



Minutes of the Meeting of the Board of County Commissioners Gilpin County, Colorado, Tuesday, February 25, 2025

A regular meeting was held on Tuesday, February 25, 2025, at the Gilpin County Courthouse, 203 Eureka, and online via Zoom. In attendance were Commissioner Sandy Hollingsworth - Chair, Commissioner Susan Berumen, Commissioner Jeff Aiken, County Manager Ray Rears, County Attorney Todd Messenger, and Deputy Clerk to the Board, Kimberly Kaufman. Chair Hollingsworth called the meeting to order at 9:00 a.m.

There were no changes to the agenda. County Attorney Todd Messenger asked the Commissioners if they had any conflicts of interest. None were noted.

Public and Press Comments were called. There were no comments.

Commissioner Berumen moved to approve the Consent Agenda which included **Resolution 25-025, Authorizing the County Attorney to Negotiate with Union Pacific Railroad Company relative to the Acquisition of the East Portal Cabins**, and **Resolution 25-026, Adopting the updated List of Official Appointments**. Commissioner Aiken seconded; the consent agenda was adopted 3 to 0.

Next, an update on the I-70 Floyd Hill Project was presented by Tamara Rollinson, Region One Communications Manager, and Kurt Kianka, Floyd Hill Project Director. The project started in July 2023 and has been ongoing for about 18 months. It is being done in three sections. A lot of progress has been made in the East Section which was projected to be complete in the summer of 2026, but it may be wrapped up in the summer of 2025. The West Section, from Hidden Valley to the Central City Parkway, has been under construction since the spring of 2024 with anticipated completion towards the end of 2027. The Central Section contains the heavy structures and is anticipated to be completed toward the end of 2029. The addition of a third westbound full-time tolled express lane, emergency response improvement by adding the the frontage Road connection, extension of an on-ramp to improve merge conditions from Highway 6, and the straightening out of roadway curves all improve safety concerns. A breakdown by quarter 2025 slide deck was provided. Various communication methods for providing construction and lane closures information to the public were presented. The Board thanked them for the update for the public.

Public and Press Comments were called. Rea Orthner Wrobel, A Planning Commission member, spoke on term limits for the Gilpin Planning Commission.

Commissioner Berumen moved to recess as the Board of County Commissioners (BoCC) and convene as the Board of Adjustment for the scheduled public hearing noticed for 9:30 a.m. Commissioner Aiken seconded. The motion passed 3 to 0.



At 9:49, Chair Hollingsworth call the Public Hearing – **Resolution BOA 25-2, A Resolution Denying Petitioner’s Request for a Variance from the Maximum Fence Height Requirement of the Gilpin County Zoning Regulations for the Property at 601 Old Hughesville Rd. Black Hawk, CO 80422** – Rob Gutierrez, Community Development Director requested a continuance of the matter until March 25, 2025, at 9:30 a.m., upon the advice of legal counsel.

Notice of the hearing had been published in the newspaper, but Community Development had not done a mailed notice. The requested new hearing date has now been noticed through both means. Counsel Messenger stated the BoCC could make a motion to continue without going through the entire procedural process. Commissioner Aiken moved to continue the public hearing until March 25, 2025, at 9:30 a.m.; Commissioner Berumen seconded; the motion passed 3 to 0. Commissioner Berumen moved to recess as the Board of Adjustment and reconvene as the Board of County Commissioners. Commissioner Aiken seconded; the motion passed 3 to 0.

Timberline Fire Intergovernmental Agreement Termination – Rob Gutierrez, Community Development Director, presented on behalf of Paul Ondr, Timberline Fire Chief. Changes in state law have given fire districts more authority to implement and collect impact fees on their own accord. A new Intergovernmental Agreement will be drawn up to clarify Timberline Fire’s role in taking over the permitting process from Community Development. This will also reduce county staff processing time and clarify the fees are not county-imposed fees. The Board accepted the letter from Timberline Fire Protection District terminating the intergovernmental agreement between Gilpin County and Timberline Fire Protection District for the assessment, collection, and remittance of Timberline Fire Protection District impact fees effective March 31, 2025.

Resolution 25-016, Authorizing the Execution of the Facility Use Agreement with American Red Cross – Gabrielle Chisholm, Parks and Recreation Director and Greg Demo, Undersheriff, presented the resolution seeking an alternate location for shelter operations during emergencies occurring within the county. This agreement would make the Community Recreation Center an official Red Cross sanctioned location from which to run shelter operations. After some discussion, it was determined that County Manager Rears should be authorized to sign the agreement on behalf of the county. Commissioner Berumen moved to adopt the resolution with the amendment giving Manager Rears signing authority. Commissioner Aiken seconded; the motion passed 3 to 0.

Commissioner Aiken moved to recess as the Board of County Commissioners and to convene as the Local Liquor Licensing Authority. Commissioner Berumen seconded, the **Local Liquor Licensing Authority (LLLA) Change of Ownership / Liquor License – Toss Wood- Fired Eatery** – Sahari McCormick, Clerk & Recorder, was present online and Sharon Cate, Deputy Clerk, appeared in person before the Commissioners. This change of entity structure application sought to establish Reed Sullivan as the new manager of Toss. The application was complete and all fees had been paid. Staff was recommending approval of the application. Commissioner



Berumen moved to approve the management change for the liquor license; Commissioner Aiken seconded; the motion passed 3 to 0. Commissioner Berumen moved to recess as the Local Liquor Licensing Authority and to reconvene as the Board of County Commissioners. Commissioner Aiken seconded; the motion passed 3 to 0.

County Attorney Messenger presented his report highlighting the contracts reviewed and other matters handled by his office including providing legal advice on an ongoing code enforcement matter, coordination with other firms on ongoing legal matters, and some confidential litigation matters.

County Manager Rears presented his written report and highlighted specific areas. He mentioned the upcoming work session scheduled for later in the day at 11:30 a.m. to revisit the final County Mission, Values, and Goals; and Human Services potential Federal and State funding cuts. The next regular meeting date is March 4 with topics to be considered: gaming tax support for law enforcement activities, drug affected properties handled through public health, and a broadband update. The contract with the lobbyist group should be signed this morning. Meetings with them will be done virtually via Zoom at 1:00 p.m. on regular BOCC meeting days.

The Rudolph Ranch Homestead working group solicitation of interest has been sent out with a deadline of the end of March for return of letters of interest. Zoning Code updates are anticipated to be brought forward in August. A date for a joint BoCC meeting with Central City has been requested from their City Manager. The Community Engagement Report and the Grant Management Report were briefly discussed as well. There were seven proposals submitted to the county seeking the work on the community annex with food pantry. The top firms will be scheduled for an interview next week. Lastly, Finance Director Joe Allaire has submitted his resignation. His last day will be March 6th. Manager Rears is appointing Jamie Boyle as the Interim Finance Director starting March 10, 2025.

Public and Press Comment was called. Marie Mornis disagreed with having Resolution 25-025 placed on the Consent Agenda and stated the audio was not working online.

Next, the Commissioners discussed their positions on pending legislation:

- HB25-1237 – Soft Closing of Alcohol Beverage Establishments - Oppose
- SB25-033 – Prohibit New Liquor-Licensed Drug Stores – Monitor
- HB25-1099 - Water Quality Data Reporting - Support
- HB25-1088 – Out of Network Ambulance Billing - Monitor
- HB25-1108 - Prohibitions in Rental Agreements Due to Death – further discussion needed
- HB25-1120- Onsite Wastewater Treatment Systems – Status discussion

Upcoming Public Meetings were announced by Chair Hollingsworth:



- March 4, 2025 Work Session - 9:00
- March 6, 2025 Board of Health - 2:00 p.m.
- March 11, 2025 Regular meeting - 9:00 a.m.

Commissioners Berumen, Aiken, and Hollingsworth individually discussed the many meetings they had attended both virtually, and in person, and the 55 new bills with a nexus to Gilpin County they had to become familiar with.

Commissioner Berumen moved to adjourn to Executive Session for discussion of a personnel matter under C.R.S. §24-6-402(4)(f)(I). Personnel matters except if the employee who is the subject of the session has requested an open meeting, or if the personnel matter involves more than one employee, all of the employees have requested an open meeting. Commissioner Aiken seconded; the meeting was adjourned the meeting at 10:48 a.m.

Approved this 24th day of June, 2025.

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