



Minutes of the Meeting of the Board of County Commissioners Gilpin County, Colorado, Tuesday, September 23, 2025

A regular meeting was held on Tuesday, September 23, 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 via Zoom, County Attorney Todd Messenger, and Deputy Clerk to the Board, Kimberly Kaufman. Melanie Bleyler replaced Kimberly during the course of the meeting and prepared the minutes. Chair Hollingsworth called the meeting to order at 9:01 a.m.

There were no changes to the agenda. County Attorney Messenger asked the Commissioners if they had any conflicts of interest. No conflicts were noted.

Public Comments were taken. Kathleen Balfour thanked the Chair for her opening comment.

Consent Agenda

Commissioner Berumen moved to accept the consent agenda which included the Clerk and Recorder August 2025 End of Month Report, Treasurer's Report for the Month of August 2025, Resolution 25-106, Authorizing the Approval of the Chapter 11 Plan Relative to Purdue Pharma L.P. and the Execution of the Subdivision Participation and Release Form, Resolution 25-113, Authorizing the Approval of the Secondary Manufacturers Settlements and the Execution of the Secondary Manufacturers' Combined Subdivision Participation and Release Form, and the August 26, 2025 Board of County Commissioners Meeting Minutes. Commissioner Aiken seconded; the motion was approved 3 to 0.

New Employee Introductions

Undersheriff Greg Demo and Detentions Division Chief Zak Adami introduced Jordan Hengfus as a new Detentions Deputy. Community Development Director Jamie Boyle introduced Paul Bannister as Permit Tech and Jack Zeman as Planner.

Proclamation for Hispanic Heritage Month

Melanie Bleyler, Community Engagement Officer, read the proclamation. The Board of County Commissioners (BoCC) adopted September 15 to October 15, 2025, as Hispanic Heritage month in Gilpin County.

As it was before 9:30 a.m. and there was a hearing scheduled for 9:30 a.m., the BoCC skipped to agenda item 7 and 8 and came back to agenda item 6 at 9:30 a.m.



Resolution 25-112, Resolution Cancelling and Repealing Temporary Stage 1 Fire Restrictions in Gilpin County

Greg Demo, Undersheriff, presented the resolution. Commissioner Aiken moved to adopt Resolution 25-112, Resolution Cancelling and Repealing Temporary Stage 1 Fire Restrictions in Gilpin County. Commissioner Berumen seconded; the motion was approved 3 to 0.

2026 Proposed Budget Presentation

Ray Rears, County Manager, with support from Lorna Plamondon, Interim Finance Director, and Lyndsey Denton, Financial Analyst, presented the proposed 2026 budget from a high level. The presentation is available on the county website under the County Budget 101 page. Budget work sessions were announced and those also appear on that webpage as well as on the Commissioners Meetings page. They will be held on October 7, October 9, October 15, October 16, and October 22.

Commissioner Berumen motioned to recess as the Board of County Commissioners 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.

PUBLIC HEARING – Board of Adjustment BOA 25-3, Approving a Variance for 940 Missouri Flats Rd (AAN: R006455) from Section 2.3 of the Gilpin County Zoning Regulations to Allow for a Setback of Ten (10) Feet from the Required Setback of Fifteen Feet (15) from the North Property Line in the RR, Resource Residential Zoning District

Chair Hollingsworth opened the public hearing at 9:31 a.m. Jamie Boyle, Community Development Director, introduced the topic and requested a continuance to October 28, 2025, to ensure proper notice. Commissioner Aiken motioned to continue the Board of Adjustment (BOA) 25-3 to October 28, 2025 at 9:30 a.m. in the BoCC meeting Hall. Commissioner Berumen seconded. The motion passed 3 to 0.

Chair Hollingsworth closed the hearing at 9:33 a.m.

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

Commissioner Aiken motioned to recess as the Board of County Commissioners and convene as the Board of Equalization. Commissioner Berumen seconded. The motion passed 3 to 0.



Resolution 25-107, Approving the Designation of Arbitrators for Arbitration of Property Valuation Appeals

Sahari McCormick, Clerk and Recorder, presented the resolution. County Attorney Messenger had an edit to the resolution to the "now therefore" clause to have the Board of Equalization be the authority. Clerk McCormick mentioned that one property owner was on-line and inquired if he had a preference for arbitrator. He spoke and didn't voice a preference between the two listed. Assessor Nielson shared a statement about the arbitrator criteria. Clerk McCormick gave an explanation of the process. Commissioner Aiken motioned to approve Resolution 25-107, Approving the Designation of Arbitrators for Arbitration of Property Valuation Appeals, with correction submitted by County Attorney Messenger. Commissioner Berumen seconded; motion passed 3 to 0.

Commissioner Berumen motioned to adjourn as the Board of Equalization and reconvene as the Board of County Commissioners. Commissioner Aiken seconded. The motion passed 3 to 0.

Resolution 24-109, Transition of Long-Term Care (LTC) Insurance Coverage from a County-Paid Benefit to an Optional Employee-Paid Benefit

Chanda Johnson, Human Resources Director, presented the resolution via Zoom. The proposed change had been discussed in a prior public work session. Commissioner Aiken motioned to approve Resolution 24-109, Transition of Long-Term Care (LTC) Insurance Coverage from a County-Paid Benefit to an Optional Employee-Paid Benefit. Commissioner Berumen seconded. The motion passed 3 to 0.

Resolution 25-114, Suspending the Hiring and Retention Incentive Program (P-19) for the 2026 Budget Year Due to Budgetary Constraints

Chanda Johnson, Human Resources Director, presented this resolution via Zoom. There were some concerns about whether employees hired before the end of 2025 will still receive their benefits in 2026 if the benefit is cancelled. Also, some of the Commissioners thought there could be a few positions that could benefit from continuing with some form of hiring incentive. This will be discussed further in an upcoming work session.

Commissioner Berumen motioned to approve Resolution 25-114, Suspending the Hiring and Retention Incentive Program (P-19) for the 2026 Budget Year Due to Budgetary Constraints. Commissioner Aiken seconded. The motion passed 2 to 1 with Commissioner Hollingsworth voting against the resolution stating that it was not completely outlined and wishes to ensure newly hired will receive the incentives before they end.



County Attorney's Report

County Attorney Messenger reported on contracts they have reviewed, are reviewing, or drafting, legal advice and research topics they've provided, and participation in the Roads Working Group.

County Manager's Report

County Manager Ray Rears reviewed his recent work and upcoming meetings and discussions.

There were no public or press comments.

Board of County Commissioners Reports and Notice of Public Meetings

The Commissioners reported on the various meetings they individually attended. They also noted upcoming meetings, including the Sheriff's Office Community Engagement meeting set for Thursday, September 25 and the budget work sessions. Also, they mentioned the upcoming Cabrini Day Holiday on October 6; county offices will be closed that day.

CCI Legislative Committee Designated Voter

Commissioner Aiken motioned to designate Commissioner Berumen as Gilpin County's representative to serve and cast the county's vote at the upcoming Colorado Counties, Inc. (CCI) Legislative Committee meeting on October 3. Chair Hollingsworth seconded. The motion passed 3 to 0.

The Commissioners jointly went through the list of proposed legislation that could come up for a vote to indicate whether they all support, abstain, or do not support the individual proposals.

Adjourn to Executive Session

Commissioner Aiken moved to adjourn to Executive Session for a conference with the County Attorney for the purpose of receiving legal advice on specific legal questions relative to an ongoing litigation matter under C.R.S. §24-6-402(4)(b), and further adjourn to Executive Session for the purpose of determining positions relative to matters that may be subject to negotiations, developing strategy for negotiations, and/or instructing negotiators relative to an ongoing litigation matter under C.R.S. §24-6-402(4)(e)(I). Commissioner Berumen seconded. The motion passed 3 to 0. The BoCC adjourned to Executive Session at 10:41 a.m.

Approved this 14th day of October, 2025.



Signed:

Sandy Hollingsworth, Chair

Susan Berumen, Commissioner

Jeff Aiken, Commissioner

Melanie Bleyler, Deputy Clerk (alternate)

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