick Gomer.

Others present remotely were Planner Brandon Wolff, GIS Coordinator Eric Lubell, and Deputy County Clerks Julia Rivera, 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 said that Item D.5. needs to be removed.

Commissioner Lucrezi moved to approve the amended Agenda removing Item D.5. 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:

Ron Stone, 16689 County Rd. 363, Buena Vista.

Alan Seeling, 29275 County Rd. 358a, Buena Vista. Chair Wood responded to Seeling's question.

Karen Pate 17005 Pine Grove Pkwy., Buena Vista.

Patrick Ortiz with Senator Hickenlooper's office. Commissioners commented.

B. Minutes for Approval

Commissioner Armstrong moved to approve the minutes of the July 15, 2025 Commissioners' regular meeting and July 28, 2025 Commissioners' special meeting. Commissioner Lucrezi seconded the motion. The motion carried unanimously.

1. Consider for Approval the Minutes of the July 15, 2025 Regular Meeting
2. Consider for Approval the Minutes of the July 28, 2025 Special Meeting

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. Approve Resolution 2025-33 terminating Salty Riggs' appointment to the Chaffee Housing Authority Board of Directors - Commissioner Armstrong
3. Approve the Veteran's Service Officer's Monthly Report for July 2025
4. Approve public comment letter submission from Chaffee County regarding anticipated implications of proposed Colorado Department of Public Health Regulation 31 rule-making to Colorado Public Health and Environment Air Quality Control Commission - B. Helmke
5. Award Common Ground Citizen Advisory Committee 2025 Grants, as discussed at the August 4 Work Session

Strengthening Forest Health

Forest Health & Fire Resilience Projects

Colorado Firecamp - Firecamp Community Forestry

Amount requested: \$313,800 (3 year funding request)

Amount recommended: \$76,095 for year 1 (\$76,095 for years 2 & 3; TOTAL \$228,285)

Colorado Parks and Wildlife - Droney Gulch SWA Mastication Project

Amount requested: \$94,000

Amount recommended: \$0

Forest Health & Fire Resilience Planning and Education

Foodshed Alliance - Farmers Feed Chaffee

Amount requested: \$10,000

Amount recommended: \$0

Salida Fire Department - South Arkansas FPD Wildfire Mitigation & Community Resilience Education Initiative

Amount requested: \$260,000 (3 year funding request)

Amount recommended: \$66,500 for year 1 (\$66,500 for years 2 & 3, TOTAL \$199,500)

Conserving and Supporting Ranches, Farms, and Rural Landscapes

Sustainable Agriculture Enhancement

Guidestone - Keeping Working Lands Viable: Strengthening the Guidestone Colorado - Hutchinson Ranch Partnership

Amount requested: \$79,000

Amount recommended: \$34,000

Hutchinson Ranch - Del Monte Ditch (1881) - Diversion and Headgate Improvements

Amount requested: \$50,000

Amount recommended: \$47,500

Lowland Ditch - Lowland Ditch Headgate

Amount requested: \$31,423

Amount recommended: \$26,244

Post Office Ranch - Ranch Bot water storage indicator

Amount requested: \$5,300

Amount recommended: \$5,300

TN Bar Cattle Company - TN Bar Pipeline Project

Amount requested: \$55,480

Amount recommended: \$52,706

Sustainable Agriculture Program

Central Colorado Conservancy - Enhancing Ranch and Rangeland Management through Virtual Fencing

Amount requested: \$49,310

Amount recommended: \$40,000

Guidestone - Expanding Pathways for Next-Generation Land Stewards on Chaffee County Working Lands

Amount requested: \$25,000

Amount recommended: \$0

Mark Kostelic - Kostelic river stabilization

Amount requested: \$25,000

Amount recommended: \$0

Murray Ditch Company - Murray Ditch Headgate / intake channel repair

Amount requested: \$42,000

Amount recommended: \$0

Riverside Ditch & Allen Extension Company - Riverside Ditch and Allen Extension Company
Ditch Improvement Initiative 2

Amount requested: \$243,658

Amount recommended: \$153,436

The Triangle Oasis - Produce Stand/Trailer retrofit

Amount requested: \$10,000

Amount recommended: \$0

V Bar X Inc - V Bar X Ranch River Bank Stabilization Project

Amount requested: \$25,000

Amount recommended: \$0

Sustainable Agriculture Conservation Easement and Acquisition

Central Colorado Conservancy - Frenchman's Creek Ranch Conservation Easement

Amount requested: \$75,000

Amount recommended: \$71,250

Central Colorado Conservancy - Williams Ranch Conservation Easement

Amount requested: \$75,000

Amount recommended: \$71,250

Managing Impacts of Growth

Recreation Impacts Management

No applications received

Recreation Impacts Planning and Monitoring

Salida Mountain Trails - Chaffee County Trails System and Conservation Plan

Amount requested: \$51,600

Amount recommended: \$0

Salida Mountain Trails - Salida Bike Skills Park

Amount requested: \$10,000

Amount recommended: \$0

Mini Grants

30Auti80 Ranch - Seeding and protection of lgds 30auti80

Amount Requested: \$5,000

Amount recommended: \$0

Arrowpoint Cattle Company, LLC - Arrowpoint Fencing

Amount Requested: \$5,000

Amount recommended: \$5,000

Friends of Browns Canyon - E-bike Patrols of Browns Canyon National Monument

Amount requested: \$5,000

Amount recommended: \$4,250

GARNA - Chaffee County Phase 2 Surface Stream E. Coli Monitoring

Amount requested: \$4,240

Amount recommended: \$4,240

Guidestone Colorado - Expanding Utilization of Chaffee Provides to Increase Local Food Access and Purchasing

Amount requested: \$4,990

Amount recommended: \$2,698

Hoosier Ditch Owners - Hoosier Ditch Willow Removal Project

Amount requested: \$2,500

Amount recommended: \$2,500

Salida Mountain Trails - Lost Trail - Rock Armoring

Amount requested: \$2,000

Amount recommended: \$2,000

Startup Colorado - Connected Landscapes: A Tech Feasibility Study for Chaffee County

Amount requested: \$5,000

Amount recommended: \$0

Upper Arkansas Conservation District - Dew Drop Drill

Amount requested: \$5,000

Amount recommended: \$4,800

- 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).

Buena Vista Optimist Club representative David Holt spoke regarding Item D.1.

Commissioner Armstrong moved to approve the Hearing Consent Agenda with Item D.5. removed. Commissioner Lucrezi seconded the motion. The motion carried unanimously.

1. Consider a Multi-Year Special Event Permit Application

Name of Event: Colorado-Texas Tomato War

Applicant: Buena Vista Optimist Club

Location of Event: The Meadows Farm, 14998 CR 350, Buena Vista, CO

Date of Event: Mid to late September each year

Maximum # of Attendees: 300 attendees, plus 20 staff

Planner: Rose Reuling / 719-530-5572 / rreuling@chaffeecounty.org

2. Hearing to Consider the Buena Vista Optimist Club Special Event Liquor Permit Application
Event Date: September 20, 2025
Event Location: The Meadows Farm, 14998 CR 350, Buena Vista, CO
3. Hearing to Consider the Bereaved Father's and Brothers Special Event Liquor Permit Application
Event Date: August 14-16, 2025
Event Location: 15264 CR 350, Buena Vista, CO
4. Hearing to Consider the Liquor License Renewal for JV Food Shop LLC, DBA JV Food Shop LLC, at 12900 Hwy 24/285, Buena Vista, CO 81211
5. **REMOVED from Consent Agenda –**
Hearing to Consider the Guidestone Special Event Liquor Permit Application
Event Date: August 22, 2025
Event Location: Hutchinson Ranch, 6700 Old Corral Road, Salida, CO
6. Hearing to Consider Elizabeth Ann's Haven Special Event Liquor Permit Application
Event Date: August 23, 2025
Event Location: Silver Cliff Ranch, 16565 CR 162, Nathrop, CO

E. Convene as the Chaffee County Board of Equalization

At 9:32 a.m., the Board recessed as the Board of Commissioners and convened as the Board of Equalization.

1. Consider Referee's Recommendations from Property Tax Hearings
Administrator Reimer addressed the Board to consider the Referees' recommendations from Property Tax Hearings.

Administrative Specialist Miller addressed the Board.
Director Short spoke.
Discussion ensued.

Commissioner Lucrezi moved to approve accept the Referees' recommendations from Property Tax Hearings. Commissioner Armstrong seconded the motion. The motion carried unanimously.

At 9:37 a.m., the Board adjourned as the Board of Equalization and reconvened as the Board of Commissioners.

F. Contracts/Grant Consideration

1. Consider granting \$50,000 to Boys and Girls Club of Chaffee County from TANF Funds - Monica Haskell

Department of Human Services Chief Financial Officer Alex Markovich addressed the Board to consider granting \$50,000 to the Boys and Girls Club of Chaffee County from TANF Funds.

Brian Beaulieu, Executive Director of Boys & Girls Club of Chaffee County, spoke.

Commissioner Lucrezi moved to approve granting \$50,000 to the Boys and Girls Club of Chaffee County from TANF Funds. Commissioner Armstrong seconded the motion. The motion carried unanimously.

2. Consider granting \$25,000 to Full Circle Restorative Justice of Chaffee County from TANF Funds - Monica Haskell

Department of Human Services Chief Financial Officer Alex Markovich addressed the Board to consider granting \$25,000 to Full Circle Restorative Justice of Chaffee County from TANF Funds.

Commissioner Armstrong moved to approve granting \$25,000 to Full Circle Restorative Justice of Chaffee County from TANF Funds. Commissioner Lucrezi seconded the motion. The motion carried unanimously.

3. Consider First Amendment to the Ground Lease for Site N1 (previously N) at the Salida Airport for Hanger West LLC – Zech Papp

Manager Papp addressed the Board to consider the First Amendment to the Ground Lease for Site N1 (previously N) at the Salida Airport for Hangars West, LLC.

Commissioner Lucrezi moved to approve the First Amendment to the Ground Lease for Site N1 (previously N) at the Salida Airport for Hangars West, LLC. Commissioner Armstrong seconded the motion. The motion carried unanimously.

4. Consider Approval of new Ground Lease for Site N2 at the Salida Airport for BAO Properties LLC - Zech Papp

Manager Papp addressed the Board to consider approval of a new Ground Lease for Site N2 at the Salida Airport for Bao Properties, LLC.

Commissioner Armstrong moved to approve a new Ground Lease for Site N2 at the Salida Airport for Bao Properties, LLC as presented. Commissioner Lucrezi seconded the motion. The motion carried unanimously.

5. Consider contract with Monarch Digital for improvements to the Chaffee Resources website - Andrea Carlstrom, Beth Helmke

Deputy Administrator Helmke addressed the Board to consider a contract with Monarch Digital for improvements to the Chaffee Resources website.

Commissioner Lucrezi moved to approve the contract with Monarch Digital for improvements to the Chaffee Resources website as presented. Commissioner Armstrong seconded the motion. The motion carried unanimously.

6. Fee agreement for legal services with Julie Thomerson of Mannina and Associates - Don Reimer

Administrator Reimer addressed the Board to consider a Fee Agreement for legal services with Julie Thomerson of Mannina & Associates, Ltd.

Interim County Attorney Hanlon spoke.

Commissioner Armstrong moved to approve a Fee Agreement for legal services with Julie Thomerson of Mannina & Associates, Ltd. as presented. Commissioner Lucrezi seconded the motion. The motion carried unanimously.

G. Regular Agenda Items

1. *To be continued to August 12, 2025*

Public Hearing

Project Name: Lore Rezone

Applicant: Judy Lore

Project Address: 13681 Highway 291 (Parcel #368303200022)

Existing and Proposed Zoning: Agricultural/Ranching (AR) to Residential Rural (RR)

Brief Summary of the proposed development: To rezone a parcel consisting of 13.2 acres from the Agricultural/Ranching zone to the Residential Rural zone.

County Planner Contact: Nick Gomer – ngomer@chaffeecounty.org - 719.530.5571

Planner Gomer addressed the Board stating that this item is to be continued to August 12, 2025.

Chair Wood asked for public comments since this was noticed as a public hearing.

There were no comments.

Commissioner Armstrong moved to continue the Lore Rezone matter to August 12, 2025. Commissioner Lucrezi seconded the motion. The motion carried unanimously.

2. *To be continued to August 12, 2025*

Public Hearing

Project Name: Arkansas Valley Sports Group Rezone

Applicant: Arkansas Valley Sports Group, LLC

Project Address: 7862 County Road 152 (Parcel #368131216001) and Address TBD County Road 152 (Parcel #368131221001)

Existing and Proposed Zoning: Industrial (IND) to Mixed Use Rural (MUR)

Brief Summary of the proposed development: To rezone two adjacent parcels in the historic townsite of Kortz from the Industrial zone to the Mixed Use Rural zone.

County Planner Contact: Nick Gomer / ngomer@chaffeecounty.org / 719.530.5571

Chair Wood stated that in the interest of having no bias because of his ownership of property in proximity to the property involved in this rezone, he passed the gavel to Commissioner Lucrezi for this matter.

Commissioner Lucrezi spoke.

Commissioner Lucrezi asked for public comments, since this was noticed as a public hearing. There were no comments.

Commissioner Armstrong moved to continue the Arkansas Valley Sports Group Rezone matter to August 12, 2025. Commissioner Lucrezi seconded the motion. The motion carried unanimously.

3. Post Event Review for the June Concert at The Meadows (2025: Pretty Lights' Yahn Dawn Festival) - Nick Gomer

Planner Gomer addressed the Board to provide a post-event (not annual) review for the June Concert at The Meadows (2025: Pretty Lights' Yahn Dawn Festival).

Gomer responded to Commissioners' questions and comments.

Mike Sampliner, 7 Aspen Hill Rd., Crested Butte, with Meadow Creek Music Production, addressed the Board.

Jed Selby, 901 S. Main, Buena Vista.

Chair Wood and Gomer responded to Sampliner and Selby's comments.

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

Buena Vista Police Chief Dean Morgan addressed the Board.

Buena Vista Special Events Coordinator Annie Carlson addressed the Board.

Discussion ensued during which Selby and Sampliner spoke and responded to Commissioners' comments and questions.

Seeling spoke in response to Commissioner's invitation to speak.

No formal action was taken.

H. Commissioners Comments

I. Adjourn

There being no objections, the meeting was adjourned at 10:38 a.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