Chaffee County Commissioners Meeting
March 17, 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 17, 2026, at the Chaffee County Public Safety Complex, 200 Steele Dr., Buena Vista. 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, and Planning Manager Garry Baker,

Others present remotely were Planner Brandon Wolff and Deputy County Clerk Kit Kuester.

1. Pledge of Allegiance
   Following the Pledge of Allegiance, Chair Lucrezi called the meeting to order at 9:00 a.m.

2. Approve Agenda
   Chair Lucrezi suggested moving Regular Agenda Item E.7. to Item E.1.

   Commissioner Armstrong moved to approve the Agenda as amended with the above change. 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:

   Jim Thompson, 17065 County Rd. 338, Buena Vista.

   Alan Robinson, 33700 Mt. Harvard Cir., Buena Vista.

B. Minutes for Approval

1. Consider for Approval the Minutes of the March 3, 2026 Regular Meeting

   Commissioner Wood moved to approve the minutes of the March 3, 2026 Commissioners' regular meeting. Commissioner Armstrong seconded the motion. The motion carried unanimously.

C. Consent Agenda

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

1. Pay the Bills

2. Acknowledge the Sheriff's Office Monthly Report for February 2026

3. *Continued from March 3, 2026*
   Approve Resolution 2026-12 Appointing Beth Helmke County Administrator and Approving Employment Contract

4. Ratify action to serve as applicant and fiscal host for Community Project Funding $2 million request to Representative Pettersen's office for Places to Age proposed construction project - Helmke

5. Approval of the Proclamation Declaring April 6-12, 2026 National Public Health Week

6. Approval of the Proclamation Declaring April 2026 Child Abuse Prevention Month

7. Approve Resolution 2026-15 Replacing a Director of the Chaffee County Facilities Corporation as of September 12, 2025

8. Approve Letter of Support request from Heart of the Rockies Medical Center (HRRMC) for submission to Congressionally Directed Spending (CDS) program FY27 funding - Helmke

D. Contracts/Grant Consideration

1. *Continued from March 3, 2026*
   Co-Response Intergovernmental Agreements with Municipalities - Helmke; Sheriff Rohrich
   Administrator Helmke addressed the Board to consider the Co-Response Intergovernmental Agreements with Municipalities.

   Administrator Helmke and Director Short responded to Commissioners' questions.

Commissioner Wood moved to direct staff to continue to find funding solutions that work for the County and municipalities. Commissioner Armstrong seconded the motion. The motion carried unanimously.

2. Consider renewal of contract with Neumo (previously GovOS) for Short-Term Rental Program management software - Brandon Wolff

   Director Cottom addressed the Board to consider renewal of the contract with Neumo (previously GovOS) for Short-Term Rental Program management software.

   Director Cottom responded to Commissioners' questions.

   Commissioner Armstrong moved to continue negotiating with Neumo the terms of this contract for Short-Term Rental Program management software for the next year with better terms for cost increases. Commissioner Wood seconded the motion. The motion carried unanimously.

E. Regular Agenda Items

7. Discuss and direct staff to pursue Intergovernmental Agreement with Upper Arkansas Water Conservancy District in lieu of 1041 permit for Cottonwood Dam improvement and safety project - Miles Cottom

   Director Cottom addressed the Board to open discussion and for Commissioners to direct staff to pursue an Intergovernmental Agreement with Upper Arkansas Water Conservancy District in lieu of a 1041 permit for the Cottonwood Dam improvement and safety project.

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

   Greg Felt for the Upper Arkansas Water Conservancy District addressed the Board.

   Commissioner Armstrong moved to direct staff to pursue expeditiously the Intergovernmental Agreement with the Upper Arkansas Water Conservancy District in lieu of a 1041 permit for the Cottonwood Dam improvement and safety project. Commissioner Wood seconded the motion. The motion carried unanimously.

1. Presentation from Chaffee County Fire Protection District - Chief Kira Jones

   Chaffee County Fire Protection District Fire Chief Jones updated the Board and responded to Commissioners' questions and comments.

   No formal action was taken.

2. Community Planning & Natural Resources Department Update - Miles Cottom

Director Cottom updated the Board regarding the Community Planning & Natural Resources Department and responded to Commissioners' questions and comments.

No formal action was taken.

3. Discuss and Consider Resolution 2026-16 regarding governance of the Common Ground Citizens Advisory Committee - Community Planning Natural Resources Department

Director Cottom addressed the Board to open discussion and consider **RESOLUTION NO. 2026-16 MODIFYING THE GOVERNANCE AND DUTIES OF THE CHAFFEE COUNTY COMMON GROUND CITIZENS ADVISORY COMMITTEE**.

Attorney Hanlon and Director Cottom responded to Commissioners' comments and questions.

Commissioner Armstrong moved to approve **RESOLUTION NO. 2026-16 MODIFYING THE GOVERNANCE AND DUTIES OF THE CHAFFEE COUNTY COMMON GROUND CITIZENS ADVISORY COMMITTEE** with the changes that were noted during this session.

Commissioner Wood seconded the motion.
Director Cottom clarified that the resolution will reflect that alternates may be seated as voting committee members in the absence of any voting committee member at any specific committee meeting.

The motion carried unanimously.

4. Discuss & Consider Resolutions for BOCC Appointments to the following County volunteer Boards and Committees:
Planning Commission - Resolution 2026-13
Common Ground Citizens Advisory Committee - Resolution 2026-14

Director Cottom addressed the Board to consider **RESOLUTION 2026-13 FILLING VACANCIES ON THE PLANNING COMMISSION**.

Discussion ensued.

Commissioner Wood moved to appoint Jack Doutrich as a regular member of the Planning Commission with a term that expires January 31, 2029, and Tim Spurgeon and Maryann Tillman as alternate members of the Planning Commission with terms that expire January 31, 2029. Commissioner Armstrong seconded the motion. The motion carried unanimously.

Director Cottom addressed the Board to consider **RESOLUTION 2026-14 FILLING VACANCIES ON THE CHAFFEE COMMON GROUND CITIZENS ADVISORY COMMITTEE**.

Discussion ensued.

Commissioner Wood moved to appoint Natalie Allio and Aaron Kindle as regular members of the Chaffee Common Ground Citizens Advisory Committee to fill the current vacancies with terms that expire January 31, 2029, and Caroline Matthews as Alternate Member 1 and Nancy Anderson as Alternate Member 2 of the Chaffee Common Ground Citizens Advisory Committee with terms that expire January 31, 2029.
Commissioner Armstrong seconded the motion. The motion carried unanimously.

5. Discuss proposed letter to the Town of Buena Vista addressing issues of concern with the planned Amazon Distribution Facility - Garry Baker

Commissioner Wood addressed the Board to open discussion regarding a proposed letter to the Town of Buena Vista addressing issues of concern with the planned Amazon Distribution Facility.

Discussion ensued during which Manager Baker and Director Cottom responded to Commissioners' questions and comments.

Commissioner Wood moved to submit the letter to the Town of Buena Vista expressing Commissioners' concerns regarding County Roads 317 and 313.

Discussion ensued.

Commissioner Wood moved that Commissioners do not take Sam's (representing Amazon) comment.
Attorney Hanlon clarified that Commissioner Wood's motion is regarding a point of order to not accept public comment at this time because it is not a public hearing.

Commissioner Armstrong requested a public hearing for there to be public comment.

Attorney Hanlon said that Commissioner Armstrong's comment would be a second to Commissioner Wood's motion not to accept public comment at this time.

The motion carried with Commissioners Wood and Armstrong voting FOR the motion and Commissioner Lucrezi voting AGAINST the motion.

Chair Lucrezi brought attention back to Commissioner Wood's first motion regarding the letter.

Attorney Hanlon spoke. Director Cottom responded to Attorney Hanlon's question.
Attorney Hanlon suggested that the proposed letter be brought up at the first meeting in April to hopefully consider the impact of the Annexation Impact report.

Commissioner Wood moved that a redraft of the letter be brought back at the first meeting in April.
Commissioner Armstrong seconded the motion.
Discussion ensued during which Director Cottom spoke further.
The motion carried unanimously.

Director Cottom responded to Director Short's question.
Commissioner Wood spoke further.

6. Review of Transit and Active Transportation Projects to CDOT under SB25-30 “Increase Transportation Mode Choice and Reduce Emissions” - Garry Baker

Manager Baker addressed the Board for review of Transit and Active Transportation Projects to CDOT under SB25-30 “Increase Transportation Mode Choice and Reduce Emissions.”

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

Commissioner Wood moved to endorse this list of projects to be included in the Colorado Transit and Active Transportation Inventory as presented. Commissioner Armstrong seconded the motion. The motion carried unanimously.

8. Discuss and direct staff to pursue Intergovernmental Agreement with Pueblo Water in lieu of 1041 permit for Clear Creek Dam safety project - Miles Cottom

Director Cottom addressed the Board to open discussion and for Commissioners to direct staff to pursue an Intergovernmental Agreement with Pueblo Water in lieu of a 1041 permit for the Clear Creek Dam safety project.

Discussion ensued during which Director Cottom responded to Commissioner's questions and comments.

Commissioner Armstrong moved to direct staff to pursue an Intergovernmental Agreement with Pueblo Water in lieu of a 1041 permit for the Clear Creek Dam safety project. Commissioner Wood seconded the motion. The motion carried unanimously.

F. Commissioners Comments

E. 9. Executive Session pursuant to C.R.S. § 24-6-402(4)(a) and (e) regarding the purchase or sale of real property and for determining positions relative to matters that may be subject to negotiations; developing strategy for negotiations; and instructing negotiators regarding the Salida School District. - County Administrator Beth Helmke, Finance Director Dan Short, Planning Director Miles Cottom, and Interim County Attorney Karl Hanlon may attend.

Chair Lucrezi addressed the Board to enter into executive session pursuant to §§ 24-6-402(4)(a) and (e), C.R.S. regarding the purchase or sale of real property and for determining positions relative to matters that may be subject to negotiations; developing strategy for negotiations; and instructing negotiators regarding the Salida School District.

Commissioner Wood moved to go into executive session pursuant to §§ 24-6-402(4)(a) and (e), C.R.S. regarding the purchase or sale of real property and for determining positions relative to matters that may be subject to negotiations; developing strategy for negotiations; and instructing negotiators regarding the Salida School District. He stated that Commissioners Armstrong, Lucrezi, and Wood and Interim County Attorney Karl Hanlon will attend; County Administrator Beth

Helmke, Finance Director Dan Short, Planning Director Miles Cottom, and Interim County Attorney Karl Hanlon may attend.
Commissioner Armstrong seconded the motion. The motion carried unanimously.

The meeting recessed at 11:53 a.m. for a short break.
The meeting resumed at 11:58 a.m. for executive session.

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, and Community & Natural Resources Planning Director Miles Cottom.

The Commissioners moved into executive session at 11:58 a.m.
The Commissioners came out of executive session at 1:05 p.m. with no decisions being made.

I, Gina Lucrezi, Chair of the Chaffee County Board of County Commissioners, do hereby attest that the statements and discussions that took place during the executive session held on March 17, 2026 were confined to the topics described in the announcement of such session and authorized by the provisions of §§ 24-6-402(4)(a) and (e), C.R.S. The session was recorded on separate medium.

Gina Lucrezi

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 there was no more business to come before the Board and if there were no objections, the meeting is adjourned.

G. Adjourn

There being no objections, the meeting was adjourned at 1:06 p.m.

Attest:

Lori Mitchell

Lori Mitchell, County Clerk