Chaffee County Commissioners Meeting
March 3, 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 March 3, 2026, at the Chaffee County Courthouse, 104 Crestone Ave., Salida. Board members present were Chair Gina Lucrezi, Commissioner Dave Armstrong, and Commissioner P. T. Wood.

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, Planning Manager Garry Baker, and Building Official Chad Chadwick (item G.1. only).

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 Lucrezi called the meeting to order at 9:02 a.m.

2. Approve Agenda
   Commissioner Lucrezi requested that Consent Agenda item C.5 and Contracts/Grant Consideration item E.1. be moved to the March 17, 2026 Agenda.

   Discussion ensued.

   Commissioner Armstrong moved to approve the Agenda as modified as stated above. Commissioner Wood seconded the motion. The motion carried unanimously.

3. Review Public Meeting List
   The Board reviewed the public meeting list.

4. Public Comment
   Chair Lucrezi asked for public comment. She 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:

   Mark Kostelic, 11025 State Hwy. 291, Salida.

5. Chair Lucrezi brought up the following item immediately following Public Comment:

Consider FY27 request submission for Community Project Funding via Representative Pettersen's office, and Congressionally Directed Spending submission via Senators Bennet and Hickenlooper's office.

Chair Lucrezi stated that regarding the March 2, 2026 Work Session item A.5. to consider approval of a request that the County serve as the applicant to Representative Pettersen's Community Project Funding program for $250,000 in federal funds for the proposed construction of affordable housing units at the River Village Mobile Home Park, there was an understanding that this item would be added to the Contracts and Grants section of today's regular meeting Agenda.

Chair Lucrezi requested that this be added to today's Agenda as item E.2. under Contracts/Grants Consideration.

Commissioner Wood moved to approve adding the above as item E.2. to today's Regular Agenda. Commissioner Armstrong seconded the motion. The motion carried unanimously.

B. Minutes for Approval

1. Consider for Approval the Minutes of the February 17, 2026 Regular Meeting

Commissioner Wood moved to approve the minutes of the February 17, 2026 Commissioners' regular meeting. Commissioner Armstrong seconded the motion. The motion carried unanimously.

C. Consent Agenda

Chair Lucrezi reviewed the Consent Agenda as modified having removed item C.5. and moved it to the March 17, 2026 meeting Agenda.

Discussion ensued regarding items C.7., C.8., C.11., C.12, C.13, C.14, C.15, and C.16.

Commissioner Wood moved to approve the Consent Agenda as modified. Commissioner Armstrong seconded the motion. The motion carried unanimously.

1. Pay the Bills

2. Approve Resolution 2026-09 Approving the Special Event Permit Application with Conditions for the Concert at the Meadows Farm September 17-20, 2026

3. Approve Resolution 2026-10 regarding the future and governance of Chaffee Heritage Area Advisory Board - Community Planning Natural Resources Department

4. Approve Resolution 2026-11 dissolving the Transportation Advisory Board - Community Planning Natural Resources Department

6. Ratify updated Letter of Support for CEO IMPACT Accelerator grant for Round 2 application - Helmke

7. Ratify application and approve grant award for Crisis Response Intervention Training support from Colorado Division of Criminal Justice/Bureau of Justice Assistance - Helmke; Sarah Briggs, Co-Response

8. Approve scope of work for Audiovisual system upgrades to BOCC Chambers at 104 Crestone - Helmke; Gallegos

9. Approve 2026 Scope of Services from Sanborn Head and Associates for Landfill compliance monitoring and reporting - Helmke; Wilcox

10. Approve Inmate Medical Insurance proposal for the Chaffee County Detention Center - Helmke; Commander Jackson

11. Approve submission of request to the CCCF Community Foundation grant program to support CSU-Extension "Project Launch Kits" for 4-H - Helmke; Pless

12. Approve submission of letter to Colorado Department of Transportation seeking support for installation of wayfinding signage for Browns Canyon National Monument - Helmke; Garry Baker

13. Approve no-cost extension for 2025 BLM Rec Ranger funding from Common Ground fund for 2026 - Cottom; Hobson

14. Approve intent to decline HUD funds for solar array at Jane's Place, as originally pursued via CDS 2025 grant recommendation - Helmke; Marjo Curgus, CHA

15. Approve VSO Monthly Report - Ottmer

16. Ratify filing of statement of opposition for Application of Buena Vista, water court Case No. 25CW3069 and for UAWCD, water court Case No. 25CW3075 - Commissioners

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).

Chair Lucrezi asked if anyone from the public wished to testify on this/these item(s).

There was no public comment.

1. Hearing to Consider the Liquor License Renewal for Princeton Holdings LLC, DBA Mt. Princeton Hot Springs Resort, at 15870 CR 162, Nathrop, CO 81236

   Commissioner Armstrong moved to approve the Liquor License Renewal for Princeton Holdings LLC, dba Mt. Princeton Hot Springs Resort, at 15870 County Rd. 162, Nathrop, CO 81236 as presented in the Hearing Consent Agenda. Commissioner Wood seconded the motion. The motion carried unanimously.

E. Contracts/Grant Consideration

1. Co-Response Intergovernmental Agreements with Municipalities - Helmke; Sheriff Rohrich

   Chair Lucrezi stated that this item has been moved to the March 17, 2026 Agenda.

2. Chair Lucrezi addressed the Board regarding a request that the County serve as the applicant to Representative Pettersen's Community Project Funding program for $250,000 in federal funds for the proposed construction of affordable housing units at the River Village Mobile Home Park.

   Discussion ensued regarding a modified Letter of Support and willingness by the County to submit an application online through the Google form as requested by Colorado Housing Trust (CHT) Executive Director Read McCulloch during the March 2, 2026 Work Session.

   Commissioner Wood moved to support the Colorado Housing Trust (CHT) application. Commissioner Armstrong seconded the motion. The motion carried unanimously.

F. Regular Agenda Items

1. Presentation from ECO-resolutions on Wildlife-Vehicle Collision Mitigation work as part of the Chaffee County Safer Roadways For All Safety Action Plan Project - Julia Kintsch

   Julia Kintsch from ECO-resolutions addressed the Board to present regarding Wildlife-Vehicle Collision Mitigation work as part of the Chaffee County Safer Roadways For All Safety Action Plan Project.

   Discussion ensued during which Kintsch responded to Commissioner's questions.

   No formal action was taken.

2. Discuss and consider action regarding current Small Business Administration federal funds delay/freeze - Helmke; Audrey Snyder Welsh, Central Mountain SBDC

Administrator Helmke addressed the Board to open discussion and consider action regarding the current Small Business Administration federal funds delay/freeze.

Discussion ensued during which Helmke responded to Commissioners' questions and Director Short spoke.

By consensus Commissioners provided Administrator Helmke with direction regarding a letter of support.

G. 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. 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 Lucrezi 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 for the purpose of receiving 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), for a conference with the Interim County Attorney for the purpose of receiving 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, and County Administrator Beth Helmke, Director of Finance Dan Short, Community & Natural Resources Planning Director Miles Cottom, Planning Manager Garry Baker, and Building Official Chad Chadwick may attend.
Commissioner Wood 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, County Administrator Beth Helmke, Director of Finance Dan Short, Community & Natural Resources Planning Director Miles Cottom, Planning Manager Garry Baker, and Building Official Chad Chadwick.

The Commissioners moved into executive session at 10:33 a.m.
The Commissioners came out of executive session at 10:55 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 March 3, 2026 constituted privileged attorney-client communication.

Karl Hanlon

Karl Hanlon, Interim Chaffee County Attorney

I, Gina Lucrezi, 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 March 3, 2026 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.

Gina Lucrezi, Chair

Chair Lucrezi 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, she asked that you state your concerns for the record.
Hearing none, Chair Lucrezi stated that the Commissioners will proceed with Agenda Item F.3.

F. Regular Agenda Items

3. **11:00 a.m. -** Conduct interviews with Planning Commission candidates and Chaffee County Common Ground Citizen Advisory Committee candidates

Chair Lucrezi addressed the Board to open interviews with Planning Commission candidates and Chaffee County Common Ground Citizen Advisory Committee candidates.

Planning Commission candidate:
10:58 a.m. Brent Wall spoke and responded to Commissioners' questions.

Chair Lucrezi spoke.
Director Cottom responded to Wall's question.

H. Commissioners Comments

At 11:29 a.m. the meeting recessed.

At 11:32 a.m., the meeting resumed, and these Agenda Item interviews resumed.

F. 3. Chaffee County Common Ground Citizen Advisory Committee candidates:
11:32 a.m. Caroline Matthews (zoom) spoke and responded to Commissioners' questions.
Chair Lucrezi spoke.

At 11:53 a.m., the meeting recessed until 1:00 p.m.
The meeting resumed at 1:00 p.m.

1:02 p.m. Ben Lenth spoke and responded to Commissioners' questions.
Chair Lucrezi spoke.

1:26 p.m. Aaron Kindle spoke and responded to Commissioners' questions.

At 1:41 p.m. the meeting recessed.
At 2:05 p.m. the meeting resumed.

2:05 p.m. Natalie Allio spoke and responded to Commissioners' questions.
Chair Lucrezi spoke.

No formal action was taken.

I. Adjourn

There being no objections, the meeting was adjourned at 2:27 p.m.

Attest:

Lori Mitchell, County Clerk