



Chaffee County Commissioners Meeting
August 12, 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 12, 2025, at the Chaffee County Courthouse, 104 Crestone Ave., Salida. Board members present were Chair P. T. Wood, Commissioner Dave Armstrong (joined the meeting at 9:01 a.m.), and Commissioner Gina Lucrezi.

Others present in person were County Administrator Don Reimer, Director of Finance Dan Short, Interim County Attorney Karl Hanlon, and Planner Nick Gomer.

Others present remotely were Planning Manager Garry Baker, 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 9:00 a.m.

2. Approve Agenda

Commissioner Lucrezi moved to approve the Agenda. 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:

Zack Zeiset, 531 Two Wheel Dr., Salida.

Robin NeJame, 7618 County Rd. 253, Salida.

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

TJ Hittle, 16800 County Rd. 240c, Maysville.

B. Minutes for Approval

Commissioner Lucrezi moved to approve the minutes of the August 5, 2025 Commissioners' regular meeting and the August 7, 2025 Commissioners' special meeting. Commissioner Armstrong seconded the motion. The motion carried unanimously.

1. Consider for Approval the Minutes of the August 5, 2025 Regular Meeting
2. Consider for Approval the Minutes of the August 7, 2025 Special Meeting

C. Consent Agenda

Administrator Reimer pointed out a typo in Item 6. and stated that it should read "...Chaffee **Housing** Trust's...."

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

1. Pay the Bills
2. Approve Board of Health Resolution 2025-02 Approving a variance to the Chaffee County Wastewater Treatment System Regulations at 22555 Martin Street, Garfield, CO
3. Approve Letter of Support for Chaffee Housing Trust's Division of Housing Community Housing Development Organization grant funding request
4. Approve Letter of Support for Chaffee Housing Trust's Scattered Site Homeownership Program funding application
5. Approve Letter of Support for Chaffee Housing Trust's Down Payment Assistance grant application
6. Approve the Chaffee County Trust's Request for Fee Waiver for Onsite Wastewater Treatment System Permits for the Forest Creek Cabins at 29155 County Rd 330, Buena Vista
7. Approve increase for Retail Food License Fees as discussed at the August 11, 2025 Work Session
8. Acknowledge the Sheriff's Office Monthly Report for July 2025

D. Contracts/Grant Consideration

1. Consider approval of EMPG grant - Rich Atkins; Don Reimer

Administrator Reimer stated that in consultation with Attorney Hanlon, they recommend continuing to August 19, 2025, consideration of approval of the Emergency Management Performance Grant (EMPG) grant.

Commissioner Lucrezi moved to continue to August 19, 2025, consideration of approval of the Emergency Management Performance Grant (EMPG) grant. Commissioner Armstrong seconded the motion. The motion carried unanimously.

E. Regular Agenda Items

1. *Continued from August 5, 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 to consider the Lore Rezone for Applicant Judy Lore for the property located at 13681 Highway 291 (Parcel #368303200022).

Gomer responded to Commissioner's question.

The public comment portion of the hearing opened at 9:29 a.m.

Public comments were given by:

Robin Nejame, 531 Two Wheel Dr., Salida.

The public comment portion of the hearing closed at 9:30 a.m.

Discussion ensued.

Commissioner Lucrezi moved to approve the Lore Rezone for Applicant Judy Lore for the property located at 13681 Highway 291 (Parcel #368303200022) to rezone a parcel consisting of 13.2 acres from the Agricultural/Ranching zone to the Residential Rural zone. Commissioner Armstrong seconded the motion. The motion carried unanimously.

2. *Continued from August 5, 2025; to be Continued to August 19, 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 recused himself from this matter and left the room because he owns property in this area.

Board Vice Chair Lucrezi assumed the role of chair.

Planner Gomer recommended continuation of this matter to August 19, 2025.

The public comment portion of the hearing opened at 9:33 a.m.

Public comments were given by:

Michaela Ledesma, 8000 1/2 County Rd. 152, Salida, on behalf of Smeltertown Alliance.

Cheryl Bort, 8001 County Rd. 152, Salida.

Barb Margos, 7625 County Rd. 150, Salida.

Patricia Dungan, 8994 County Rd. 152, Salida.

Harry Hansen, 7727 County Rd. 150, Salida.

The public comment portion of the hearing closed at 9:47 a.m.

Commissioner Armstrong moved to continue to August 19, 2025, the Arkansas Valley Sports Group Rezone for Applicant Arkansas Valley Sports Group, LLC for the property located at 7862 County Road 152 (Parcel #368131216001) and Address TBD County Road 152 (Parcel #368131221001) to rezone two adjacent parcels in the historic town of Kortz from the Industrial zone to the Mixed Use Rural zone.

Commissioner Lucrezi seconded the motion.

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

3. Presentation by Places to Age and request for 2026 Funding - Andi Bruno

Chair Wood reentered the meeting and resumed his role as Chair.

Places to Age Board of Directors Chair Andi Bruno presented to the Board in connection with a request for 2026 funding from Chaffee County.

Bruno responded to Commissioners' questions and requested funding from the County in the amount of \$75,000 in 2026 along with fee waivers in 2026 and 2027, if at all possible.

Chair Wood responded to the request.

Discussion ensued during which Bruno responded to Commissioners' questions.

No formal action was taken.

F. Commissioners Comments

E. Regular Agenda Items

4. Chair Wood addressed the Board to enter into executive session pursuant to § 24-6-402(4)(b), C.R.S. for a conference with the Interim County Attorney to receive legal advice on specific legal questions, and 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, 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 the County Administrator's contract.

Commissioner Lucrezi moved to go into executive session pursuant to § 24-6-402(4)(b), C.R.S. for a conference with the Interim County Attorney to receive legal advice on specific legal questions, and 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, 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 the County Administrator's contract.

Commissioners Armstrong, Lucrezi, and Wood will attend, and Interim County Attorney Karl Hanlon and County Administrator Don Reimer 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 Interim County Attorney Karl Hanlon and County Administrator Don Reimer.

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

The Commissioners came out of executive session at 11:11 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 August 12, 2025 were confined to the topic described in the announcement of such session and authorized by the provisions of § 24-6-402(4)(b), (f), and (e), 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.

G. Adjourn

There being no objections, the meeting was adjourned at 11:12 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