



Chaffee County Commissioners Meeting
August 18, 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 18, 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, County Attorney Kathleen Sullivan, Community Planning & Natural Resources Director Miles Cottom, and Road and Bridge Superintendent Mark Stacy (item F.1. only).

Others present remotely were Planning Manager Garry Baker (item E.1. only), Planner Brandon Wolff, and Deputy County Clerks 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 Armstrong moved to approve the Agenda. Commissioner Wood seconded the motion. The motion carried unanimously.

3. Introduction of new Small Business Development Center team member Sam Block - Audrey Snyder Welsh, SBDC Director

Small Business Development Center (SBDC) Director Audrey Snyder Welsh addressed the Board to introduce new SBDC team member Sam Block.

Block addressed the Board.

Welsh spoke further.

No formal action was taken.

4. Review Public Meeting List

The Board reviewed the public meeting list.

5. 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:

Chris Martin, 30991 County Rd. 356, Buena Vista. Commissioner Lucrezi commented.

Patricia Dungan, 8994 County Rd. 152, Salida.

Cheryl Bort, 8000 County Rd. 152, Salida.

Byron Dungan, 8993 and 8994 County Rd. 152, Salida.

Ed Putnam, 206 Thompson Ct., Buena Vista.

David Hester, 29712 Pinon Ct., Buena Vista.

B. Minutes for Approval

1. Consider for Approval the Minutes of the August 4, 2026 Regular Meeting

Commissioner Wood moved to approve the minutes of the August 4, 2026 Commissioners' regular meeting. Commissioner Armstrong seconded the motion. The motion carried unanimously.

2. Consider for Approval the Minutes of the August 10, 2026 Special Meeting

Commissioner Wood moved to amend the August 10, 2026 Commissioners' special meeting minutes at item D. revising, "Commissioner Wood stated that the County will assist the Monarch Lodge in getting its water turned back on." to state, "Commissioner Wood stated that we would assist to our ability the people that rely on that water in getting water." 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. Consider Approval of the American Medical Response Application for Secure Transport Permit - EMS Department
3. Acknowledge the Sheriff's Office Monthly Report for July 2026
4. Approve a no-cost extension for the Common Ground Williams and Hamm Ditch Company Inlet Enhancement and Continued Bank Stabilization grant through 6/30/2027 - Gabe Hobson
5. Approve acceptance of the grant award from Next50 for support of Chaffee County Public Health Aging Well program and approve related Partnership Agreement - Andrea Carlstrom

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.

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

1. Hearing to Consider the Liquor License Renewal for High Peaks Liquor Inc, DBA High Peaks Liquor, at 12950 Highway 24, Unit A, Buena Vista, CO 81211
2. Hearing to Consider the Liquor License Renewal for JV Food Shop LLC, DBA JV Food Shop LLC, at 12900 US Hwy 24/285, Buena Vista, CO 81211
3. Hearing to Consider the Guidestone Special Event Liquor Permit Application Amendment - Music at the Mill
Original Event Dates: June 3, 2026; July 8, 2026; August 5, 2026 - Approved at the May 5, 2026 Regular Meeting
Amended Date: August 5, 2026 (canceled); requesting to reschedule for September 9, 2026
Event Location: Hutchinson Ranch, 6700 Old Corral Road, Salida, CO 81201

E. Contracts/Grant Consideration

1. Consider application to the 2026 Federal Lands Access Program, *as discussed at July 6, 2026 work session*- Community Planning Natural Resources department, Garry Baker
 - Review Potential MOU with SPOT for maintenance of potential trail subject to FLAP Grant - Garry Baker

Manager Baker addressed the Board to consider an application to the 2026 Federal Lands Access Program (FLAP) and to review a potential MOU with Salida Parks Open Space and Trails (SPOT) for maintenance of the potential trail subject to the FLAP Grant.

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

Commissioner Wood moved to move forward with a feasibility study including an application to the 2026 Federal Lands Access Program (FLAP) for a grant for the potential trail. Commissioner Armstrong seconded the motion. The motion carried unanimously.

2. Consider scope of services with Blythe Group & Co. architects for design services related to the new security entrance of the Chaffee County Courthouse/Courts building - Helmke; Rohrich

Administrator Helmke addressed the Board to consider a scope of services with Blythe Group & Co. architects for design services related to the new security entrance of the Chaffee County Courthouse/Courts building.

Helmke responded to Director Short's question.

Helmke and Short responded to Commissioner's questions.

Commissioner Armstrong moved to engage Blythe Group & Co. architects for design services related to the new security screening entrance of the Chaffee County Courthouse/Courts building as presented in the proposal dated July 23, 2026. Commissioner Wood seconded the motion. The motion carried unanimously.

F. Regular Agenda Items

1. Road & Bridge Update - Mark Stacy

Administrator Helmke addressed the Board regarding additional documents added to the packet on August 17, 2026.

Road and Bridge Superintendent Stacy addressed the Board to provide an update.

Commissioner Wood responded to Stacy's question to Commissioners.

Discussion ensued during which Director Short spoke in response to Stacy's question to Commissioners.

Stacy spoke further and responded to Commissioners' questions and comments.

Discussion continued during which Helmke and Stacy spoke.

No formal action was taken.

3. Consider Submitting Formal Comment to Surface Transportation Board Supporting Rail-to-Trail on the Tennessee Pass rail corridor - Miles Cottom

Director Cottom addressed the Board to consider submitting a formal comment to the Surface Transportation Board supporting the Rail-to-Trail on the Tennessee Pass rail corridor.

Discussion ensued during which Cottom responded to Commissioner's question.

Bill Block, 14329 County Rd. 193, Salida, addressed the Commissioners at the invitation of Commissioner Wood.

Commissioner Wood spoke.

Commissioner Wood moved to approve submitting a formal comment to the Surface Transportation Board supporting the Rail-to-Trail on the Tennessee Pass rail corridor. Commissioner Armstrong seconded the motion. The motion carried unanimously.

2. Presentation on Preliminary Data for Housing Needs Assessment Report - Avilia Bueno, Root Policy Research; Marjo Curgus, Chaffee Housing Authority

Root Policy Research Director Avilia Bueno addressed the Board to present the Preliminary Data for the Housing Needs Assessment Report.

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

Administrator Helmke spoke.

Bueno spoke further in response to Helmke's comments.

No formal action was taken.

4. *Continued from July 7, 2026*
To be continued to October 20, 2026 per request of the applicant

Public Hearing

Project Name: Corrigan Rezone

Applicant: Shane Corrigan

Project Address: 22420 Hwy 50 (Parcels #368727403171 & 368727403176), 22435 Hwy 50 (Parcel #368727408169), 22585 W Hwy 50 (Parcel #368727408026), and the currently unaddressed parcels numbered #368727403168, #368727403172, and #368727408024

Existing and Proposed Zoning: Residential Rural (RR) to Mixed Use Rural (MUR)

Brief Summary of the Proposal: To rezone several parcels in the historic townsite of Garfield from the Residential Rural zone to the Mixed Use Rural zone

Planner: Brandon Wolff / 719-530-5570 / bwolff@chaffeecounty.org

Chair Lucrezi addressed the Board stating that the Applicant had requested that this matter be continued to October 20, 2026.

Notwithstanding the continuance, a public hearing was noticed and therefore acknowledged.

The public comment portion of the hearing opened at 11:27 a.m. There were no comments, and the public comment portion of the hearing was closed.

Commissioner Wood moved to continue to October 20, 2026 the Corrigan Rezone for Applicant Shane Corrigan for the project located at 22420 Hwy. 50 (Parcels #368727403171 & 368727403176), 22435 Hwy 50 (Parcel #368727408169), 22585 W Hwy 50 (Parcel #368727408026), and the currently unaddressed parcels numbered #368727403168, #368727403172, and #368727408024. Commissioner Armstrong seconded the motion. The motion carried unanimously.

5. Commissioner discussion about upcoming ballot initiatives - Commissioners

Chair Lucrezi addressed the Board to open discussion regarding upcoming ballot initiatives.

Discussion ensued during which attorney Sullivan spoke.

Commissioner Wood moved to have a resolution prepared for the Board's approval at the next Commissioners' meeting to support Ballot Initiative 308. Commissioner Armstrong seconded the motion. The motion carried unanimously.

Discussion continued.

No further formal action was taken.

G. Commissioners Comments

H. Adjourn

There being no objections, the meeting was adjourned at 11:50 a.m.

Attest:

A handwritten signature in cursive script that reads "Lori Mitchell". The signature is written in dark ink on a light-colored background.

Lori Mitchell, County Clerk