Chaffee County Commissioners Meeting
September 16, 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 16, 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 (remotely).

Others present in person were Interim County Administrator Beth Helmke, Director of Finance Dan Short, and Community Planning & Natural Resources Director Miles Cottom,

Others present remotely were County Attorney Karl Hanlon, Planning Manager Garry Baker, Senior Planner - Long Range Implementation Gabe Hobson, Planner Brandon Wolff, 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.

   Chair Wood welcomed Beth Helmke as the new County Administrator.

2. Approve Agenda

   Commissioner Armstrong moved to approve the Agenda. 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:

   George Smith, 123 Neighbors Ln., Buena Vista.
   Alan Seeling, 29275 County Rd. 358a, Buena Vista.
   Jim Thompson, 17065 County Road 338, Buena Vista.
   Joe Cooper, 9325 County Road 160, Salida.
   Michael Earle, 9514 Hwy. 291, Salida.
   Blane Clark, 16100 Pine Grove Pkwy., Buena Vista.
   Mont Brown, 706 W 3rd St., Salida.

Danielle Brown, 706 W. 3rd St., Salida.

Chair Wood spoke.

B. Minutes for Approval

1. Consider for Approval the Minutes of the September 9, 2025 Regular Meeting

   Commissioner Armstrong moved to approve the minutes of the September 9, 2025 Commissioners' regular meeting. Commissioner Lucrezi seconded the motion. The motion carried unanimously.

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. Consider Letter of Support for Colorado Fourteeners Initiative State Trails Grant application to support trail rerouting and landscape restoration on Mount Shavano and Mount Columbia - Beth Helmke

3. Ratify public comment to the Colorado Department of Public Health and Environment on considerations for the Extended Producer Responsibility Act and support of the Circular Action Alliance Program Plan - BOCC; Helmke

4. Affirm County's intent to pursue Department of Local Affairs Local Match Program application for match towards the federal Safe Streets for All (SS4A) grant award - Community Planning & Natural Resources Department

5. Approve Resolution 2025-40 Adopting Glitch Bill Amendments to the Chaffee County Land Use Code & Zoning Map

   Moved to *immediately following* Agenda item H. Commissioners Comments.

6. Consider Letter of Support for Buena Vista Singletrack Coalition grant application for a Colorado Parks & Wildlife Non-Motorized Trail Grant

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).

There was no public comment.

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 Browns Canyon Brewing Company LLC, DBA Browns Canyon Brewing Company, at 23850 US Hwy 285 S, Buena Vista, CO 81211

E. Contracts/Grant Consideration

1. Consider contract award and engagement for the Chaffee County Safer Roadways for All Action Plan - Garry Baker, Planning Manager

   Manager Baker addressed the Board to consider a contract award and engagement for the Chaffee County Safer Roadways for All Action Plan. Staff recommends Fehr & Peers proposal in the amount of $409,825, allowing for remaining funds to be directed to the wildlife collision mitigation handled by ECO-Resolutions.

   Commissioner Armstrong moved to approve the award of the Chaffee County Safer Roadways for All contract to Fehr & Peers with signing authority to the Board Chair, and direct staff to finalize the contract to occur after approval of the SS4A grant contract by the Federal Highway Administration. Commissioner Lucrezi seconded the motion. The motion carried unanimously.

2. Discuss and Action on Common Ground Citizen Advisory Committee 2025 Grant Scope Amendments - Anna Hendricks; Betsy Dittenber; Gabe Hobson; Miles Cottom

   a. Giudestone Colorado, 2025 Keeping Working Lands Viable: Strengthening the Guidestone Colorado-Hutchinson Ranch Partnership
   b. Central Colorado Conservancy, 2025 Enhancing Ranch & Rangeland Management through Virtual Fencing
   c. Arrowpoint Cattle Company LLC, 2025 Arrowpoint Fencing

   Planner Hobson addressed the Board to discuss and take action regarding the Common Ground Citizen Advisory Committee 2025 Grant Scope Amendments for the following:

   a. Guidestone Colorado: 2025 Keeping Working Lands Viable: Strengthening the Guidestone Colorado-Hutchinson Ranch Partnership
   b. Central Colorado Conservancy: 2025 Enhancing Ranch & Rangeland Management through Virtual Fencing
   c. Arrowpoint Cattle Company LLC: 2025 Arrowpoint Fencing

   Commissioner Lucrezi moved to approve the Common Ground Citizen Advisory Committee 2025 Grant Scope Amendments specifically for the following:

   a. Guidestone Colorado: 2025 Keeping Working Lands Viable: Strengthening the Guidestone Colorado-Hutchinson Ranch Partnership
   b. Central Colorado Conservancy: 2025 Enhancing Ranch & Rangeland Management through Virtual Fencing
   c. Arrowpoint Cattle Company LLC: 2025 Arrowpoint Fencing

Commissioner Armstrong seconded the motion. The motion carried unanimously.

3. Consider letter of support for Salida Mountain Trails application for the Colorado Parks and Wildlife Trail Stewardship Grant - Jon Terbush

Salida Mountain Trails Executive Director Jon Terbush addressed the Board to consider a letter of support for Salida Mountain Trails application for the Colorado Parks and Wildlife Trail Stewardship Grant.

Terbush and Buena Vista Singletrack Coalition Executive Director Jason Maher responded to Commissioner's question.

Commissioner Armstrong moved to approve a letter of support for Salida Mountain Trails application for the Colorado Parks and Wildlife Trail Stewardship Grant as presented. Commissioner Lucrezi seconded the motion. The motion carried unanimously.

F. Regular Agenda Items

1. Discussion and Information on Lodging Tax ballot measure - Commissioner Wood

Chair Wood addressed the Board to open discussion and provide information on the Lodging Tax ballot measure.

Discussion ensued.

No formal action was taken.

2. Consider Resolution 2025-41 Providing for the Creation of the Office of Director of Chaffee County Community Planning and Natural Resources - Commissioner Wood

Chair Wood addressed the Board to consider **RESOLUTION 2025-41 PROVIDING FOR THE CREATION OF THE OFFICE OF DIRECTOR OF COMMUNITY PLANNING AND NATURAL RESOURCES.**

Discussion ensued.

Commissioner Lucrezi moved to approve **RESOLUTION 2025-41 PROVIDING FOR THE CREATION OF THE OFFICE OF DIRECTOR OF COMMUNITY PLANNING AND NATURAL RESOURCES.** Commissioner Armstrong seconded the motion. The motion carried unanimously.

3. Discuss proposed Southern Colorado Economic Development District (SCEDD) member fees increase - Commissioner Armstrong

Commissioner Armstrong addressed the Board to open discussion about the proposed Southern Colorado Economic Development District (SCEDD) member fees increase.

Discussion ensued during which former County Commissioner Jim Thompson addressed the Board.

Commissioner Armstrong moved to vote 'NO' on the fee increase. The motion failed for lack of a second.

Commissioner Wood suggested we abstain.

Commissioner Lucrezi moved to abstain from voting on the fee increase. Commissioner Armstrong seconded the motion. The motion carried unanimously.

4. Discuss considerations for Marijuana Excise Tax Fund program - Beth Helmke

Administrator Helmke addressed the Board to open discussion regarding the Marijuana Excise Tax Fund program.

Discussion ensued.

Commissioner Armstrong moved to approve the METAB advisory group recommendation to invest the METAB fund balance and any new revenues received in 2025-2026 to help support the budget needs for eligible internal County departmental programs or projects within Chaffee County Public Health, Department of Human Services, and Chaffee County Sheriff's Office, subject to specific review and approval by the Board of County Commissioners (BOCC), and direct staff to evaluate and make recommendations to the BOCC on specific programs or projects, as needed. Commissioner Lucrezi seconded the motion. The motion carried unanimously.

5. Discuss considerations for a County Fee Waiver Policy - Beth Helmke; Dan Short

Administrator Helmke addressed the Board to open discussion regarding considerations for a County Fee Waiver Policy.

Director Short spoke.

Discussion ensued during which Helmke responded to Commissioner's question.

Commissioner Lucrezi moved to direct staff to pursue a County Fee Waiver Policy update to be brought before Commissioners for consideration of approval at a subsequent meeting. Commissioner Armstrong seconded the motion. The motion carried unanimously.

6. Consider building fee waiver request of up to $32,000 for The Crossing Apartments for AMI-restricted affordable units - Beth Helmke; Dan Short

Administrator Helmke addressed the Board to consider a building fee waiver request of up to $32,000 for The Crossing Apartments for AMI-restricted affordable units.

Discussion ensued.

Commissioner Lucrezi moved to table the building fee waiver request for up to $32,000 for The Crossing Apartments for AMI-restricted affordable units. Commissioner Armstrong seconded the motion.

Discussion ensued.

Commissioner Lucrezi amended her motion stating her amended motion is to table the building fee waiver request for up to $32,000 for The Crossing Apartments for AMI-restricted affordable units until a process plan has been put in place on October 21, 2025. Commissioner Armstrong seconded the amended motion. The motion carried unanimously.

7. Designate the voting Commissioner for the CCI Legislative Committee

Chair Wood addressed the Board to designate the voting Commissioner for the CCI Legislative Committee.

Discussion ensued.

Commissioner Wood moved to designate Commissioner Lucrezi as the voting Commissioner for the CCI Legislative Committee and Commissioner Wood as the appointed alternate. Commissioner Armstrong seconded the motion. The motion carried unanimously.

H. Commissioners Comments

At 10:25 a.m. the meeting recessed for a short break.

At 10:26 a.m. the meeting resumed.

C. Moved from Consent Agenda

5. Approve **Resolution 2025-40 Adopting Glitch Bill Amendments to the Chaffee County Land Use Code & Zoning Map**

At 10:26 a.m. Chair Wood opened Public Comment regarding consideration of approval of **RESOLUTION 2025-40 ADOPTING GLITCH BILL AMENDMENTS TO THE CHAFFEE COUNTY LAND USE CODE & ZONING MAP.**

Public comment was given by:
Joe Cooper, 9325 County Road 160, Salida.

Public comment closed at 10:29 a.m.

Commissioner Armstrong moved to approve **RESOLUTION 2025-40 ADOPTING GLITCH BILL AMENDMENTS TO THE CHAFFEE COUNTY LAND USE CODE & ZONING MAP**. Commissioner Lucrezi seconded the motion. The motion carried unanimously.

At 10:30 a.m. the meeting recessed for a short break.

G. Executive Session

At 10:40 a.m. the meeting resumed.

1. Executive Session pursuant to C.R.S. § 24-6-402(4)(f) for a personnel matter that the employee who is the subject of the session has not requested an open meeting, more specifically follow up regarding the Interim County Administrator's work plan and compensation - County Administrator Beth Helmke; Finance Director Dan Short; and Interim County Attorney Karl Hanlon may attend.

Chair Wood addressed the Board to enter into executive session 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, more specifically, follow up regarding the Interim County Administrator's work plan and compensation.

Commissioner Armstrong moved to go into executive session 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, more specifically, follow-up regarding the Interim County Administrator's work plan and compensation. He stated that Commissioners Armstrong, Lucrezi, and Wood and Interim County Attorney Karl Hanlon will attend and County Administrator Beth Helmke and Director of Finance Dan Short 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, County Administrator Beth Helmke, and Director of Finance Dan Short.

The Commissioners moved into executive session at 10:41 a.m.
The Commissioners came out of executive session at 10:57 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 September 16, 2025, were confined to the topic described in the announcement of such session and authorized by the provisions of § 24-6-402(4)(f), 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.

I. Adjourn

There being no objections, the meeting was adjourned at 10:58 a.m.

Attest:

Lori Mitchell

Lori Mitchell, County Clerk