Chaffee County Commissioners Meeting
April 21, 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 April 21, 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, and Community Planning & Natural Resources Director Miles Cottom,

Others present remotely were Planner Brandon Wolff, Chief Building Official Chad Chadwick, and Deputy County Clerks Kit Kuester, Julia Rivera, and Sophie Gibb.

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

2. Approve Agenda
   Discussion ensued regarding possibly moving Hearing Consent Agenda items D. 1. and 2. to Regular Agenda Items if there was anyone who wanted to make Public Comment on either of those matters.

   Also, discussed was the possibility of moving item H.1. Executive Session immediately before item F.6. Public Hearing on Blue Triton Brand Annual Report if time allows.

   Commissioner Wood moved to approve the Agenda as presented with the above discussions being taken under consideration. 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 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:

Joe Cooper, 9325 County Rd. 160, Salida.

Blank Clark, 16100 Pine Grove Pkwy., Buena Vista.

Tom McCraken, 1665 Burt Gulch Rd., Buena Vista.

**B. Minutes for Approval**

Commissioner Wood moved to approve the minutes of the April 6, 2026 Commissioners' special meeting and April 7, 2026 Commissioners' regular meeting. Commissioner Armstrong seconded the motion. The motion carried unanimously.

1. Consider for Approval the Minutes of the April 6, 2026 Special Meeting

2. Consider for Approval the Minutes of the April 7, 2026 Regular Meeting

**C. Consent Agenda**

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

1. Pay the Bills

2. Approve Resolution 2026-20 appointing new members to the Chaffee County Fair Committee

3. Approval of Proclamation Declaring May 2026 Lyme & Other Tick-Borne Diseases/Conditions Awareness Month

4. Approve Resolution 2026-18 for the governance of the Weed Advisory Board

5. Approve Resolution 2026-19 for BOCC Appointments to the Weed Advisory Board

6. Acknowledge the Sheriff's Office Monthly Report for March 2026

7. Approve CSU Extension Office grant application for the NextGen Ag Leadership Grant - Helmke; Pless

8. Review and Approve planned disbursement of Common Ground funds for multi-year grants to:

    - Central Colorado Conservancy, Hands for Lands: Year 3 of 3 - $10,000
    - Colorado Firecamp, Firecamp mini-excavator, SCC field supervisor, and chainsaw crew housing: Year 3 of 3 - $70,000

9. Acknowledge the Treasurer's Monthly Report for March 2026

**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 at the beginning of the meeting before approval of the Regular Agenda if anyone from the public wished to testify on this/these item(s).

There was no public comment.

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

1. Hearing to Consider the Liquor License Renewal for Ivy League Corp, DBA Collegiate Peaks Golf Course, at 28775 Fairway Drive, Buena Vista, CO 81211

2. Hearing to Consider the Liquor License Renewal for Butter Together LLC, DBA Robin's, at 8046 US Highway 50, Salida, CO 81201

**E. Contracts/Grant Consideration**

There were none.

**F. Regular Agenda Items**

1. Consider fee waiver requests for Fairgrounds usage:

   - OEM convening - Plackner
   - Drone show for 150/250 - Elaine Allemang; and request for event donation

   Adiminstrator Helmke addressed the Board to consider a fee waiver request for Fairgrounds usage for OEM convening - Plackner.

   Discussion ensued.

   Commissioner Wood moved to approve the fee waiver request for Fairgrounds usage for the OEM convening - Plackner. Commissioner Armstrong seconded the motion.

   Adiminstrator Helmke addressed the Board to consider a fee waiver request for Fairgrounds usage for the Drone show for 150/250 and request for event donation.

   Discussion ensued.

   Commissioner Wood moved to approve the fee waiver request for Fairgrounds usage for the Drone show for 150/250 and request for event donation. Commissioner Armstrong commented and seconded the motion. Discussion ensued. The motion carried unanimously.

2. Introduction and First Reading of Ordinance 2026-01 Amending the 2021 International Energy Conservation Code - Chad Chadwick, Chief Building Official

Official Chadwick addressed the Board for the Introduction and First Reading of **Ordinance 2026-01 Amending the 2021 International Energy Conservation Code**.

Discussion ensued.

Public comment was given by:
Catherine Morris, 289 Southside Loop, Salida. Commissioners commented.
Josef Bartels, 521 Palmer St., Salida.
Matt Nykiel, 903 J St., Salida.

Commissioner Wood moved to approve the **Ordinance 2026-01 Amending the 2021 International Energy Conservation Code** on First Reading. Commissioner Armstrong seconded the motion. The motion carried unanimously.

3. Introduction and First Reading of Ordinance 2026-02 Adopting Amendments to Chaffee County Odinance 2023-02 and Repealing the Adoption of the 2021 International Wildland-Urban Interface Code and Adopting the 2025 Colorado Wildfie Resiliency Code with Amendments - Chad Chadwick, Chief Building Official

Official Chadwick addressed the Board for the Introduction and First Reading of **Ordinance 2026-02 Adopting Amendments to Chaffee County Ordinance 2023-02 and Repealing the Adoption of the 2021 International Wildland-Urban Interface Code and Adopting the 2025 Colorado Wildfie Resiliency Code with Amendments**.

Discussion ensued during which Official Chadwick responded to Commissioners' comments and questions.

Commissioner Wood moved to adopt the **Ordinance 2026-02 Adopting Amendments to Chaffee County Ordinance 2023-02 and Repealing the Adoption of the 2021 International Wildland-Urban Interface Code and Adopting the 2025 Colorado Wildfie Resiliency Code with Amendments** on First Reading. Commissioner Armstrong seconded the motion. The motion carried unanimously.

4. Consider Request for Waiver of Landfill fees from GARNA for the annual Green-Up Clean-Up event - Jessica Downing, GARNA Executive Director; Beth Helmke

Administrator Helmke addressed the Board to consider a request for a Waiver of Landfill fees from GARNA for the annual Green-Up Clean-Up event.

GARNA Executive Director Jessica Downing addressed the Board as well.

Commissioner Armstrong moved to approve a Waiver of Landfill fees from GARNA for the annual Green-Up Clean-Up event. Commissioner Wood seconded the motion. The motion carried unanimously.

5. Discuss and provide initial feedback on 2026-27 Common Ground Competitive Grant Cycle Process. - Miles Cottom, Betsy Dittenber

   Director Cottom addressed the Board to open discussion and provide initial feedback on the 2026-27 Common Ground Competitive Grant Cycle Process.

   Chaffee County Community Foundation Executive Director Betsy Dittenber also addressed the Board.

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

   No formal action was taken.

## H. Executive Session

1. 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, and County Administrator Beth Helmke, Director of Finance Dan Short, and Community & Natural Resources Planning Director Miles Cottom.
   Commissioner Armstrong seconded the motion. The motion carried unanimously.

   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 10:41 a.m.
   The Commissioners came out of executive session at 11:07 a.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 April 21, 2026 were confined to the topic 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, 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 meeting is recessed until 1:00 p.m. for the public hearing for the Blue Triton Brands Annual Report.

**F. Regular Agenda Items**

6. **1:00**
**Public Hearing** on the Blue Triton Brands Annual Report as Required by the 1041 Permit on Resolution 2021-58

At 1:00 p.m. the meeting resumed for the **Public Hearing** on the Blue Triton Brands (BTB) Annual Report as required by the 1041 Permit per Resolution 2021-58.

Planner Gabe Hobson addressed the Board.

Tam Pham, Springs Manager for the Colorado and Southern California Region for BTB, addressed the Board.

The public comment portion of the public hearing opened at 1:37 p.m.

Public comment was given by:

Kenneth McMurry, 11605 County Rd. 162, Nathrop.

The public comment portion of the public hearing closed at 1:41 p.m.

Discussion ensued.

General Manager of the Upper Arkansas Water Conservancy District (UAWCD) Greg Felt responded to Commissioner's question and comments.

UAWCD Project Manager & Assistant to General Manager Gracy Goodwin also responded and commented.

Trey Nixon with BTB and BTB counsel Caitlin Quander responded to Commissioner's question and comments.

Commissioner Wood moved to accept the Blue Triton Brands Annual Report. Commissioner Armstrong seconded the motion. The motion carried unanimously.

**G. Commissioners Comments**

**I. Adjourn**

There being no objections, the meeting was adjourned at 2:02 p.m.

Attest:

Lori Mitchell

Lori Mitchell, County Clerk