



**Minutes of the Meeting of the Board of County Commissioners
Gilpin County, Colorado
Tuesday, July 22, 2025**

Gilpin County Courthouse; 203 Eureka Street, Central City, Colorado

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 9:01 a.m.

Conflicts of Interest

County Attorney Messenger requested disclosures; none were noted.

Public Comment

- Jim Voorhies, Commander, American Legion Post 166, and Jory Baker expressed thanks to County staff for cleaning up the Veterans Memorial at the Community Center and presented flowers and snacks.
- Joe Davis expressed concerns about a blocked road near 212 Elk Place.

Consent Agenda

Commissioner Berumen moved to approve the consent agenda, including:

- **Resolution 25-091:** Adoption of the Gilpin County Digital Accessibility Transition Plan / Progress Update.
- **Resolution 25-090:** First Amendment to the 2023 Tower Lease Agreement with Pano AI, Inc.
- Commissioner Aiken seconded; Result: Unanimously Approved.

2025 Community Funding Mid-Year Reports & Presentations

Representatives from the following organizations provided updates:

1. Always Choose Adventures
2. Belvidere Foundation
3. Canyon Cares of Coal Creek Canyon
4. Clear Creek Economic Development Corporation
5. Friends of Gilpin County Community Center
6. Gilpin County Education Foundation



7. Gilpin County Historical Society
8. Gilpin County School Booster Club – After Prom
9. High Country Auxiliary (no one in attendance)
10. Jefferson Center for Mental Health (JCMH)
11. Main Street Central City
12. Mount Evans Hospice Care
13. Mountain Kids Early Learning Center
14. Nederland Middle–Senior High School – After Prom
15. Peak to Peak Chorale
16. Porchlight Family Justice Center
17. Teens, Inc. – Nederland
18. Timberline Fire Protection District

Total Community Funding which had been awarded in December: \$381,323. All expressed their appreciation for the funding.

Public Hearing: Variance Request: Convene as Board of Adjustment (Anticipated Cancellation).

Location: 940 Missouri Flats Rd., Central City (Parcel #183513300033)

Request: Setback reduction from 15 feet to 10 feet in RR zoning.

Commissioner Berumen moved to adjourn as the Board of Commissioners and Convene as the Board of Adjustment; Commissioner Aiken seconded; the motion passed 3-0. Commissioner Hollingworth opened the Hearing at 11:04. Attorney Messenger explained that the hearing was to be cancelled due to incorrect public notice given. Commissioner Aiken moved to cancel the public hearing. Commissioner Berumen seconded. The motion passed 3 to 0. The cancelled hearing was closed at 11:05 a.m. Commissioner Aiken moved to adjourn as the Board of Adjustment and reconvene as the Board of County Commissioners. Commissioner Berumen seconded, and the motion passed 3-0.

Presentation – FY 2024 Cost Allocation Plan (CAP) Presenter: Meredith Miller, Director, MGT Consulting
Key Point:

- County-wide indirect cost reimbursement rate set at 29.64%.

First Reading – Ordinance 25-01 –

Subject: Prohibiting the depositing of snow and ice on certain roadways

Presenter: Sarah Baciak, Paralegal

Discussion:



- Clarify Section 3.6 to reference penalties in Section 3.5.
- Change "citizen" to "people" in Section 7.
- Commissioner Aiken moved; Commissioner Berumen seconded to publish and schedule the Public Hearing for adoption on August 12, 2025, at 9:30 a.m. Result: Motion approved 3 to 0.

Liquor Licensing Authority Session

Commissioner Berumen moved to recess as the BOCC and convene as the Local Liquor Licensing Authority (LLA); Commissioner Aiken seconded; the motion passed unanimously.

1. Toss Wood Fired Eatery, LLC (63 Main Street, Rollinsville)
 - Renewal of liquor license.
2. Very Nice Brewing
 - Signing of previously approved license (January 4, 2024)
 - Board raised no concerns.

Commissioner Aiken moved to approve the renewal and the signing; Commissioner Berumen seconded; Unanimously approved

Commissioner Aiken moved to adjourn as the LLA and reconvene as BOCC; Commissioner Berumen seconded; the motion was unanimously approved.

Resolution 25-092

Subject: Contract with Fairfield & Woods for full rewrite of County Zoning Code

Funding: \$70,895 (Strong Communities Grant); \$39,105 (County General Fund); total not to exceed \$110,000

Discussion:

- Remove reference to "legal review and approval as to form" in Section 8.
- Project timeline: August 2025–May 2026.
- Commissioner Berumen moved to adopt the resolution; Commissioner Aiken seconded: the resolution was unanimously approved.

Resolution 25-093

Subject: Reorganization of staffing within the County Manager's Office

Changes:

- Eliminate Grant Writer & Manager and Administrative Analyst roles.
- Create Manager of Strategic Projects and Office Assistant positions.
- Ensure grant-writing duties and technology requirements are included.



- Commissioner Aiken moved to adopt the resolution; Commissioner Berumen seconded; the resolution was unanimously approved.

Reports

- County Attorney Messenger has been working on contracts, ordinances, and confidential legal advisement.
- County Manager Rears: referenced his written report and reviewed upcoming topics and ongoing initiatives.

Public Comment - there was none

Commissioner Reports

Each Commissioner shared updates on committee activities and community engagements.

Next Meeting

Scheduled: Tuesday, August 12, 2025, at 9:00 a.m., Commissioner Chambers, Gilpin County Courthouse.

Adjournment

As there was no further business before the Board, Chair Hollingsworth adjourned the meeting at 1:43 p.m.

Approved this 26th day of August, 2025.

Signed:

Sandy Hollingsworth, Commissioner, Chair

Susan Berumen, Commissioner

Jeff Aiken, Commissioner

Kimberly Kaufman, Deputy Clerk to the Board of County Commissioners

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