Chaffee County Commissioners Meeting
January 6, 2026

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 January 6, 2026, 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, Community Planning & Natural Resources Director Miles Cottom, Chief Building Official Chad Chadwick (item D.2. only), Fairgrounds Manager Randy Mosby (item D.2. only), and Planner Rose Reuling.

Others present remotely were Planner Brandon Wolff 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 9:06 a.m.

2. Approve Agenda
   Commissioner Lucrezi moved to approve the Agenda moving Consent Agenda Item C.1. to Regular Agenda Item. E.5. 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.

   There was no public comment.

B. Minutes for Approval

1. Consider approval of meeting minutes from December 16, 2025 Board of County Commissioners meeting

Commissioner Armstrong moved to approve the minutes of the December 16, 2025 Commissioners' regular meeting. Commissioner Lucrezi seconded the motion. The motion carried unanimously.

C. Consent Agenda

Commissioner Lucrezi moved to approve the Consent Agenda with Consent Agenda Item C.1. having been moved to Regular Agenda Item E.5. Commissioner Armstrong seconded the motion. The motion carried unanimously.

2. Pay the Bills

3. Ratify Resolution 2025-59 addressing governance of the Chaffee County Destination Management Council (CCVB) - Helmke

4. Ratify grant award from Colorado Bureau of Investigation for All Who Wander Grant for Sheriff drone program, in collaboration with Chaffee County Search and Rescue-North - Helmke; Rohrich

5. Ratify Letter of Support for Buena Vista Singletrack Coalition for T-Mobile Homegrown grant application - Lucrezi

6. Consider for Approval Resolution 2026-02 addressing BOCC decision related to Meadows Special Events Permit application for September 2026 concert event - Community Planning and Natural Resources Department

7. *Continued from December 16, 2025* - Consider for Approval Resolution 2025-58 appointing Sarah Brown McClain to the Chaffee Housing Authority Board of Directors - Helmke

8. Consider for Approval scope of service with Elements Sustainability and Short Circuit, LLC for implementation of Colorado Energy Office Adoption & Enforcement grant scope - Helmke; Chadwick

9. Approve the Veteran's Service Officer's Monthly Report for December 2025

D. Contracts/Grant Consideration

1. Housing Needs Assessment scope of work - recommendation for contract award, funded through Department of Local Affairs EIAF grant - Helmke

   Interim County Administrator Helmke addressed the Board to consider Housing Needs Assessment scope of work - recommendation for contract award.

   Discussion ensued.

Commissioner Armstrong moved to engage Root Policy Research as the selected contractor for award of the Chaffee County Multijurisdictional Housing Needs Assessment project, with scope as established in the associated Request for Proposal, and direct staff to finalize the related services agreement. Commissioner Lucrezi seconded the motion. The motion carried unanimously.

2. Ratify scope of work and agreement with LM Kersting for repairs to North Building at Fairgrounds - Helmke; Chadwick

Interim County Administrator Helmke addressed the Board to ratify the Scope of Work and Agreement with LM Kersting for repairs to the North Building at the Fairgrounds.

Official Chadwick and Manager Mosby addressed the Board and responded to Commissioners' questions and comments.

Commissioner Lucrezi moved to approve the Scope of Work and Agreement with LM Kersting Construction Company for repairs to the North Building at the Fairgrounds. Commissioner Armstrong seconded the motion. The motion carried unanimously.

E. Regular Agenda Items

2. Acknowledgement of Emergency Manager Rich Atkins' service and pending retirement - Sheriff's Office

Chair Wood addressed the Board to acknowledge Emergency Manager Rich Atkins' service and pending retirement and announced that Sergeant William Plackner, who is currently with the Chaffee County Sheriff's Office, is moving into the position of Emergency Manager.

Discussion ensued during which Interim County Administrator Helmke spoke.

No formal action was taken.

3. **Public Hearing**
Name: Appeal of Notice of Decision Denying Identification of Wildlife Habitat Mapping Error
Applicant: Gordon Sloat
Location: Parcel #316336300086
Request: Appeal of Administrative Notice of Decision for the Denial of the Wildlife Habitat Mapping Error
Planner: Rose Reuling / 719-530-5572 / rreuling@chaffeecounty.org

At 9:28 a.m. the Board recessed as the Board of Commissioners and convened as the Board of Adjustment.

Planner Reuling addressed the Board to open the public hearing on the Appeal of the Administrative Notice of Decision Denying Identification of Wildlife Habitat Mapping Error for Applicant: Gordon Sloat regarding Parcel #316336300086.

Rueling and Director Cottom responded to Commissioners' questions and comments.

Attorney Gwen Allen representing Gordon Sloat addressed the Board.
Applicant Sloat addressed the Board.
Attorney Allen spoke further.

The public comment portion of the hearing opened at 10:20 a.m.
Public comments were given by:

Jim Thompson, 17065 County Rd. 338, Buena Vista.
Joe Cooper, 9325 County Rd. 160, Salida.

The public comment portion of the hearing closed at 10:26 a.m.

Discussion ensued during which Director Cottom, Attorney Allen, Applicant Sloat, Planner Reuling, and former Commissioner Jim Thompson responded to Commissioners' questions and comments.

Commissioner Armstrong moved to overturn the Administrative Notice of Decision Denying Identification of Wildlife Habitat Mapping Error for Applicant Gordon Sloat denying the request to find that Parcel #316336300086 was erroneously mapped on the Planning for Wildlife map, and approve the designation change from 'Disturbed Highest Quality Habitat' to 'Other Habitats.' Commissioner Lucrezi seconded the motion.

Discussion ensued.

The motion carried unanimously.

At 11:09 a.m., the Board adjourned as the Board of Adjustment and reconvened as the Board of Commissioners.

4. Consider Fee Waiver Request for possible Topper Rezone Application - Miles Cottom

Director Cottom addressed the Board to consider a Fee Waiver Request for a possible Topper Rezone Application.

Chair Wood asked if the Applicant was present. Applicant was not present.

Director Cottom spoke further.

Discusion ensued.

Commissioner Lucrezi moved to deny the Fee Waiver Request for a possible Topper Rezone Application. Commissioner Armstrong seconded the motion. The motion carried unanimously.

E.1. Commissioners’ 2026 Priority Pillars and 2025 County Report highlights

Interim County Administrator Helmke addressed the Board to provide Commissioners' 2026 Priority Pillars and 2025 County Report highlights.

Discussion ensued.

Commissioner Armstrong moved to approve the Commissioners' 2026 Priority Pillars and 2025 County Report as presented by Interim County Administrator Helmke. Commissioner Lucrezi seconded the motion. The motion carried unanimously.

C.1. Consider for Approval Resolution 2026-01 Designating the Public Website for Posting Meeting Notices, Designating Exigent and Emergency Posting Place and Adopting the Schedule for Regular Meetings in 2026

Interim County Administrator Helmke addressed the Board to consider approval of **RESOLUTION 2026-01 DESIGNATING THE PUBLIC WEBSITE FOR POSTING MEETING NOTICES, DESIGNATING EXIGENT AND EMERGENCY POSTING PLACE AND ADOPTING THE SCHEDULE FOR REGULAR MEETINGS IN 2026,** noting that it has been amended whereby the second Tuesday of the month meeting will *not* be a regularly scheduled meeting, but rather be a 'contingency' meeting as needed.

Discussion ensued.

Commissioner Lucrezi moved to approve **RESOLUTION 2026-01 DESIGNATING THE PUBLIC WEBSITE FOR POSTING MEETING NOTICES, DESIGNATING EXIGENT AND EMERGENCY POSTING PLACE AND ADOPTING THE SCHEDULE FOR REGULAR MEETINGS IN 2026 as amended** as stated above. Commissioner Armstrong seconded the motion. The motion carried unanimously.

Helmke announced that the January 13, 2026 meeting will be held as scheduled.

F. Commissioners Comments

Chair Wood announced that Patrol Commander Anthony Avila is retiring. Deputy Jesse Cortese will move into that position.

G. Adjourn

There being no objections, the meeting was adjourned at 11:51 a.m.

Attest:

Lori Mitchell

Lori Mitchell, County Clerk