



Chaffee County Commissioners Meeting
November 12, 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 November 12, 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 Interim County Administrator Beth Helmke, Director of Finance Dan Short, Interim County Attorney Karl Hanlon, County Clerk Lori Mitchell, incoming Assessor Janie Williams, outgoing Treasurer DeeDee Copper, incoming Treasurer Jolene Ellis, Community Planning & Natural Resources Director Miles Cottom, Senior Planner - Long Range Implementation Gabe Hobson, and Planner Nick Gomer.

Others present remotely were Deputy County Clerks Kit Kuester, Julia Rivera, and Sophie Gibb.

1. Pledge of Allegiance

Following the Pledge of Allegiance, Chair Wood called the meeting to order at 9:03 a.m.

2. Approve Agenda

Commissioner Lucrezi requested that Consent Agenda item C.8. 2025-54 making appointments to the Salida Regional Library Board of Trustees be moved to Regular Agenda item D.1. because she is not part of that jurisdiction and cannot vote on it.

Chair Wood clarified that he and Commissioner Armstrong represent the southern regional library district and Commissioners Lucrezi and Armstrong represent the northern regional library district.

Commissioner Armstrong moved to approve the Agenda with that amendment. 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:

Logan Opsahl, 22461 Jones St., Salida.

Patricia Dungan, 8994 County Rd. 152, Salida.

B. Minutes for Approval

Commissioner Lucrezi moved to approve the minutes of the October 21, 2025 Commissioners' regular meeting and October 28, 2025 Commissioners' special meeting. Commissioner Armstrong seconded the motion. The motion carried unanimously.

1. Consider for Approval the Minutes of the October 21, 2025 Regular Meeting
2. Consider for Approval the Minutes of the October 28, 2025 Special Meeting

C. Consent Agenda

Commissioner Armstrong moved to approve the Consent Agenda as amended having removed Item C.8. to the Regular Agenda. Commissioner Lucrezi seconded the motion. The motion carried unanimously.

1. Pay the Bills
2. Ratify letter proposing to amend/increase the DOLA REDI grant that supports the EDC ASCENT program - Beth Helmke
3. Approve the 2026 Holiday Schedule as discussed at the November 10, 2025 Work Session
4. Approve Board of Health Resolution 2025-03 for the adoption of Regulation 43 regarding On-Site Wastewater Treatment Systems (OWTS)
5. Acknowledge the Treasurer's Monthly Report for the third quarter
6. Approve Letter of Support for Central Colorado Conservancy application to Colorado Water Conservation Board for a Water Plan Grant for the Williams Ranch Conservation Easement
7. Ratify the Veteran's Service Officer's Monthly Report for October 2025
9. Acknowledge the Sheriff's Office Monthly Report for October 2025
10. Approve Re-disbursement of Common Ground funds from the US Forest Service to extend the season for the Rec Rangers Program

D. Regular Agenda Items

- C.8. Approve Resolution 2025-54 making appointments to the Salida Regional Library Board of Trustees

Commissioner Armstrong moved to approve **RESOLUTION 2025-54 MAKING APPOINTMENTS TO THE SALIDA REGIONAL LIBRARY BOARD OF TRUSTEES**. Commissioner Wood seconded the motion. The motion carried unanimously with Commissioners Armstrong and Wood voting FOR the motion. Commissioner Lucrezi did not vote on this motion because the southern regional library district is not in her jurisdiction.

1. Discuss Resolution 2025-48 Appointing the County Assessor

Chair Wood addressed the Board to open discussion regarding **RESOLUTION 2025-48 APPOINTING THE COUNTY ASSESSOR**.

Commissioner Lucrezi moved to approve **RESOLUTION 2025-48 APPOINTING JANIE WILLIAMS COUNTY ASSESSOR**. Commissioner Armstrong seconded the motion. The motion carried unanimously.

2. Swearing in of the Chaffee County Assessor Appointee Janie Williams - Clerk Lori Mitchell

Clerk Mitchell swore in Chaffee County Assessor Appointee Janie Williams.

3. Discussion with the Chaffee County Treasurer - Dee Dee Copper

Chair Wood addressed the Board regarding the retirement of Treasurer Copper.

No formal action was taken.

4. Discuss Resolution 2025-49 Appointing the County Treasurer

Chair Wood addressed the Board to open discussion regarding **RESOLUTION 2025-49 APPOINTING THE COUNTY TREASURER**.

Commissioner Lucrezi moved to approve **RESOLUTION 2025-49 APPOINTING JOLENE ELLIS AS COUNTY TREASURER**. Commissioner Armstrong seconded the motion. The motion carried unanimously.

5. Swearing in of the Chaffee County Treasurer Appointee Jolene Ellis - Clerk Lori Mitchell

Clerk Mitchell swore in Chaffee County Treasurer Appointee Jolene Ellis.

6. *Continued from November 4, 2025*

Public Hearing

Project Name: Silver Cliff Ranch Conditional Use Permit

Project Address: 16565 County Road 162

Brief Summary the proposed development: To seek formal approval of the nonconforming pre-existing use of the parcel as a rural resort.

Applicant Contact: Daniel Zarate - dz6071@firstday.foundation

County Planner Contact: Nick Gomer – ngomer@chaffeecounty.org - 719.530.5571

Planner Gomer addressed the Board to open the public hearing on the Silver Cliff Ranch Conditional Use Permit for property located at 16565 County Road 162.

The public comment portion of the hearing opened at 9:30 a.m. There were no comments, and the public comment portion of the hearing was closed.

Discussion ensued.

Commissioner Lucrezi moved to approve **RESOLUTION 2025-55 GRANTING SILVER CLIFF RANCH A CONDITIONAL USE PERMIT** for property located at 16565 County Road 162 confirming its existing use and proposed expansion as a conforming use under the Chaffee County Land Use Code. Commissioner Armstrong seconded the motion. The motion carried unanimously.

7. *Continued from October 21, 2025; **Expected to be continued to a date certain** -*

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 regarding the 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**.

Interim County Administrator Helmke spoke.

Commissioner Lucrezi moved to continue to December 16, 2025, the 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**. Commissioner Armstrong seconded the motion. The motion carried unanimously.

8. Discuss and consider action on County Fee Reduction & Waiver Policy - Beth Helmke; Dan Short
Chair Wood addressed the Board regarding the County Fee Reduction & Waiver Policy suggesting that this matter be continued.

Commissioner Lucrezi moved to continue to December 4, 2025, consideration of the County Fee Reduction & Waiver Policy. Commissioner Armstrong seconded the motion. The motion carried unanimously.

9. Ratify Chaffee County comment submission to the Bureau of Land Management's rulemaking action proposing rescission of the Conservation and Landscape Health Rule - Commissioners

Chair Wood addressed the Board to consider ratifying the Chaffee County comment submission to the Bureau of Land Management's rulemaking action proposing rescission of the Conservation and Landscape Health Rule.

Discussion ensued.

Commissioner Lucrezi moved to ratify the Chaffee County comment submission to the Bureau of Land Management's rulemaking action proposing rescission of the Conservation and Landscape Health Rule. Commissioner Armstrong seconded the motion. The motion carried unanimously.

E. Contracts/Grant Consideration

3. Consider Common Ground Citizen Advisory Committee Grant Amendment request for the Methodist Front Wildland Urban Interface Forest & Watershed Health Project - Gabe Hobson; Miles Cottom; Betsy Dittenber

Planner Gabe Hobson addressed the Board to consider the Common Ground Citizen Advisory Committee Grant Amendment request for the Methodist Front Wildland Urban Interface Forest & Watershed Health Project.

Planner Hobson responded to Commissioners' questions.

At 9:42 a.m., Chair Wood asked for public comment.
Public Comment was given by:

Angie Jensen, 280 Hot Springs Rd. Poncha Springs.
Ben Tiefenbrun, 344 Park Ave., Salida.

Lawton Eddy, 218 Scott St., Salida.
Theron McAdoo, 305 Poncha Blvd., Salida.
Katie Layton, 411 Palmer St. Salida.
Cielo Vida, 111 Sackett Ave. Salida.
Jenny Green, 6113 US Hwy 285, Poncha Springs.
Delia Malone, 111 Mtn Lion Way, Redstone, CO.

Public comment closed at 10:08 a.m.

Planner Hobson responded to Commissioner's question.

Discussion ensued.

Commissioner Lucrezi moved to deny the Common Ground Citizen Advisory Committee Grant Amendment request for the Methodist Front Wildland Urban Interface Forest & Watershed Health Project for \$88,000 and direct those funds to remain within the unallocated Common Ground funds and invite them to move forward with another application if they would like. Commissioner Armstrong seconded the motion. Discussion ensued. The motion carried unanimously.

1. Discuss and Consider Colorado Department of Transportation's proposed IGA and requested local cost-share contribution for Bustang Outrider - Beth Helmke; Dan Short

Interim Administrator Helmke addressed the Board to open discussion and consider the Colorado Department of Transportation's (CDOT) proposed IGA and requested local cost-share contribution for Bustang Outrider.

Discussion ensued during which Helmke responded to Commissioners' questions.

Helmke stated that she will continue the conversations with CDOT about this and bring it back to the Commissioners at a later date.

No formal action was taken.

2. Consider Service Contract with Rocky Mountain Behavioral Health, Inc for provision of drug and alcohol treatment services as referred by Fremont Department of Human Services as a part of the Tri-County arrangement

Interim County Administrator Helmke addressed the Board to consider the Service Contract with Rocky Mountain Behavioral Health, Inc. for provision of drug and alcohol treatment services as referred by Fremont County Department of Human Services as a part of the Tri-County arrangement.

Helmke responded to Commissioner's question.

Commissioner Lucrezi moved to approve the Service Contract with Rocky Mountain Behavioral Health, Inc. for provision of drug and alcohol treatment services as referred by Fremont County Department of Human Services as a part of the Tri-County arrangement. Commissioner Armstrong seconded the motion. The motion carried unanimously.

G. Commissioners Comments

F. Executive Session

1. 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 Cooper v. Chaffee County, Case No. 2025CV30045. - Interim County Administrator Beth Helmke, Finance Director Dan

Short, Planning Director Miles Cottom, Planning Manager Garry Baker, Building Official Chad Chadwick, 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 *Cooper v. Chaffee County*, Case No. 2025CV30045.

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 *Cooper v. Chaffee County*, Case No. 2025CV30045. He stated that Commissioners Armstrong, Lucrezi, and Wood and Interim County Attorney Karl Hanlon will attend. Interim County Administrator Beth Helmke, Finance Director Dan Short, Planning Director Miles Cottom, Planning Manager Garry Baker, and Building Official Chad Chadwick may attend.

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, Interim County Administrator Beth Helmke, Finance Director Dan Short, and Planning Director Miles Cottom.

The Commissioners moved into executive session at 10:49 a.m.

The Commissioners came out of executive session at 11:16 a.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 November 12, 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 November 12, 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 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.

H. Adjourn

There being no objections, the meeting was adjourned at 11:17 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