



Chaffee County Commissioners Meeting
October 21, 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 21, 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 Interim County Administrator Beth Helmke, Director of Finance Dan Short, Interim County Attorney Karl Hanlon, Community Planning & Natural Resources Director Miles Cottom, Planner Nick Gomer, Chief Building Official Chad Chadwick, EMS Director Josh Hadley (item F.2. only), Undersheriff Alex Walker (item F.2. only).

Others present remotely were Assessor Rick Roberts (item F.4. only), Planner Brandon Wolff, GIS Coordinator Eric Lubell, and Deputy County Clerks Kit Kuester 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

It was suggested to change the order of Agenda items by moving Agenda item F.5 to follow immediately after item E.2.

Commissioner Lucrezi moved to approve the Agenda as amended, moving Agenda item F.5 to follow immediately after item E.2. Commissioner Armstrong seconded the motion. The motion carried unanimously.

3. Review Public Meeting List

The Board reviewed the public meeting list.

The November 4, 2025 Commissioners' Regular Meeting is canceled.

4. Introduction of new Small Business Development Center Director

Retired Central Mountain SBDC Executive Director Jamie Billesbach introduced Audrey Snyder Welsh as the new Small Business Development Center Director.

Snyder Welsh addressed the Board.

No formal action was taken.

5. 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:

McKenzie Lyle, 15891 Eagle Ln., Buena Vista.

B. Minutes for Approval

1. Consider for Approval the Minutes of the October 14, 2025 Regular Meeting

Commissioner Lucrezi moved to approve the minutes of the October 14, 2025 Commissioners' regular meeting. Commissioner Armstrong 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

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).

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 Powder Monarch LLC, DBA Monarch Ski & Snowboard Area, at 23715 Highway 50, Salida, CO 81201

E. Contracts/Grant Consideration

1. Discussion regarding next steps in selecting the Working Lands Resilience Coordinator - Miles Cottom

Director Cottom addressed the Board to open discussion regarding next steps in selecting the Working Lands Resilience Coordinator.

By consensus, Commissioners agreed, as suggested by Director Cottom, to scheduling interviews with the three applicants who responded to the RFQ.

2. Consider Resolution 2025-47 Expressing Intent to Join Colorado Communities for Climate Action (CC4CA) - Commissioner Wood

Chair Wood addressed the Board to consider **RESOLUTION 2025-47 EXPRESSING INTENT TO JOIN COLORADO COMMUNITIES FOR CLIMATE ACTION (CC4CA)**.

Discussion ensued during which Interim County Administrator Helmke responded to Commissioner's questions/comments.

Commissioner Lucrezi moved to approve **RESOLUTION 2025-47 EXPRESSING INTENT TO JOIN COLORADO COMMUNITIES FOR CLIMATE ACTION (CC4CA)**. Commissioner Armstrong seconded the motion. The motion carried unanimously.

5. Discussion on Chaffee County Lodging Tax Measure 1A - Commissioner Wood

Chair Wood addressed the Board to open discussion regarding Chaffee County Lodging Tax Measure 1A.

Discussion ensued.

No formal action was taken.

F. Regular Agenda Items

1. **Expected to be Continued to November 12 BOCC Meeting:** Introduction and First Reading of County Ordinance 2025-03 Restricting Open Fires and Open Burning in Unincorporated areas of Chaffee County and Providing Penalties for Violation of Such Ordinance - Beth Helmke; Sheriff Andy Rohrich; Kira Jones, Chaffee County Fire Protection District

Chair Wood addressed the Board to introduce and give the First Reading of **County Ordinance 2025-03 Restricting Open Fires and Open Burning in Unincorporated areas of Chaffee County and Providing Penalties for Violation of Such Ordinance**.

Helmke spoke.

Salida Fire Department Fire Chief Aaron Jonke representing the South Ark Fire Protection District and Salida Fire Department addressed the Board.

Helmke spoke.

Kent Maxwell with Colorado Firecamp addressed the Board.

Chaffee County Fire Protection District Chief Kira Jones addressed the Board.

Discussion ensued.

Commissioner Lucrezi moved to continue this matter to November 12, 2025. Commissioner Armstrong seconded the motion. The motion carried unanimously.

2. **Public Hearing** to Consider a Multi-Year Special Event Permit Application

Name of Event: August Concert at the Meadows

Applicant: Meadow Creek Music Community Fund, a Colorado Nonprofit Corporation, represented by Michael Sampliner

Location of Event: 14998 CR 350, Buena Vista

Dates of Event: August 13-17, 2026, and mid-August in subsequent years

Maximum # of Attendees: 12,000, plus 600 staff

Planner: Nick Gomer/ 719-530-5571 / ngomer@chaffeecounty.org

Planner Gomer addressed the Board to consider a Multi-Year Special Event Permit Application for the August Concert at the Meadows for Applicant Meadow Creek Music Community Fund, a Colorado Nonprofit Corporation, represented by Michael Sampliner, located at 14998 County Rd. 350, Buena Vista, August 13-17, 2026, and mid-August in subsequent years.

Gomer responded to Commissioners' questions.

Jed Selby on behalf of Applicant addressed the Board with a Power Point presentation. Applicant contact and Selby partner, Michael Sampliner aka Sampo, spoke followed by Selby.

EMS Director Hadley addressed the Board and responded to Commissioners' questions and comments.

Chaffee County Undersheriff Walker addressed the Board.

Sampo addressed the Board.

The public comment portion of the hearing opened at 10:51 a.m.

Peter Rogos, 28985 County Road 331, Buena Vista.

Judy Senter, 14830 County Rd. 350, Buena Vista.

Mike Senter, 14830 County Rd. 350, Buena Vista.

Lynn Montoya, 24205 US Hwy. 285 S., Buena Vista.

Dale Kettering, 29050 County Rd. 331, Buena Vista.

Eddie Sandoval, 218 Neighbors Lane, Buena Vista.

Ryan Martin, 30666 County Rd. 383, Buena Vista.

Arthur Serna, 87 Kathy Dr., Buena Vista.

Maryanne Freed, 16875 County Rd. 363, Buena Vista.

Eric Warner, 9707 County Rd. 163, Salida.

Amy Eckstein, 119 Meadow Ln., Buena Vista.

The public comment portion of the hearing closed at 11:27 a.m.

Buena Vista Police Chief Dean Morgan addressed the Board.

Chair Wood spoke.

Selby spoke.

Discussion ensued during which Selby and Sampo spoke.

Commissioner Lucrezi moved to continue to November 18, 2025, this public hearing and consideration of this Multi-Year Special Event Permit Application for the August Concert at the Meadows for Applicant Meadow Creek Music Community Fund, a Colorado Nonprofit Corporation.

Commissioner Armstrong seconded the motion. The motion carried unanimously.

3. **Public Hearing** to Consider a Multi-Year Special Event Permit Application
Name of Event: September Concert at the Meadows
Applicant: Meadow Creek Music Community Fund, a Colorado Nonprofit Corporation, represented by Michael Sampliner
Location of Event: 14998 CR 350, Buena Vista
Dates of Event: September 3-7, 2026, and early September in subsequent years
Maximum # of Attendees: 12,000, plus 600 staff
Planner: Nick Gomer/ 719-530-5571 / ngomer@chaffeecounty.org

Planner Gomer addressed the Board to consider a Multi-Year Special Event Permit Application for the September Concert at the Meadows for Applicant Meadow Creek Music Community Fund, a Colorado Nonprofit Corporation, represented by Michael Sampliner, located at 14998 County Rd. 350, Buena Vista, September 3-7, 2026, and early September in subsequent years.

Selby addressed the Board.

The public comment portion of the hearing opened at 11:42 a.m.

Chair Wood stated that comments from the prior Agenda item F.2. are being moved forward to apply to this matter as well.

Public comments were given by:

Amy Eckstein, 119 Meadow Ln., Buena Vista. Chair Wood responded to Eckstein's question.

The public comment portion of the hearing closed at 11:43 a.m.

Discussion ensued during which Selby and Sampo spoke and responded to Commissioners' comments.

Commissioner Lucrezi moved to continue to November 18, 2025, this public hearing and consideration of a Multi-Year Special Event Permit Application for the September Concert at the Meadows for Applicant Meadow Creek Music Community Fund, a Colorado Nonprofit Corporation. Commissioner Armstrong seconded the motion. The motion carried unanimously.

4. Discussion with the Chaffee County Assessor - Rick Roberts

Assessor Roberts addressed the Board regarding his letter in the meeting packet and to announce that he is resigning as Assessor and recommended Janie Williams be appointed as Assessor and purchasing CollectWare for the Treasurer.

Roberts responded to Helmke's comments and questions.

Helmke spoke further and stated that the November 12, 2025 Commissioners' meeting will include action to consider the appointment of County Assessor.

Discussion ensued.

No formal action was taken.

6. Discuss and Action on County Fee Waiver Policy - Beth Helmke

Interim County Administrator Helmke addressed the Board to open discussion and take possible action regarding the County Fee Waiver Policy.

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

Commissioner Armstrong moved to direct staff to create a County Fee Waiver Policy that reflects the financial and strategic direction that the County is taking and bring it back to the Board of Commissioners for consideration at the appropriate time. Commissioner Lucrezi seconded the motion. The motion carried unanimously.

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

Interim County 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 during which Helmke, Director Short, and Official Chadwick responded to Commissioners' questions and comments.

Commissioner Armstrong moved to deny this building fee waiver request of up to \$32,000 for The Crossing Apartments for AMI-restricted affordable units and remain open to conversation at the end of the project if the Mr. Andrews or the developer want to bring that request forward at that time. Commissioner Lucrezi seconded the motion.

Discussion ensued during which Chair Wood stated his understanding is that the motion is to deny the request with the caveat that the County is very interested in seeing this project through, but more specific details are wanted if any additional support is out there.

The motion carried unanimously.

8. Consider proposal from Chaffee Housing Authority for CHA Board member appointee recruitment process - Beth Helmke

Interim County Administrator Helmke addressed the Board to consider a proposal from Chaffee Housing Authority (CHA) regarding the CHA Board member appointee recruitment process.

CHA Board Member Eric Warner addressed the Board and responded to questions.

Helmke spoke further.

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

Commissioner Armstrong moved to accept the Chaffee Housing Authority (CHA) Board member appointee recruitment process proposal. Commissioner Lucrezi seconded the motion. The motion carried unanimously.

At 12:47 p.m., the Board recessed as the Board of Commissioners.

G. Convene as the Chaffee County Board of Health

At 12:48 p.m., the Board convened as the Chaffee County Board of Health.

1. Discuss Board of Health Resolution 2025-03 for the adoption of Regulation 43 regarding On-Site Wastewater Treatment Systems (OWTS) - Chad Chadwick, Building Official

Building Official Chadwick addressed the Board to open discussion and consider approval of **CHAFFEE COUNTY, COLORADO BOARD OF HEALTH RESOLUTION NO. 2025-03 PROVIDING FOR THE ADOPTION OF THE CHAFFEE COUNTY ON-SITE WASTEWATER TREATMENT SYSTEM REGULATIONS.**

Chadwick responded to Commissioner's question.

Commissioner Lucrezi moved to approve **CHAFFEE COUNTY, COLORADO BOARD OF HEALTH RESOLUTION NO. 2025-03 PROVIDING FOR THE ADOPTION OF THE CHAFFEE COUNTY ON-SITE WASTEWATER TREATMENT SYSTEM REGULATIONS.** Commissioner Armstrong seconded the motion. The motion carried unanimously.

2. Discuss Board of Health Resolution 2025-04 for the adoption of Regulation 86 regarding Gray Water Control - Chad Chadwick, Building Official

Building Official Chadwick addressed the Board to open discussion and consider approval of **RESOLUTION NO. 2025-04 PROVIDING FOR THE ADOPTION OF THE CHAFFEE COUNTY GRAYWATER CONTROL REGULATIONS.**

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

Commissioner Armstrong moved to continue consideration of **RESOLUTION NO. 2025-04 PROVIDING FOR THE ADOPTION OF THE CHAFFEE COUNTY GRAYWATER CONTROL REGULATIONS** to the first meeting in December of 2025, date to be determined. Commissioner Lucrezi seconded the motion. The motion carried unanimously.

At 12:58 p.m. the Board adjourned as the Board of Health and reconvened as the Board of Commissioners.

H. Commissioners Comments

Chair Wood stated that there is no meeting on November 4, 2025, and that all public hearings scheduled for November 4, 2025, will be continued to November 12, 2025.

I. Adjourn

There being no objections, the meeting was adjourned at 1:03 p.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