



Chaffee County Commissioners Meeting
November 18, 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 18, 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, Community Planning & Natural Resources Director Miles Cottom, Planner Nick Gomer, EMS Director Josh Hadley, and Sheriff Andy Rohrich.

Others present remotely were Interim County Attorney Karl Hanlon, Senior Planner - Long Range Implementation Gabe Hobson, Planner Brandon Wolff, GIS Coordinator Eric Lubell, and Deputy County Clerk Barbara Tidd.

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 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.

There was no public comment.

B. Minutes for Approval

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

Commissioner Lucrezi moved to approve the minutes of the November 12, 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. Contracts/Grant Consideration

1. Approve Memorandum of Understanding with National Forest Foundation for implementation of the Chaffee County Cross Boundary Resilience Project under the Colorado Strategic Wildfire Action Program grant. - M. Cottom / G. Hobson

Director Cottom addressed the Board to consider approval of the Memorandum of Understanding with the National Forest Foundation for implementation of the Chaffee County Cross Boundary Resilience Project under the Colorado Strategic Wildfire Action Program grant.

Director Cottom responded to Commissioner's questions.

National Forest Foundation (NFF) Rocky Mountain Region Program Manager Sam Pankratz, NFF Central Colorado Program Coordinator Shannon Smith, BLM Forester Jeremiah Moore, and Colorado State Forest Service Salida Field Office Lead Forester Andy Lerch spoke in response to Commissioners' questions.

Discussion ensued.

Commissioner Armstrong moved to approve the Memorandum of Understanding with Colorado Strategic Wildfire Action Program (COSWAP) and the National Forest Foundation (NFF) for implementation of the Chaffee County Cross Boundary Resilience Project under the Colorado Strategic Wildfire Action Program grant for the forest mitigation projects that are listed. Commissioner Lucrezi seconded the motion. The motion carried unanimously.

E. Regular Agenda Items

2. *Continued from October 21, 2025*
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 open the Public Hearing to consider a Multi-Year Special Event Permit Application for August Concerts at the Meadows.

Planner Gomer responded to Commissioner's question.

Chair Wood invited emergency management staff to speak.

EMS Manager Hadley spoke and responded to Commissioner's questions.

Sheriff Rohrich spoke and responded to Commissioner's questions.

Chaffee County Fire Protection District (CCFPD) Fire Chief Kira Jones spoke.

Buena Vista Police Chief Dean Morgan spoke.

Michael Sampliner for Applicant spoke and responded to Commissioners' questions.

Discussion ensued during which Sampliner and Gomer spoke.

Commissioner Lucrezi moved to approve a three (3)-Year Special Event Permit for August concerts at the Meadows at 10,000 attendees, requiring amplified sound to end at 11:00 p.m. on Friday and Saturday nights and at 10:00 p.m. on all other nights, establishing sound limits dbc at 117 with a 105 dba, and for an annual review each year to consider if the concert will be held the following year. Discussion ensued during which Commissioner Armstrong added a review at the end of the concert to determine what improvements can be made, revenue impacts, etc. Gomer stated that at the annual review they can try to provide some more teeth and flexibility in it and make it a proposed action item.

Commissioner Armstrong seconded the motion. The motion carried unanimously.

3. *Continued from October 21, 2025*

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 open the Public Hearing to consider a Special Event Permit Application for a September 3-7, 2026 Concert at the Meadows.

EMS Manager Hadley spoke.

Sheriff Rohrich spoke.

CCFPD Fire Chief Jones spoke.

Buena Vista Police Chief Morgan spoke.

Sampliner spoke.

Director Cottom responded to Sampliner's question and comments.

Discussion ensued during which Sheriff Rohrich spoke.

Commissioner Armstrong moved to continue to December 16, 2025, consideration of a Special Event Permit Application for a September Concert at the Meadows. Commissioner Lucrezi seconded the motion. The motion carried unanimously.

At 10:52 a.m. the meeting recessed for a short break.

At 10:57 a.m. the meeting resumed.

1. Presentation of Schematic Design and construction budget estimations for Hwy 50 Sheriff's Headquarter project - Dynamic Program Management, County Owner's Representative

Kate Riley with the County's Owner's Representative Dynamic Program Management (DPM) addressed the Board to present the Schematic Design and construction budget estimations for the Hwy. 50 Sheriff's Headquarters project.

Architect Billy Harris addressed the Board using a Power Point Presentation. Riley spoke and responded to Commissioner's question.

Discussion ensued during which Interim County Administrator Helmke spoke and responded to Commissioners' comments and questions along with Riley, Todd Raper of the County Owner's Representative DPM, and Harris.

Sheriff Rohrich responded to Commissioner's question/comment.

Commissioner Lucrezi moved to direct the forward motion of the construction documents to be included in the 2026 budget and move forward with staff. Commissioner Armstrong seconded the motion.

Discussion ensued. Helmke and Commissioners clarified that Commissioners are directing staff to work with the contractor group to move forward with the construction documents and ultimately bring back to the Commissioners the details around that scope and cost, and staff will put a placeholder in the 2026 budget to allow for that work to proceed.

The motion carried unanimously.

Director Short spoke as to moving forward with the Owner's Rep, which the Owner's Rep. clarified.

F. Commissioners Comments

G. Adjourn

There being no objections, the meeting was adjourned at 11:30 a.m.

1. Noon - 3:00p: Working lunch and Field Trip with Colorado Association of Local Public Health Organizations (CALPHO)

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