



Chaffee County Commissioners Meeting
August 19, 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 19, 2025, at the Chaffee County Public Safety Complex, 200 Steele Dr., Buena Vista. 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, Community Planning & Natural Resources Director Miles Cottom, Planning Manager Garry Baker, and Planner Nick Gomer.

Others present remotely were Assistant County Attorney Mark Olguin, Senior Planner - Long Range Implementation Gabe Hobson, Planner Brandon Wolff, GIS Coordinator Eric Lubell, Emergency Manager Rich Atkins, and Deputy County Clerks Kit Kuester, Julia Rivera, and Barbara Tidd.

1. Pledge of Allegiance

Following the Pledge of Allegiance, Chair Wood called the meeting to order at 9:02 a.m.

2. Approve Agenda

Chair Wood stated that there is a modification to the Agenda.

Commissioner Armstrong moved to approve the Agenda amending it by moving item E.1. to just before item D.1. Contracts/Grant Consideration. 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:

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

Joe Cooper, 9325 County Rd. 160, Salida.

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

B. Minutes for Approval

There were none.

August 12, 2025 minutes for consideration of approval will be on the September 2, 2025 agenda.

C. Consent Agenda

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

1. Pay the Bills
2. Approve Letter of Support for Arkansas River Voluntary Flow Management Program
3. Approve Separation Agreement with County Administrator Don Reimer

E. Regular Agenda Items

1. Discuss proposed Buena Vista Library District ballot measure seeking to waive statutory property tax cap via ballot question on November 2025 election - Cecilia LaFrance, Buena Vista Library Executive Director

Buena Vista Library Executive Director Cecilia LaFrance addressed the Board to open discussion regarding the proposed Northern Chaffee County (Buena Vista) Library District ballot measure seeking to waive the statutory property tax cap via ballot question for the November 2025 election.

LaFrance responded to Commissioner's question.

Commissioner Lucrezi moved to approve the proposed Northern Chaffee County Library District (Buena Vista) ballot measure seeking to waive the statutory property tax cap via ballot question for the November 2025 election. Commissioner Armstrong seconded the motion. The motion carried unanimously with Commissioners Lucrezi and Armstrong voting FOR the motion. Commissioner Wood did not vote as he is not a representative of the Northern Chaffee County Library District.

D. Contracts/Grant Consideration

1. Consider contract award and engagement for the Chaffee County Electric Vehicle (EV) Readiness Plan - Garry Baker, Chaffee County Community Planning and Natural Resources Department

Manager Baker addressed the Board to consider a contract award and engagement for the Chaffee County Electric Vehicle (EV) Readiness Plan.

Discussion ensued.

Commissioner Lucrezi moved to approve an award of the Chaffee County Electric Vehicle (EV) Readiness Plan contract to the Brendle Group with signing authority to the Board Chair, and direct staff to finalize the contract with the Brendle Group. Commissioner Armstrong seconded the motion. The motion carried unanimously.

2. Consider Colorado Tourism Office Matching Marketing Grant application for Location intelligence platform - Scott Peterson, Chaffee County Visitors Bureau Marketing Director

Director Peterson addressed the Board to consider the Colorado Tourism Office Matching Marketing Grant application for the Location Intelligence Platform.

Discussion ensued during which Peterson responded to Commissioners' questions.

Commissioner Armstrong moved to support the Chaffee County Visitor's Bureau (CCVB) for its Colorado Tourism Office Matching Marketing Grant application for a Location Intelligence Platform for which the CCVB would be responsible for \$24,500 if the CCVB receives the grant. Commissioner Lucrezi seconded the motion. The motion carried unanimously.

3. Consider Chaffee County Visitors Bureau Advertising Contract for Miles Partnership - Scott Peterson, Chaffee County Visitors Bureau Marketing Director

Director Peterson addressed the Board to consider the Chaffee County Visitors Bureau Advertising Contract with Miles Partnership, LLLP. Peterson responded to Commissioners' questions.

Commissioner Lucrezi moved to approve the Chaffee County Visitors Bureau Advertising Contract with Miles Partnership, LLLP in the amount of \$46,600 for their advertising. Commissioner Armstrong seconded the motion. The motion carried unanimously.

4. Consider County's approach for submission of an application for project and planning funding under the Colorado Parks and Wildlife Colorado Outdoor Regional Partnerships Initiative (RPI) Grant Program - Miles Cottom, Gabe Hobson - Chaffee County Community Planning and Natural Resources Department

Director Cottom addressed the Board to consider Chaffee County's approach for submission of an application for project and planning funding under the Colorado Parks and Wildlife Colorado Outdoor Regional Partnerships Initiative (RPI) Grant Program.

Discussion ensued.

Commissioner Lucrezi moved, following the rules and directives in an effort to achieve the intended outcomes and goals within the Colorado Outdoor Regional Partnerships Initiative Grant Program, providing direction for the County Planning Department to proceed with the County's independent Regional Partnership Initiative Grant application for the CPW GOCO Identified Central Colorado Recreation. Commissioner Armstrong seconded the motion. The motion carried unanimously.

E. Regular Agenda Items

2. Road and Bridge Quarterly Update - Mark Stacy, Chaffee Road and Bridge Superintendent

Superintendent Stacy addressed the Board to give the Road and Bridge a quarterly update and discuss expenditures and funding.

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

No formal action was taken.

3. Colorado Department of Transportation (CDOT) Update - Julie Constan, Regional Transportation Director

Colorado Department of Transportation (CDOT) Region 5 Region Planning and Environmental Manager Tony Cady addressed the Board to give an update. Cady introduced other CDOT employees in the meeting on zoom and gave an update along with a power point presentation.

Cady and CDOT Environmental Specialist/Regional Planner Tim Funk responded to Commissioners' questions.

No formal action was taken.

4. Discussion and consideration of input regarding Chaffee County Fire Protection District's proposed New Construction Impact Fees

Administrator Reimer addressed the Board to discuss and consider input regarding the Chaffee County Fire Protection District's proposed New Construction Impact Fees.

Reimer responded to Commissioners' questions and comments.

No formal action was taken.

5. Consider Resolution 2025-37 Appointing Eric Warner to the Chaffee Housing Authority Board of Directors - Beth Helmke; Commissioner Armstrong

Deputy Administrator Helmke addressed the Board to consider **RESOLUTION 2025-37 APPOINTING A MEMBER-AT-LARGE TO THE CHAFFEE COUNTY HOUSING AUTHORITY BOARD OF DIRECTORS** appointing Eric Warner to the Chaffee Housing Authority Board of Directors.

Discussion ensued.

Commissioner Armstrong moved to approve **RESOLUTION 2025-37 APPOINTING A MEMBER-AT-LARGE TO THE CHAFFEE COUNTY HOUSING AUTHORITY BOARD**

OF DIRECTORS appointing Eric Warner to the Chaffee Housing Authority Board of Directors. Commissioner Lucrezi seconded the motion. The motion carried unanimously.

6. 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 discuss possible action for County Lodging Tax pursuant to CRS § 30-11-107.5 and consider **RESOLUTION 2025-33** for a possible ballot issue enabled through HB25-1247.

Discussion ensued.

Commissioner Lucrezi moved to inform the Chaffee County Clerk and Recorder of County Commissioners' intent to consider and possibly pursue a Lodging Tax expansion measure on the November 4, 2025 ballot, pursuant to HB25-1247, and direct staff to take related actions and continue research and planning on said possible measure.

Helmke suggested that the motion be amended to include taking action on **RESOLUTION 2025-33** that includes the draft ballot language.

Commissioner Lucrezi accepted this amendment to her motion.

Commissioner Armstrong seconded the motion with this amendment. The motion carried unanimously.

7. *Continued from August 5, 2025 and 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 recused himself and left the room because he owns property in the area.

Planner Gomer addressed the Board to consider the Arkansas Valley Sports Group Rezone for Applicant Arkansas Valley Sports Group, LLC for property located at 7862 County Road 152 (Parcel #368131216001) and Address TBD County Road 152 (Parcel #368131221001).

Gomer responded to Commissioners' questions.

Rich Parker and Jon Fritz on behalf of Applicant addressed the Board and responded to Commissioners' questions.

The public comment portion of the hearing opened at 11:37 a.m.

Public comments were given by:

Ryan Short, 500 Ouray Ave., Salida.
Daniel Hamme, 29383 County Rd. 358, Buena Vista.
Michaela Ledesma, 8000 1/2 County Rd. 152, Salida.
Scot Donato, 8985 County Rd. 153, Salida.
Maggie Tomko, 8985 County Rd. 152, Salida
Meredith Cox, 9020 County Rd. 150a, Salida.
Britt Thomas, 9010 County Rd. 150a, Salida.
Barb Margos, 7625 County Rd. 150, Salida.
Erik Hvoslef, 9020 County Rd. 150a, Salida.
Harry Hansen, 7727 County Rd. 150, Salida.
Dora Earl, 7467 County Rd. 150, Salida.
Patricia Dungan, 8994 County Rd. 152, Salida.
Beth Roberts, 7445 County Rd. 150, Salida.
Emily Cameron, 8000 County Rd. 152, Salida.
Max Filter, 8000 1/2 County Rd. 152, Salida.
Pam Kelly, 16903 County Rd. 325, Buena Vista.
Bill Smith, 648 W Sackett Ave., Salida.
John Manning, 1248 H St., Salida.
Jacqueline Parker, 625 Park Ave., Salida.
Ray Nypaver, 7625 County Rd. 150, Salida.

The public comment portion of the hearing closed at 12:38 p.m.

Discussion ensued during which Gomer and Applicant representative responded to Commissioners' questions.

Commissioner Armstrong moved to reject the rezone of two adjacent parcels in the historic townsite of Kortz from the industrial zone to mixed use zone. Commissioner Lucrezi seconded the motion. The motion carried unanimously with Commissioners Armstrong and Lucrezi voting FOR the motion. Commissioner Wood was not present for the vote as he had recused himself from this matter and left the room.

Attorney Hanlon spoke followed by Administrator Reimer.

Commissioner Armstrong amended his motion stating that a resolution be brought to the next meeting outlining the basis for the denial. Commissioner Lucrezi seconded the amendment to the motion. The amendment to the motion carried unanimously with Commissioners Armstrong and Lucrezi voting FOR the motion. Commissioner Wood was not present for the vote as he had recused himself from this matter and left the room.

At 12:55 p.m. the meeting recessed for a break.

8. Executive session pursuant to C.R.S. § 24-6-402 (4)(b) for purposes of receiving legal advice on specific legal questions and strategy regarding the Cleora Metro District. - County Administrator Don Reimer, Deputy County Administrator Beth Helmke, Planning Director Miles Cottom, Planning Manager Garry Baker, Interim County Attorney Karl Hanlon may attend.

Chair Wood reentered the room.
The meeting resumed at 1:10 p.m.

At the invitation of Chair Wood, Attorney Jeffrey Erb with Erb Law, LLC, 8480 East Orchard Rd., Greenwood Village, CO, representing Cleora LLC, the developers of the Cleora Metro District, addressed the Board.

Chair Wood addressed the Board to enter into executive session pursuant to § 24-6-402(4)(b), C.R.S. for the purpose of receiving legal advice on specific legal questions and strategy regarding the Cleora Metro District.

Commissioner Armstrong moved to go into executive session pursuant to § 24-6-402(4)(b), C.R.S. for the purpose of receiving legal advice on specific legal questions and strategy regarding the Cleora Metro District. He stated that Commissioners Armstrong, Lucrezi, and Wood and Interim County Attorney Karl Hanlon will attend, and County Administrator Don Reimer, Deputy County Administrator Beth Helmke, Community Planning & Natural Resources Director Miles Cottom, Planning Manager Garry Baker, and contracted legal counsel Todd Messenger and Eric Trout with Fairfield & Woods, P.C. may attend. Chair Wood stated that Deputy Clerk Kuester will attend until the recording stops, and she will be back on following executive session.

Commissioner Lucrezi seconded the motion. The motion carried unanimously.

Attorney Hanlon stated that this executive session would constitute privileged attorney-client communications and no further recording of the executive session would be necessary.

The following persons are in attendance for executive session: Commissioners Armstrong, Lucrezi, and Wood and Interim County Attorney Karl Hanlon, County Administrator Don Reimer, Deputy County Administrator Beth Helmke, Community Planning & Natural Resources Director Miles Cottom, Planning Manager Garry Baker, and contracted legal counsel Todd Messenger and Eric Trout with Fairfield & Woods, P.C.

The Commissioners moved into executive session at 1:18 p.m.
The Commissioners came out of executive session at 1:49 p.m. with no decisions being made.

I, Karl Hanlon, Interim Chaffee County Attorney, do hereby attest that the unrecorded statements and discussions that took place during the executive session held on August 19, 2025 constituted privileged attorney-client communication.

Karl Hanlon

Karl Hanlon, Interim Chaffee County Attorney

I, P. T. Wood, Chair of the Chaffee County Board of County Commissioners, do hereby attest that the unrecorded statements and discussions that took place during the executive session held on August 19, 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.



P. T. Wood, Chair

9. Executive session pursuant to C.R.S. § 24-6-402 (4)(b) for purposes of receiving legal advice on specific legal questions regarding the Federal Emergency Management Agency (FEMA) Emergency Management Performance Grant - County Administrator Don Reimer, Deputy County Administrator Beth Helmke, County Sheriff Andy Rohrich, County Emergency Manager Richard Atkins, and Interim County Attorney Karl Hanlon may attend.

Commissioner Armstrong moved to go into executive session pursuant to § 24-6-402(4)(b), C.R.S. for the purpose of receiving legal advice on specific legal questions concerning potential litigation matters. He stated that Commissioners Armstrong, Lucrezi, and Wood and Interim County Attorney Karl Hanlon will attend, and County Administrator Don Reimer, Deputy County Administrator Beth Helmke, County Sheriff Andy Rohrich, and Emergency Manager Richard Atkins may attend. Commissioner Lucrezi seconded the motion. The motion carried unanimously.

Commissioner Lucrezi left the meeting.

Attorney Hanlon stated that this executive session would constitute privileged attorney-client communications and no further recording of the executive session would be necessary.

The following persons are in attendance for executive session: Commissioners Armstrong and Wood and Interim County Attorney Karl Hanlon, County Administrator Don Reimer, and Deputy County Administrator Beth Helmke.

The Commissioners moved into executive session at 1:51 p.m.

The Commissioners came out of executive session at 2:02 p.m. with no decisions being made.

I, Karl Hanlon, Interim Chaffee County Attorney, do hereby attest that the unrecorded statements and discussions that took place during the executive session held on August 19, 2025 constituted privileged attorney-client communication.

Karl Hanlon

Karl Hanlon, Interim Chaffee County Attorney

I, P. T. Wood, Chair of the Chaffee County Board of County Commissioners, do hereby attest that the unrecorded statements and discussions that took place during the executive session held on August 19, 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.



P. T. Wood, Chair

Chair Wood stated that if any person who participated in either of the executive sessions believes that any substantial discussion of any matters not included in the motion to enter the executive

session(s) occurred during the executive session(s), or that any improper action occurred during the executive session(s) in violation of the Open Meetings Law, he asked that you state your concerns for the record.

Hearing none, Chair Wood stated that they would move on to the agenda item F. Commissioners Comments.

10. Executive session pursuant to C.R.S. § 24-6-402 (4)(e) for determining positions relative to matters that may be subject to negotiations; developing strategy for negotiations; and instructing negotiators and pursuant to C.R.S. § 24-6-402 (4)(b) to receive legal advice on specific legal questions both regarding City of Aurora Water Court Application, Case No. 2025CW3036. - County Administrator Don Reimer, Deputy County Administrator Beth Helmke, Planning Director Miles Cottom, Interim County Attorney Karl Hanlon, and Contracted Water Counsel David Shohet may attend.

Chair Wood stated that this executive session will be moved to the September 2, 2025 agenda.

F. Commissioners Comments

G. Adjourn

There being no objections, the meeting was adjourned at 2:10 p.m.

Attest:



Lori Mitchell, County Clerk