



Chaffee County Commissioners Meeting
October 14, 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 October 14, 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 Beth Helmke, Director of Finance Dan Short, Interim County Attorney Karl Hanlon, Community Planning & Natural Resources Director Miles Cottom, Planners Nick Gomer and Rose Reuling, Chief Building Official Chad Chadwick (Agenda item G.2. only), and Chaffee County Fire Protection District Fire Chief Kira Jones (Agenda item G.2. only).

Others present remotely were Planner Brandon Wolff, Emergency Manager Rich Atkins, Public Health Director Andrea Carlstrom (Agenda item G.2. only), and Deputy County Clerks 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

Commissioner Lucrezi moved to approve the Agenda. 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:

Jason Chernofsky, 114 Mesa Dr., Salida.

Attorney Hanlon spoke.

Chair Wood responded to Chernofsky's questions and comments.

B. Minutes for Approval

1. Consider for Approval the Minutes of the October 7, 2025 Regular Meeting
Commissioner Armstrong moved to approve the minutes of the October 7, 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. Acknowledge the Sheriff's Office Monthly Report for September 2025
3. Ratify feedback submission to Department of Local Affairs regarding draft Statewide Strategic Growth Report
4. Approve Letter of Support for Places to Age for USDA Loan Guarantee grant - Beth Helmke
5. Approval of Emergency Management Performance Grant (EMPG)
6. Consider grant extension request for Department of Local Affairs REDI grant supporting the Economic Development Corporation's Ascent Accelerator program through June 2026 - Beth Helmke
7. Accept the 2024 County Annual Audit Report
8. Ratify Letter of Support for South Arkansas Fire Protection District for the 2025 Forest Restoration & Wildfire Risk Mitigation (FRWRM) grant application
9. Approve Resolution 2025-44 Approving the Service Plan of Cleora North Metropolitan District

D. Contracts/Grant Consideration

There were none.

E. Regular Agenda Items

1. Post Event Review for the August Concert at the Meadows (The Field of Vision) - Nick Gomer

Planner Gomer addressed the Board to give a Post-Event Review for the August Concert at the Meadows (The Field of Vision).

Tim Gulsrud addressed the Board regarding sound in connection with the event.

Buena Vista Police Chief Dean Morgan addressed the Board.

Buena Vista Special Events Coordinator Annie Carlson addressed the Board.

Event Producer Michael Sampliner addressed the Board and responded to Commissioners' questions.

Gulsrud spoke further.

Jed Selby, on behalf of Applicant, addressed the Board and responded to Commissioners' questions.

Chair Wood spoke.

Sampliner spoke further.

Co-producer of the shows Jake Fromer addressed the Board.

Selby spoke further.

Discussion ensued.

Buena Vista Public Works Director Shawn Williams addressed the Board.

No formal action was taken.

2. Discussion on Chaffee County Lodging Tax Measure 1A - Commissioner Wood
Chair Wood spoke regarding Chaffee County Lodging Tax Measure 1A.

No formal action was taken.

3. Discuss and direct action on Lodging Tax Measure Municipality Intergovernmental Agreements - Helmke; Short

Interim County Administrator Helmke addressed the Board to open discussion and direct action on the Lodging Tax Measure Municipalities Intergovernmental Agreement.

Discussion ensued.

Commissioner Armstrong moved to approve Lodging Tax Measure Municipalities Intergovernmental Agreement pending negotiations with and approval by the relevant municipalities and direct staff to manage and support such negotiations and the completion of this.

Commissioner Lucrezi seconded the motion. The motion carried unanimously.

4. Consider Chaffee County Resolution 2025-45 for Lodging Tax Ballot Measure Program Implementation - Commissioners

Interim County Administrator Helmke addressed the Board to consider draft **RESOLUTION 2025-45 for Lodging Tax Ballot Measure Program Implementation.**

Commissioner Lucrezi moved to approve **RESOLUTION 2025-45 for Lodging Tax Ballot Measure Program Implementation** pending final negotiations with municipalities and approval of the referenced document. Commissioner Armstrong seconded the motion. The motion carried unanimously.

5. Consider Chaffee County Resolution 2025-46 Endorsing Chaffee County Ballot Measure 1A - Lodging Tax Expansion - Commissioners

Interim County Administrator Helmke addressed the Board to consider draft **RESOLUTION 2025-46 Endorsing Chaffee County Ballot Measure 1A - Lodging Tax Expansion.**

Commissioner Lucrezi moved to approve **RESOLUTION 2025-46 Endorsing Chaffee County Ballot Measure 1A - Lodging Tax Expansion.** Attorney Hanlon responded to Commissioner Armstrong's question. Commissioner Armstrong seconded the motion. The motion carried unanimously.

F. Convene as the Chaffee County Board of Adjustment

At 10:04 a.m., the Board recessed as the Board of Commissioners and convened as the Board of Adjustment.

1. **Public Hearing on Board of Adjustment Variance Request**
Project Name: XCEL 6905 Transmission Line Height Variance
Applicant Contact: Shawn Turk
Project Address: Includes parcels 1970 County Road 200 and Parcel #395760100044.
Brief Summary of the Proposal: To receive a variance to replace six transmission line poles at a height greater than the maximum of 35' allowed by the Chaffee County Land Use Code.
Planner: Nick Gomer / 719-530-5571 / ngomer@chaffeecounty.org
Planner Reuling addressed the Board to consider a Variance Request as stated above.

Siting and Land Rights Manager Jennifer Chester and Shawn Turk with Burns & McDonnell on behalf of Applicant Xcel Energy responded to Commissioners' questions.

Kyle Renaldo, engineer of record, with David Evans and Associates, Inc. responded to Commissioners' comments and questions.

The public comment portion of the hearing opened at 10:27 a.m. There were no comments, and the public comment portion of the hearing was closed.

Discussion ensued.

Commissioner Armstrong moved to approve the Xcel 6905 Transmission Line Height Variance request and replace these six (6) transmission line poles at a height greater than the maximum of 35 feet per the report and application submitted by Xcel Energy. Commissioner Lucrezi seconded the motion. The motion carried unanimously.

At 10:31 a.m., the Board adjourned as the Board of Adjustment and reconvened as the Board of Commissioners.

H. Commissioners Comments

G. Executive Session

2. 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 Monarch Lodge building safety and environmental health compliance. - Interim County Administrator Beth Helmke, Finance Director Dan Short, Chief Building Official Chad Chadwick, Public Health Director Andrea Carlstrom, Chaffee County Fire Protection District Fire Chief Kira Jones, 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 Monarch Lodge building safety and environmental health compliance.

Commissioner Armstrong 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 Monarch Lodge building safety and environmental health compliance. He stated that Commissioners Armstrong, Lucrezi, and Wood and Interim County Attorney Karl Hanlon will attend. Interim County Administrator Beth Helmke, Director of Finance Dan Short, Chief Building Official Chad Chadwick, Public Health Director Andrea Carlstrom, and Chaffee County Fire Protection District Fire Chief Kira Jones 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, Interim County Administrator Beth Helmke, Director of Finance Dan Short, Chief Building Official Chad Chadwick, Public Health Director Andrea Carlstrom, and Chaffee County Fire Protection District Fire Chief Kira Jones.

The Commissioners moved into executive session at 10:36 a.m.

The Commissioners came out of executive session at 11:19 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 October 14, 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.



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 G.1. Executive Session.

1. Executive Session pursuant to C.R.S. § 24-6-402(4)(a) and (e) regarding the purchase or sale of real property and for determining positions relative to matters that may be subject to negotiations; developing strategy for negotiations; and instructing negotiators regarding the Salida School District. - Interim County Administrator Beth Helmke, Finance Director Dan Short, Planning Director Miles Cottom, and Interim County Attorney Karl Hanlon may attend.

Chair Wood addressed the Board to enter into executive session pursuant to §§ 24-6-402(4)(a) and (e), C.R.S. regarding the purchase or sale of real property and for determining positions relative to matters that may be subject to negotiations; developing strategy for negotiations; and instructing negotiators regarding the Salida School District.

Commissioner Armstrong moved to go into executive session pursuant to §§ 24-6-402(4)(a) and (e), C.R.S. regarding the purchase or sale of real property and for determining positions relative to matters that may be subject to negotiations; developing strategy for negotiations; and instructing negotiators regarding the Salida School District. He stated that Commissioners Armstrong, Lucrezi, and Wood and Interim County Attorney Karl Hanlon will attend. Interim County Administrator Beth Helmke, Director of Finance Dan Short, 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, Interim County Administrator Beth Helmke, Director of Finance Dan Short, and Community & Natural Resources Planning Director Miles Cottom.

The Commissioners moved into executive session at 11:22 a.m.

The Commissioners came out of executive session at 11:46 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 October 14, 2025 were confined to the topic described in the announcement of such session and authorized by the provisions of §§ 24-6-402(4)(a) 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.

I. Adjourn the Regular Meeting

There being no objections, the meeting was adjourned at 11:48 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