Chaffee County Commissioners Meeting
September 2, 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 September 2, 2025, at the Chaffee County Courthouse, 104 Crestone Ave., Salida. Board members present were Chair P. T. Wood (9:00 a.m. to 9:58 a.m. and 10:37 a.m. to 1:06 p.m.), Commissioner Dave Armstrong, and Commissioner Gina Lucrezi.

Others present in person were County Administrator Don Reimer, Deputy County Administrator Helmke, Director of Finance Dan Short, Interim County Attorney Karl Hanlon, Community Planning & Natural Resources Director Miles Cottom, Senior Planner - Long Range Implementation Gabe Hobson, and Planner Nick Gomer.

Others present remotely were Chaffee County Public Health Director Andrea Carlstrom (portion of morning meeting only), GIS Coordinator Eric Lubell, 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 9:01 a.m.

2. Approve Agenda
   Chair Wood suggested moving E. Regular Agenda item 1. to E. Regular Agenda item 3.

   Commissioner Armstrong moved to approve the Agenda as amended moving E. Regular Agenda item 1. to E. Regular Agenda item 3. 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:

   Rich Parker, 625 Park Ave., Salida, representing Arkansas Valley Sports Group.
   Brent Jewell, 733 Vista Way, Buena Vista.
   Jason Costello, Four Seasons RV Park, Buena Vista - did not speak other than to say he had the same comments as the previous speaker.

Joe Cooper, 9325 County Road 160, Salida.
Jillian Chernofsky, 114 Mesa Dr., Creekside Chalets, Salida.
Jason Chernofsky, 114 Mesa Dr., Creekside Chalets, Salida.
Andre Spina Smith, 20488 County Rd. 306, Buena Vista.
Jed Selby, 901 S. Main St., Buena Vista.
Sharon Young, 18300 Camino Del Norte, Buena Vista.
John Magers, 13955 County Rd. 273, Buena Vista.
TJ Hittle, 16800 County Rd. 240c, Salida.
Anita Kudasik, owner of American Classic Inn, 7545 US Hwy. 50, Salida.
Elizabeth Kudasik, 8519 Chaparral Way, Buena Vista.
Michael Earle, 9514 Hwy. 291, Salida.
Charles LaPage, 16760 County Rd. 220, Maysville/Salida.
Karen Pate, 17005 Pine Grove Pkwy., Buena Vista.
Mark Willburn, 33389 County Rd. 357, Buena Vista.

Commissioners spoke.

At 9:58 a.m., Chair Wood exited the meeting.
Vice Chair Lucrezi assumed the role of Chair.

2. Chaffee County Sheriff's Office Award Presentation - Sheriff Andy Rohrich

Commissioner/Vice Chair Lucrezi acting as Chair in Chair Wood's absence, introduced this agenda item.

Sheriff Rohrich addressed the Board presenting Chaffee County Sheriff's Office Awards to Sgt. DeFurio and Deputy McCloskey.

Commissioners Armstrong and Lucrezi spoke.

No formal action was taken.

B. Minutes for Approval

Commissioner Armstrong moved to approve the minutes of the August 12, 2025 and August 19, 2025 Commissioners' regular meetings. 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.

1. Consider for Approval the Minutes of the August 12, 2025 Regular Meeting

2. Consider for Approval the Minutes of the August 19, 2025 Regular Meeting

C. Consent Agenda

Commissioner Armstrong moved to approve the Consent Agenda as presented. Commissioner Lucrezi seconded the motion. The motion carried unanimously. Commissioner Wood was *not* present for the vote.

1. Pay the Bills

2. Ratify Letter of Support for Chaffee County Visitors Bureau for the Colorado Tourism Office Matching Marketing Grant Application

3. Ratify Letter of Support for Chaffee County Visitors Bureau for the Colorado Outdoor Recreation Industry Office's Rural Technical Assistant Program (RTAP) Application

4. Approve amendment correcting typo to Resolution 2025-37 Appointing Eric Warner to the Chaffee Housing Authority Board of Directors

5. Ratify application to the Colorado Energy Office Energy Code Adoption Grant program - Beth Helmke; Chad Chadwick, Building Safety Department

6. Ratify Letter of Interest to the Colorado Garden Foundation for grant funding for demonstration garden at Chaffee County Fairgrounds - Beth Helmke; Monica Pless, CSU-Extension Director

F. Executive Session

1. 10:00am: Executive Session pursuant to C.R.S. § 24-6-402 (4)(b) to receive legal advice on specific legal questions regarding policy considerations for Conservation Easements within Chaffee County - County Administrator Don Reimer, Deputy County Administrator Beth Helmke, Finance Director Dan Short, Planning Director Miles Cottom, representatives from Colorado Cattlemens Agricultural Land Trust, and Interim County Attorney Karl Hanlon may attend.

   Vice Chair Lucrezi 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 regarding policy considerations for Conservation Easements within Chaffee County.

   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 regarding policy considerations for Conservation Easements within Chaffee County. He stated that Commissioners Armstrong, Lucrezi, and Wood and Interim County Attorney Karl Hanlon, County Administrator Don Reimer, Deputy County Administrator Beth Helmke, Director of Finance Dan Short, Community & Natural Resources Planning Director Miles Cottom, and representatives from Colorado Cattlemens Agricultural Land Trust may attend.
   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.

   The following persons are in attendance for executive session: Commissioners Armstrong and Lucrezi and Interim County Attorney Karl Hanlon, County Administrator Don Reimer, Deputy County Administrator Beth Helmke, Director of Finance Dan Short, Community & Natural Resources Planning Director Miles Cottom, and representatives from Colorado Cattlemens

Agricultural Land Trust. Chair Wood was in attendance from 10:37 a.m. to the conclusion of the executive session.

The Commissioners moved into executive session at 10:13 a.m.
Chair Wood reentered the meeting at 10:37 a.m.

The Commissioners came out of executive session at 11:27 a.m. with no decisions being made.

I, Gina Lucrezi, Vice 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 September 2, 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. The session was recorded on separate medium.

s/ Gina Lucrezi
Gina Lucrezi, Vice 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 moved on to Agenda item Contracts/Grant Consideration D.1.

D. Contracts/Grant Consideration

1. Consider Acceptance of Termination of Ground Lease for Site G at the Salida Airport by Thomas Zoellner - Zech Papp; Don Reimer

   Administrator Reimer addressed the Board regarding Agenda Items Contracts/Grant Consideration D.1 through 4 and asked for one motion to cover all of these items.

   Commissioner Lucrezi moved to accept the Termination of Ground Lease for Site G at the Salida Airport by Thomas Zoellner, approve a new ground lease for Cliff Golstein for Site G1 at the Salida Airport, approve a new ground lease for Nathaniel Jordan for Site G2 at the Salida Airport, and approve a new ground lease for PCS Hangar, LLC for Site G3 at the Salida Airport. Commissioner Armstrong seconded the motion. The motion carried unanimously.

2. Consider Approval of new ground lease for Site G1 at the Salida Airport for Cliff Goldstein - Zech Papp; Don Reimer

   See Item D.1.

3. Consider Approval of new Ground Lease for Site G2 at the Salida Airport for Nathaniel Jordan - Zech Papp; Don Reimer

   See item D.1.

4. Consider Approval of new Ground Lease for Site G3 at the Salida Airport for PCS Hangar, LLC - Zech Papp; Don Reimer

   See item D.1.

5. Ratify grant award agreement for Central Mountain Small Business Center CORE grant, amendment reflecting third tranche disbursement of the full grant award amount - Beth Helmke; Dan Short; Jamie Billesbach, Central Mountain SBDC Director

   Deputy Administrator Helmke addressed the Board to consider ratification of the grant award agreement for the Central Mountain Small Business Center CORE grant and an amendment reflecting third tranche disbursement of the full grant award amount.

   Commissioner Armstrong moved to ratify the grant award agreement for the Central Mountain Small Business Center CORE grant and amendment reflecting third tranche disbursement of the full grant award amount. Commissioner Lucrezi seconded the motion. The motion carried unanimously.

6. Discuss grant award agreement between Chaffee County Public Health and Caring for Colorado Centennial Fund for the "Securing a Reproductive Health Safety Net in Rural Colorado Project" - Andrea Carlstrom; Beth Helmke

   Deputy Administrator Helmke addressed the Board to open discussion regarding the grant award agreement between Chaffee County Public Health and Caring for Colorado Centennial Fund for the "Securing a Reproductive Health Safety Net in Rural Colorado Project."

   Discussion ensued.

   Commissioner Lucrezi moved to approve the grant award agreement between Chaffee County Public Health and Caring for Colorado Centennial Fund for the "Securing a Reproductive Health Safety Net in Rural Colorado Project." Commissioner Armstrong seconded the motion. The motion carried unanimously.

7. Discuss Common Ground Citizen Advisory Committee 2025 Grant Amendments - Anna Hendricks; Betsy Dittenber; Gabe Hobson; Miles Cottom

   a. Upper Arkansas Conservation District, 2023 Sus. Ag Prog Grant: Rangeland Infrastructure Improvements & Maintenance
   b. Colorado State University, 2022 Forest Health & Fire Resilience Project Grant: Mesa Antero Fuels Reduction project - CAFA
   c. Central Colorado Conservancy, 2023 Sust. Ag. Prog. Grants, Upper Arkansas Virtual Fencing Phase 2
   d. National Forest Foundation, 2021 Forest Health & Fire Resilience, Upper Arkansas Forest Fund

   Director Cottom and Planner Hobson addressed the Board regarding the Common Ground Citizen Advisory Committee 2025 Grant Amendments as listed above.

Discussion ensued during which Hobson and Cottom responded to Commissioners' questions.

Commissioner Armstrong moved to approve the Chaffee County Citizen Advisory Committee recommendations for the items in the packet involving the Upper Arkansas Conservation District, Colorado State University work, Central Colorado Conservancy work, and the National Forest Foundation recommendation. Commissioner Lucrezi seconded the motion. The motion carried unanimously.

8. Ratify letter to Colorado Parks and Wildlife (CPW) and Great Outdoors Colorado (GOCO) seeking agreement to submit application under the Regional Partnerships Initiative grant program - Miles Cottom, Community Planning and Natural Resources Director

   Director Cottom addressed the Board to consider ratifying a letter to Colorado Parks and Wildlife (CPW) and Great Outdoors Colorado (GOCO) seeking agreement to submit an application under the Regional Partnerships Initiative grant program.

   Discussion ensued.

   Commissioner Armstrong moved to ratify the letter to Colorado Parks and Wildlife (CPW) and Great Outdoors Colorado (GOCO) seeking to move the Regional Partnerships Initiative grant program forward. Commissioner Lucrezi seconded the motion. The motion carried unanimously.

E. Regular Agenda Items

3. Consideration and appointment of Interim County Administrator - Chair Wood

   Chair Wood addressed the Board to consider the appointment of an Interim County Administrator.

   Discussion ensued during which Deputy Administrator Helmke spoke.

   Commissioner Armstrong moved to approve the appointment of Deputy Administrator Beth Helmke as Interim County Administrator effective September 12, 2025. Commissioner Wood amended the motion adding that the next nine (9) days would be the transition period. Commissioner Armstrong concurred with the amendment. Commissioner Lucrezi seconded the motion, including the amendment. The motion carried unanimously.

1. Approve Resolution 2025-39 Denying the Arkansas Valley Sports Group Rezone - Nick Gomer

   Chair Wood recused himself from this matter and exited the room.

   Vice Chair Lucrezi assumed the role of Chair.

   Planner Gomer addressed the Board to consider approval of **RESOLUTION 2025-39 DENYING THE ARKANSAS VALLEY SPORTS GROUP REZONE**.

   Commissioner Armstrong spoke.

Commissioner Armstrong moved to approve **RESOLUTION 2025-39 DENYING THE ARKANSAS VALLEY SPORTS GROUP REZONE**. 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.

F. Executive Session

Discussion ensued regarding timing of the remaining executive sessions.

4. 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 alleged arrest incident involving Chaffee County Sheriff's Office - County Administrator Don Reimer, Deputy County Administrator Beth Helmke, Finance Director Dan Short, Sheriff Andy Rohrich, Undersheriff Alex Walker, and Interim County Attorney Karl Hanlon may attend.

Chair Wood addressed the Board to enter into executive session pursuant to § 24-6-402(4)(e), C.R.S. 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 an alleged arrest incident involving the Chaffee County Sheriff's Office.

Commissioner Armstrong moved to go into executive session pursuant to § 24-6-402(4)(e), C.R.S.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 an alleged arrest incident involving the Chaffee County Sheriff's Office. He stated that Commissioners Armstrong, Lucrezi, and Wood, Interim County Attorney Karl Hanlon, County Administrator Don Reimer, Deputy County Administrator Beth Helmke, Finance Director Dan Short, Sheriff Andy Rohrich, and Undersheriff Alex Walker may attend.
Commissioner Wood seconded the motion. The motion carried unanimously with Commissioners Armstrong and Wood voting FOR the motion. Commissioner Lucrezi was *not* present for the vote.

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, Finance Director Dan Short, Sheriff Andy Rohrich, and Undersheriff Alex Walker.

The Commissioners moved into executive session at 11:55 a.m.
The Commissioners came out of executive session at 12:03 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 September 2, 2025 were confined to the topic described in the announcement of such session and authorized by the provisions of § 24-6-402(4)(b) 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 moved on to Agenda item Executive Session F.3.

3. Executive Session pursuant to C.R.S. § 24-6-402(4)(b) for a conference with the Interim County Attorney to receive legal advice on specific legal questions regarding federal and state requirements concerning the enforcement of federal immigration laws - County Administrator Don Reimer, Deputy County Administrator Beth Helmke, Sheriff Andy Rohrich, Undersheriff Alex Walker, and Interim County Attorney Karl Hanlon may attend.

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 regarding federal and state requirements concerning the enforcement of federal immigration laws.

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 regarding federal and state requirements concerning the enforcement of federal immigration laws. She 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, Finance Director Dan Short, Sheriff Andy Rohrich, and Undersheriff Alex Walker 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, Interim County Attorney Karl Hanlon, County Administrator Don Reimer, Deputy County Administrator Beth Helmke, Finance Director Dan Short, Sheriff Andy Rohrich, and Undersheriff Alex Walker.

The Commissioners moved into executive session at 12:05 p.m.
The Commissioners came out of executive session at 12:42 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 September 2, 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. 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 moved on to Agenda item Executive Session F.2.

2. 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 addressed the Board to enter into executive session pursuant to § 24-6-402(4)(e), C.R.S. 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.

Commissioner Armstrong moved to go into executive session pursuant to § 24-6-402(4)(e), C.R.S. 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. He stated that Commissioners Armstrong, Lucrezi, and Wood and Interim County Attorney Karl Hanlon, Contracted Water Counsel David Shohet, County Administrator Don Reimer, Deputy County Administrator Beth Helmke, and Community & Natural Resources Planning Director Miles Cottom may attend.
Commissioner Lucrezi 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, Contracted Water Counsel David Shohet, County Administrator Don Reimer, Deputy County Administrator Beth Helmke, Finance Director Dan Short, and Community & Natural Resources Planning Director Miles Cottom.

The Commissioners moved into executive session at 12:44 p.m.
The Commissioners came out of executive session at 12:49 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 September 2, 2025 were confined to the topic described in the announcement of such session and authorized by the provisions of § 24-6-402(4)(b) and (e), C.R.S. The session was recorded on separate medium.

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P. T. Wood, Chair

Having exited executive session, 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 is a potential ratification of a Statement of Opposition regarding the City of Aurora Water Court application.

Attorney Hanlon addressed the Board stating that in consultation with the Board Chair, he authorized the filing of the Statement of Opposition subject to ratification by the Board at this meeting. He clarified that the Statement of Opposition could be withdrawn if the Board chooses not to ratify it. Attorneys Hanlon and Shohet recommended maintaining participation in the case and ratification of the Statement.

Chair Wood spoke.

Commissioner Lucrezi moved to ratify the Statement of Opposition in the Aurora Water Case. Commissioner Armstrong seconded the motion. The motion carried unanimously.

G. Commissioners Comments

H. Adjourn

There being no objections, the meeting was adjourned at 1:06 p.m.

Attest:

Lori Mitchell

Lori Mitchell, County Clerk