



**Minutes of the Meeting of the Board of County Commissioners  
Gilpin County, Colorado  
December 9, 2025**

A regular meeting was held on Tuesday, December 9, 2025, at the Gilpin County Courthouse, 203 Eureka, Central City, Colorado. Due to a power outage in the building caused by high winds in the area, the meeting was not broadcast via Zoom for online attendees nor was a video /audio recording captured. In attendance were Commissioner Sandy Hollingsworth - Chair, Commissioner Susan Berumen, Commissioner Jeff Aiken, County Manager Ray Rears, Alternate County Attorney Jack Reutzel, and Deputy Clerk to the Board, Kimberly Kaufman. Chair Hollingsworth called the meeting to order at 9:01 a.m.

Chair Hollingsworth enquired if there were any agenda changes. The following changes were made: Resolution 25-132, Budget Supplemental had been publicly noticed as a Public Hearing, but it was not reflected as such on the agenda. Chair Hollingsworth noted it would be handled as a Public Hearing at 9:30 a.m. or later.

County Attorney Jack Reutzel asked the Commissioners if they had any conflicts of interest with any matter on the adopted agenda. None were noted.

**Public or Press Comment** – There was none.

**CONSENT AGENDA**

Commissioner Hollingsworth enquired if there was anything that should be taken off of the consent agenda. There was nothing. Commissioner Aiken moved to adopt the consent agenda which included:

Treasurer's September 2025 and October 2025 End of Month Report; Clerk and Recorder November 2025 End of Month Report; **Resolution 25-136, Resolution Opting out of Graywater Regulations Resolution 25-139, A Resolution Adjusting the Pay Plan for the Emergency Preparedness Specialist Position; Resolution 25-143, A Resolution Eliminating Certain Positions and Approving Organizational Reorganization Due to Budget Restraints; Resolution 25-140, Approval of 2026 Service Agreement with Silicon Plains, LLC; Resolution 25-134, Appointing Voting Members of the Gilpin Noxious Weed Advisory Board; Resolution 25-138, Authorizing the Agreement for Appraisal Services with David Kurronen Valuation, LLC; Resolution 25-137, Adopting the 2026 Fee Schedule; Resolution 25-142, Authorizing the Execution of the Agreement for Gravity Audit and Reporting Solution; EPIC Grant – Resolution 25-145, Ratification of Previous Authorization to Apply for and Accept Funding; and Approval of Minutes** for October 28, 2025 and November 18, 2025 Board of County Commissioner's Meeting. Commissioner Berumen seconded; the consent agenda was passed 3 to 0.



**New Hire Introductions** – Charles Johnson was introduced as a new Deputy assigned to the Sheriff's Office Detentions Division.

Commissioner Berumen moved to recess as the Board of County Commissioners (BoCC) and to convene as the Liquor License Authority. Commissioner Aiken seconded. The motion passed 3 to 0.

**Liquor License Authority (LLA) Liquor License Renewal Application – Z Casino Black Hawk Operator LLC DBA Z Stop Gas Station, 1351 CO-119, Golden, Colorado 80403.** Sahari McCormick, Clerk and Recorder presented the application for renewal of the liquor license for the business known locally as the Z Stop. All requirements for renewal had been met and all fees paid. Commissioner Aiken moved to approve the renewal. Commissioner Berumen seconded. The motion passed 3 to 0.

Commissioner Berumen moved to adjourn as the Liquor Licensing Authority and to reconvene as the Board of County Commissioners. Commissioner Aiken seconded. The motion passed 3 to 0.

Chair Hollingsworth then called **Resolution 25-135, Resolution Authorizing the Execution of an Agreement for the Lease of Election Voting Equipment with Clear Ballot Group, Inc.** Sahari McCormick, Clerk and Recorder, presented the benefits of contracting with Clear Ballot which included a cost savings of \$4000, a discount for contract approval before the end of 2025, a price lock for three years, and Clear Ballot assistance with two elections. Commissioner Aiken moved to adopt resolution 25-135 approving a contract with Clear Ballot; Commissioner Berumen seconded; the resolution passed 3 to 0.

Because time had not been reached to call for the Public Hearing, Chair Hollingsworth began to call other items from farther down the agenda. **Resolution 25-133, Authorizing the Execution of the Real Property Agreement with Pano AI** was presented by County Manager Rears. After limited discussion, Commissioner Aiken moved to adopt the resolution; Commissioner Berumen seconded; the motion passed 3 to 0.

**Resolution 25-141, Authorizing the Execution of Real Property Lease Agreement with United Power** was also presented by Manager Rears. With minimal discussion needed, Commissioner Berumen moved to adopt the resolution as presented; Commissioner Aiken seconded; the resolution was adopted 3 to 0.

**Resolution 25-144, Appointing Two Voting Members to the Gilpin Advertising Panel** was heard next. Melanie Bleyler, Community Engagement Officer, presented the recommendations of the two remaining members of the Gilpin Advertising Panel (GAP) which included the



appointment of Jessica LaFone and Brianna Schroth to the two open positions. As one of those members had since resigned from the GAP, the Commissioners were being asked to appoint three members to the panel. The positions had been locally advertised for five weeks. The Commissioners were in agreement that Jessica LaFone should be appointed to the open 3-year term, Brianna Schroth to the 2-year term, and Shaun Wicen to the 1-year term. The other two applicants were found not to be residents of Gilpin County as preferred. Commissioner Aiken moved to adopt the resolution naming those individuals to the GAP; Commissioner Berumen seconded; the motion passed 3 to 0.

County Attorney Jack Reutzel presented a summary of the work completed by the firm of Fairfield and Woods on behalf of Gilpin County.

County Manager reported on matters of importance to the Commissioners including upcoming meeting dates and proposed topics for those meetings. December 15, 2025 would be the final BoCC meeting of the year and would include adoption of the budget for 2026. Discussion of the proposed 2026 meeting calendar followed.

Commissioner Berumen moved to recess as the BoCC and convene as the Board of Adjustment. Commissioner Aiken seconded; the motion passed 3 to 0.

Chair Hollingsworth called the **PUBLIC HEARING** at 9:39 a.m. for **Board of Adjustment BOA 25-4, Considering a Temporary Permit Extension 304 Genevas Way, Black Hawk, CO**. Jack Zeman, Planner and Jamie Boyle, Community Development Director presented the Petitioner's request for extension of a temporary housing permit (TPHS-25-1). Several factors contributed to the delay in completion of their permanent residence while staying in their temporary living quarters on the property. Their request for extension was denied by Community Development for technical reasons as they had not been able to meet required construction completion percentages. The Board of Adjustment (BOA) has the authority to extend a temporary permit, so the Community Development decision was appealed to them. The applicants, Deb Peck and Marsha Renslow, presented the reasons they had difficulty in getting the permanent residence completed including a shortage of qualified construction labor. Public comment was opened at 9:59 a.m. There was none. Public comment was closed at 10:00 a.m. Staff and the Commissioners agreed the temporary permit should be extended to April 1, 2027, to coincide with the active building permit. Commissioner Berumen moved to approve the Temporary Permit Extension to April 1, 2027; Commissioner Aiken seconded; the motion passed 3 to 0. The Public Hearing was closed at 10:03 a.m.

**Board of Adjustment - Resolution BOA 25-2, Request to Resubmit Prior to 12 Months** was presented by Jamie Boyle- Community Development Director. The motion was a request to allow reconsideration of a previously denied variance application presented to the BoCC on February 25, 2025. Additional information had come to light that substantially and materially clarified the information originally presented. A text amendment to Section 1.11, adopted by



the BoCC on November 18, 2025, now expressly allows the shortening of the 12-month reapplication prohibition when warranted. Commissioner Aiken moved to approve the motion; Commissioner Berumen seconded; the motion passed 3 to 0.

Commissioner Berumen moved to adjourn as the Board of Adjustment and reconvene as the Board of County Commissioners. Commissioner Aiken seconded; the motion passed 3 to 0.

At 10:12 a.m., Chair Hollingsworth opened the Public Hearing for **Resolution 25-132, Approve Supplemental Appropriations to the 2025 Budget**. Lorna Plamondon, Interim Finance Director, presented the particulars of the resolution for the Commissioner's consideration. At 10:17 a.m. the hearing was opened for Public Comment. There was none. Public Comment was closed at 10:18 a.m. Commissioner Berumen moved to adopt the resolution as presented; Commissioner Aiken seconded; the resolution was adopted 3 to 0. The Public Hearing was closed at 10:19 a.m.

**Human Services Proposed Changes - Governor Proposed- CDHS-CTY** - Janey Barker, Director of Human Services presented an update regarding state discussions to centralize services in a hub county to operate a call center on behalf of surrounding counties. It is unknown as to what would happen to staff in those surrounding counties and the impact to services currently offered.

There was no Public or Press Comment.

**Board of County Commissioner's Reports and Notice of Public Meetings:** the Commissioners each presented a summary of their individual committee and meeting attendance with oral reports on what they were working on.

As all other business was completed, Commissioner Berumen moved to adjourn to Executive Session for:

a) the purpose of determining positions relative to matters that may be subject to negotiations, developing strategy for negotiations, and/or instructing negotiators under C.R.S. §24-6-402(4)(e)(I); and further:

b) for a conference with the County Attorney for the purpose of receiving legal advice on specific legal questions under C.R.S. §24-6-402(4)(b) related Early Childhood Council Selection and Gilpin County Mountain Kids Early Learning Center.

Commissioner Aiken seconded, the motion passed 3 to 0.

The meeting was adjourned at 11:13.



Approved this 13th day of January, 2026.

Signed:

Sandy Hollingsworth, Commissioner

Susan Berumen, Commissioner

Jeff Aiken, Commissioner

Kimberly Kaufman, Deputy Clerk to the Board

*A signed and recorded version of these minutes is available via the Clerk & Recorder's Office.*