Chaffee County Commissioners Meeting
August 4, 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 August 4, 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, County Attorney Kathleen Sullivan, Communications Manager Nick Huffman (item E.1. only), Planning Manager Garry Baker, Planner Nick Gomer (item G.1. only), and Administrative Specialist Tara Miller (item H.1. only).

Others present remotely were Public Health Director Andrea Carlstrom, Assessor Janie Williams (item H.1. only), 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 9:01 a.m.

2. Approve Agenda
   Commissioner Armstrong moved to approve the Agenda. 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:

   Elaine Brown, 230 Brookdale Ave., Buena Vista, spoke and provided printed materials to Commissioners.
   Tom Brown, 230 Brookdale Ave., Buena Vista. Chair Lucrezi commented.
   Tracy Adams, 10380 Rawhide Creek Rd., Nathrop. Commissioner Wood commented.

B. Minutes for Approval

1. Consider for Approval the Minutes of the July 14, 2026 Regular Meeting

   Commissioner Wood moved to approve the minutes of the July 14, 2026 Commissioners' regular meeting. Commissioner Armstrong seconded the motion. The motion carried unanimously.

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. Consider Resolution 2026-28 Approving the Vapor Trail 125 Multi-Year Special Event Permit as discussed at the July 14, 2026 Meeting - Nick Gomer

3. Approve Letter of Support for Local Planning Capacity Grant Program Amendment - Miles Cottom, Garry Baker

4. Acknowledge the Treasurer's Monthly Report for June 2026

5. Approve contract amendment for Public Health's Oral Health Program - Andrea Carlstrom

6. Approve disbursement to the National Forest Foundation (NFF) for year 3 of 4 of their Sawatch Range Restoration Project Common Ground Grant - Gabe Hobson

7. Approve amendment to MOU with Colorado State University Extension program to include additional office space use - Helmke

8. Approve agreement between Colorado Perinatal Care Quality Collaborative (CPCQC) and Chaffee County Public Health - Andrea Carlstrom, Kathleen Sullivan

9. Approve IGA with Fremont County related to Noxious Weed Control Services on BLM lands - Bryan Malek

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).

1. Hearing to Consider the Bereaved Fathers and Brothers Special Event Liquor Permit Application
   Event Date: August 13-16, 2026
   Event Location: 15264 County Road 350, Buena Vista, CO

Chair Lucrezi asked if anyone from the public wished to testify on this item.

There was no public comment.

Commissioner Armstrong moved to approve the Hearing Consent Agenda item #1. Commissioner Wood seconded the motion. The motion carried unanimously.

2. Hearing to Consider the Elizabeth Ann's Haven Special Event Liquor Permit Application
Event Date: August 22, 2026
Event Location: 16565 County Road 162, Nathrop, CO 81236

Chair Lucrezi asked if anyone from the public wished to testify on this item.

There was no public comment.

Commissioner Armstrong moved to approve the Hearing Consent Agenda item #2. Commissioner Wood seconded the motion. The motion carried unanimously.

E. Contracts/Grant Consideration

1. Consider proposal for purchase of Motorola CommandCentral AXS Dispatch Consoles for Chaffee County Dispatch Center - Nick Huffman

Manager Huffman addressed the Board to consider a proposal for purchase of Motorola CommandCentral AXS Dispatch Consoles for the Chaffee County Dispatch Center.

Manager Huffman responded to Commissioners' and Director Short's questions and comments. Director Short responded to Commissioner's question.

Commissioner Wood moved to accept the proposal to purchase Motorola AXS Dispatch Consoles for a total project cost of $447,924.12, with project costs to be shared equally between Chaffee County and the Chaffee County Emergency Telephone Authority at $223,962.06 each, and to authorize funding for post-warranty support for the next five (5) years as outlined in the Agenda Item Summary in the Agenda packet.

Commissioner Armstrong seconded the motion.
Manager Huffman commented.
The motion carried unanimously.

2. Consider action related to the Intergovernmental Agreement with City of Salida and Town of Buena Vista for a Collective Weapons and Tactics Team (SWAT) - Administration; Sheriff Rohrich

Administrator Helmke addressed the Board to consider action related to the Intergovernmental Agreement with the City of Salida and Town of Buena Vista for a Collective Weapons and Tactics Team (SWAT).

Discussion ensued during which Administrator Helmke responded to Commissioners' questions.

Commissioner Wood moved to approve termination of Chaffee County's participation in the 2023 Intergovernmental Agreement for a Collective Special Weapons and Tactics Team and direct staff to provide written notification of such termination to the City of Salida and Town of Buena Vista, and to work with their respective leadership to resolve any related aspects of the County's withdrawal from the SWAT IGA. Commissioner Armstrong seconded the motion.

Discussion ensued during which Commissioners expressed wanting to know within the next thirty (30) days how the collaboration/communication with the municipalities is going to be handled and how they will work together or not going forward.

The motion carried unanimously.

3. Consider funding agreement with Chaffee Hospitality to support Homeless Outreach coordination program, leveraging Region 15 Opioid Settlement Funding - Andrea Carlstrom

Director Carlstrom addressed the Board to consider a funding agreement with Chaffee County Hospitality, Inc. to support the Homeless Outreach coordination program, leveraging Region 15 Opioid Settlement Funding.

Discussion ensued.

Commissioner Armstrong moved to approve the Discretionary Allocation Funding Agreement for Fiscal Year 2026 with Chaffee County Hospitality, Inc. to support the Homeless Outreach coordination program, leveraging Region 15 Opioid Settlement Funding. Commissioner Wood seconded the motion. The motion carried unanimously.

4. Consider funding agreement with Alpine Achievers Inc to support Homeless Outreach coordination program, leveraging Region 15 Opioid Settlement Funding - Andrea Carlstrom

Chair Lucrezi addressed the Board to consider a funding agreement with Alpine Achievers Initiative to support the Homeless Outreach coordination program, leveraging Region 15 Opioid Settlement Funding.

Director Carlstrom was available to answer questions.

Commissioner Wood moved to approve the Discretionary Allocation Funding Agreement for Fiscal Year 2026 with Alpine Achievers Initiative to support the Homeless Outreach coordination program, leveraging Region 15 Opioid Settlement Funding. Commissioner Armstrong seconded the motion. The motion carried unanimously.

F. Regular Agenda Items

1. Discussion with Xcel Energy - Ashley Valdez & Representatives from Xcel Energy

Xcel Energy (Xcel) Area Manager for Community and Local Government Affairs in Southern Colorado Ashley Valdez addressed the Board to open discussion with Xcel Energy. She introduced the following representatives with Xcel who were present in person at the meeting:

Robert Kenney. President - Xcel Energy, Colorado
Andrew Holder, Director of Community Relations for Colorado
Coral Breidenbach, Director of Operation Projects and Programs
Blair McGarry, Xcel Area Manager in Summit County.

Kenney addressed the Board.

Breidenbach spoke and responded to Commissioners' questions and comments.
Valdez spoke.

Discussion ensued.
Planning Manager Garry Baker spoke.
Monarch Mountain General Manager Chris Haggerty spoke.
Kenney and Valdez responded to Commissioners' and Haggerty's questions and comments.
Speaker (Colorado House District 13 Representative) Julie McCluskie spoke.
Speaker McCluskie and Kenney responded to Commissioner's question and comment.
Kenney and Holder responded to Commissioners' questions and comments.

No formal action was taken.

2. Update on Chaffee County Childcare Expansion program - Chaffee County Early Childhood Council and Chaffee County Community Foundation

Chaffee County Community Foundation Executive Director Betsy Dittenber addressed the Board to begin the update on the Chaffee County Childcare Expansion program.

Chaffee County Early Childhood Council Executive Director Sarah Romack continued with the update.

Dittenber spoke further.

Romack and Dittenber responded to Commissioners' questions and comments.

Administrator Helmke spoke.

No formal action was taken.

3. **Public Hearing for Conceptual Planned Development Plan**
Name of Project: River Village Manufactured Home Park Conceptual Planned Development Plan
Applicant: Brandon Evans, for Chaffee Housing Trust (CHT)
Address/Parcel Number: 27200 CR 313 / Parcel No. 327122300055
Request: Conceptual Planned Development (PD) Plan to add up to 8 units to the existing 59-unit manufactured home park, with requested exemptions from the 25% open space requirement and various internal setback requirements to allow replacement of existing units.
Planner: Garry Baker / 719-530-5630 / gbaker@chaffeecounty.org

Manager Baker addressed the Board to open the Public Hearing for the River Village Manufactured Home Park Conceptual Planned Development Plan for Applicant Chaffee Housing Trust (CHT).

CHT Executive Director Read McCulloch on behalf of Applicant did not have additional comments.

McCulloch responded to Commissioner's question.

The public comment portion of the hearing opened at 11:08 a.m. There were no comments, and the public comment portion of the hearing was closed.

Commissioners deliberated during which McCulloch responded to Commissioner's question.

Commissioner Wood moved to approve **CHAFFEE COUNTY RESOLUTION NO. 2026-29 APPROVING THE RIVER VILLAGE MANUFACTURED HOME PARK CONCEPTUAL PLANNED DEVELOPMENT.** Commissioner Armstrong seconded the motion. The motion carried unanimously.

4. Consider Resolution 2026-30 Authorizing and Establishing Standards for Optional Premises Licenses in Chaffee County to repeal and replace Resolution 1987-9 and Resolution 2001-14 - Kathleen Sullivan; Beth Helmke

   Administrator Helmke addressed the Board to consider **RESOLUTION 2026-30 AUTHORIZING AND ESTABLISHING STANDARDS FOR OPTIONAL PREMISES LICENSES IN CHAFFEE COUNTY** to repeal and replace Resolutions 1987-9 and 2001-14 - K.

   Attorney Sullivan addressed the Board.

   Administrator Helmke responded to Commissioners' questions.

   Discussion ensued during which Administrator Helmke spoke.

   Commissioner Wood moved to approve **RESOLUTION 2026-30 AUTHORIZING AND ESTABLISHING STANDARDS FOR OPTIONAL PREMISES LICENSES IN CHAFFEE COUNTY** to repeal and replace Resolutions 1987-9 and 2001-14 - K. Commissioner Armstrong seconded the motion. The motion carried unanimously.

G. Convene as the Chaffee County Board of Adjustment

At 11:20 a.m., the Board recessed as the Board of Commissioners and convened as the Board of Adjustment.

1. Discuss and Consider Board of Adjustment Resolution 2026-03 regarding the Brown's Canyon Minor Subdivision Variance Request as discussed at the July 14, 2026 Meeting - Nick Gomer

   Chair Lucrezi addressed the Board to open discussion and to consider **CHAFFEE COUNTY BOARD OF ADJUSTMENT RESOLUTION 2026-03 APPROVING A VARIANCE FROM CHAFFEE COUNTY'S RIGHT OF WAY STANDARDS FOR THE BROWN'S CANYON ROSI MINOR SUBDIVISION** as discussed at the July 14, 2026 Meeting.

Discussion ensued.

Commissioner Wood moved to approve **CHAFFEE COUNTY BOARD OF ADJUSTMENT RESOLUTION 2026-03 APPROVING A VARIANCE FROM CHAFFEE COUNTY'S RIGHT OF WAY STANDARDS FOR THE BROWN'S CANYON ROSI MINOR SUBDIVISION** as discussed at the July 14, 2026 Meeting. Commissioner Armstrong seconded the motion. The motion carried unanimously.

At 11:25 a.m. the Board adjourned as the Board of Adjustment.

H. Convene as the Chaffee County Board of Equalization

At 11:25 a.m. the Board convened as the Chaffee County Board of Equalization.

1. Consider Referee's Recommendations from Property Tax Hearings - Tara Miller

   Administrative Specialist Miller addressed the Board to consider the Referees' Recommendations from Property Tax Hearings.

   Miller responded to Commissioner's question.

   Commissioner Wood moved to accept and approve the Referees' Recommendations from Property Tax Hearings. Commissioner Armstrong seconded the motion. The motion carried unanimously.

   At 11:28 a.m. the Board adjourned as the Chaffee County Board of Equalization and reconvened as the Chaffee County Board of Commissioners.

I. Commissioners Comments

J. Executive Session

1. Executive Session pursuant to C.R.S. § 24-6-402(4)(b) for a conference with the County Attorney to receive legal advice on specific legal questions regarding "Buena Vista Dump Site" brownfield area. County Administrator Beth Helmke, Finance Director Dan Short, Public Health Director Andrea Carlstrom, and County Attorney Kathleen Sullivan 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 County Attorney to receive legal advice on specific legal questions regarding the "Buena Vista Dump Site" brownfield area.

   Commissioner Armstrong moved to go into executive session pursuant to § 24-6-402(4)(b), C.R.S. for a conference with the County Attorney to receive legal advice on specific legal questions regarding the "Buena Vista Dump Site" brownfield area. He stated that Commissioners Armstrong, Lucrezi, and Wood and County Attorney Kathleen Sullivan will attend; County Administrator Beth Helmke, Finance Director Dan Short, and Public Health Director Andrea Carlstrom may attend. Commissioner Wood seconded the motion. The motion carried unanimously.

   At 11:44 a.m., the meeting recessed for a short break.

The following persons are in attendance for executive session: Commissioners Armstrong, Lucrezi, and Wood and County Attorney Kathleen Sullivan, County Administrator Beth Helmke, Director of Finance Dan Short, and Public Health Director Andrea Carlstrom.

The Commissioners moved into executive session at 11:46 a.m.
The Commissioners came out of executive session at 12:26 p.m. with no decisions being made.

I, Kathleen Sullivan, County Attorney, do hereby attest that the unrecorded statements and discussions that took place during the executive session held on August 4, 2026 constituted privileged attorney-client communication.

Kathleen Sullivan
Kathleen Sullivan, 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 August 4, 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.

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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 asked for a motion to adjourn the meeting.

K. Adjourn

Commissioner Wood moved to adjourn the meeting. Commissioner Armstrong seconded the motion. The motion carried unanimously. The meeting was adjourned at 12:28 p.m.

Attest:

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Lori Mitchell, County Clerk