



**Minutes of the Meeting of the Board of County Commissioners
Gilpin County, Colorado
January 27, 2026**

A regular meeting was held on Tuesday, January 27, 2026, at the Gilpin County Courthouse, 203 Eureka, Central City, Colorado. In attendance were Commissioner Susan Berumen - Chair, Commissioner Sandy Hollingsworth, Commissioner Jeff Aiken, County Manager Ray Rears, County Attorney Todd Messenger, and Deputy Clerk to the Board, Kimberly Kaufman. Chair Berumen called the meeting to order at 9:03 a.m.

Chair Berumen started the meeting by noting this date was National Holocaust Remembrance Day. She also sent condolences to shooting victim Alex Pretti's friends and family and wished peace for Minneapolis.

Chair Berumen enquired if there were any agenda changes. One change had been made to the original agenda: **item # 12, Resolution 26-012, A Resolution Clarifying Resolution 25-150** had been added and the new agenda timely posted. There were no other changes.

County Attorney Messenger asked the Commissioners if they had a conflict of interest with any matter on the adopted agenda. None were reported.

Public and Press Comments were called. There were none.

CONSENT AGENDA

Chair Berumen enquired if there were any changes to the consent agenda. As there were none, Commissioner Aiken moved to adopt the consent agenda which included the **CDOT National Railroad Partnership Program (NRPP) / Federal-State Partnership (FSP) for Intercity Passenger Rail Grant Program Application Letter of Support, the Clerk and Recorder December 2025 End of Month Financial Report, and Approval of Minutes for January 13, 2026, Board of County Commissioner's Meeting**. Commissioner Hollingsworth seconded; the consent agenda passed 3 to 0.

A Proclamation Recognizing February 2026 as Black History Month, presented by Melanie Bleyler, Community Engagement Officer, was adopted this date.

A Presentation by Workforce Colorado Clear Creek, Gilpin, and Jefferson Counties followed. Michelle Foley, Jefferson County and Janey Barker, Human Services Director provided information and facilitated a discussion regarding the various services provided, the economic benefits of the program, and the populations served by their program.

Resolution 26-008, Approval of Signature for the Tri-County Workforce Area MOU - Janey Barker, Human Services Director, followed the previous presentation with this resolution. Commissioner Hollingsworth moved to adopt the resolution; Commissioner Aiken seconded, the resolution was adopted 3 to 0.



Resolution 26-009, A Resolution Appointing Members to the Gilpin County Planning Commission – Jamie Boyle, Community Development Director presented the names of the four (4) applicants for the four (4) open positions on the Planning Commission. All applicants met the commission eligibility requirements, and all four (4) received a unanimous vote of “yes” by the commission members to join. Two (2) applicants were currently serving members; two (2) were new applicants to the commission. The Commissioners had previously reviewed the application paperwork submitted for the positions, and after brief discussion, Commissioner Aiken moved to re-appoint Bob Haxel to a three (3) year term; Adam Hock was reappointed to a three (3) year term; Erica Scobee was newly appointed to a three (3) year term, all terms expiring on December 31, 2028, and Eric Douglas was newly appointed to a one (1) year term expiring on December 31, 2026. Commissioner Hollingsworth seconded; the resolution appointments were accepted 3 to 0.

Resolution 26-010, Authorizing Payment to R. Jortberg Associates, LLC for 2025 Commercial Appraisal Services Related to Board of Assessment Appeals Work and Authorizing Associated Budget Action – was presented by April Nielsen, Assessor. The request was to approve payment for commercial appraisal services rendered for the Assessor’s Office for Board of Assessment appeals of property valuations on multiple properties owned by one company, RCI Hospitality Holdings, Inc. The timing of the appeals did not align with the completion of the budget, so these requested monies were unbudgeted. Total amount invoiced was \$18,038.40 which included a \$7000 substantial discount for the County by the appraiser. All of RCI’s appeals were eventually withdrawn, but the County remained obligated to pay the cost of the appeals appraisal without recourse from RCI. Commissioner Hollingsworth moved to adopt the resolution approving payment to R. Jortberg Associates, LLC. Commissioner Aiken seconded; the resolution was adopted 3 to 0.

Given the Public Health Department published notice of Public Hearing, scheduled for 9:30 a.m., Commissioner Hollingsworth moved to recess as the Board of County Commissioners and convene as the Board of Health (BOH). Commissioner Aiken seconded, the motion passed 3 to 0. The Public Hearing was opened at 9:50 a.m.

BOH Resolution 26-001, Resolution Adopting Updated Regulations for Onsite Waste Water Treatment Systems. Alisa Witt, Public Health Director and Mack Yaun, Environmental Health Specialist requested the Board to formally adopt the new proposed version of Gilpin County’s Regulation 43. Adoption of Regulation 43 is required under state law. Gilpin County’s version has additional, stricter requirements to accommodate for our difficult terrain and other Gilpin peculiarities. The regulation would go into effect 45 days after adoption, on March 13, 2026. A call was made for public comments at 9:52 a.m., there were none; the opportunity for public comment was closed at 9:52 a.m. A brief discussion of the regulation ensued. Commissioner Aiken moved to adopt the resolution; Commissioner Hollingsworth seconded; the resolution passed 3 to 0. The Public Hearing was closed at 9:56 a.m. by Chair Berumen. Commissioner Hollingsworth moved to adjourn as the Board of Health and reconvene as the Board of County Commissioners; Commissioner Aiken seconded; the motion passed 3 to 0.



Resolution 26-011, A Resolution Approving the Establishment of a Deputy Director/Community Benefits Manager Position and the Elimination of the Community Benefits Program Manager in the Human Services Department – Chanda Johnson, Human Resources Director and Janey Barker, Human Services Director presented the resolution. Director Barker outlined the variety of reasons a Deputy Director would be beneficial to the efficiency, support, and morale of the department. The State of Colorado generally covers 80% of the associated costs for salary and benefits, so County expenditure would be for the remaining 20%. Commissioner Hollingsworth moved to adopt the resolution; Commissioner Aiken seconded; the resolution was adopted 3 to 0.

Boundary Line Adjustment - Resolution BLA 25-5, Resolution Approving a Boundary Line Adjustment Involving Parcels Known as The Tom Martin Lode, The Irene Lode, and a Parcel Including Portions of the Cliff Extension Lode, Doc Beers Lode, and the Lulu Bowen Lode as seen in BLA 04-03 Parcel A, Being Portions of the Northeast Quarter of Section 11 and the Northwest Quarter of Section 12, Township 3 South, Range 73 West presented by Jack Zeman, Planner and Jamie Boyle, Community Development Director. Applicant /owner was seeking a boundary line adjustment by transferring approximately one acre of land from the Irene Lode to the Tom Martin Lode and eliminating the boundary line between the remaining portion of the Irene Lode and the LuLu Bowen and Doc Beer's Lode. All requirements have been met. Staff recommended approval. Discussion followed. Commissioner Aiken moved to adopt the resolution approving the Boundary line adjustment; Commissioner Hollingsworth seconded; the resolution was adopted 3 to 0. Based on confirmation of their vote to approve the boundary line adjustment, Attorney Messenger noted the blank on the resolution will be filled with language to reflect that it was "approved".

Resolution 26-012, A Resolution Clarifying Resolution 25-150 was called next. The intent was to clarify previously adopted Resolution 25-150 selecting Jefferson County Public Health to serve as the region's convening entity pursuant to CRS Section 26.5-2-2033, and further encouraging Clear Creek and Jefferson County to make the same selection. Attorney Messenger stated the prior resolution required the Early Childhood Council (ECC) designation letter by the County be signed by December 31, 2025, a date that could not be met as it had already passed. This resolution conveys the intention that Gilpin County did and does support Jefferson County Public Health as the ECC. Commissioner Hollingsworth moved to adopt the resolution; Commissioner Aiken Seconded; the resolution was adopted 3 to 0.

County Attorney Todd Messenger was invited to present a summary of the work completed by the firm of Fairfield and Woods on behalf of Gilpin County. He went through his written report and provided an oral update as well.

County Manager reported on matters of importance to the Commissioners including upcoming meeting dates and proposed topics for those meetings. The updated work session schedule for the year was included in his report. The next regular meeting is February 10th; the next scheduled work sessions are February 17th in Gilpin County starting at 9:00 a.m. for the morning hours with a joint work session with the Clear Creek County Commissioners in the afternoon from 2:00 -4:00 p.m. in Georgetown. He referenced the report from Strategic Project Manager Brewer's report on the status of current grants and three additional for which applications had been submitted. He also provided information on the



reduction of the free trash day tokens; the cost to the County of this resident benefit, and the economics of the trash and recycling program. This information will be posted on County online communications.

Public and Press comment was invited; there was none.

Board of County Commissioner's Reports and Notice of Public Meetings: The Commissioners each presented a summary of their individual training, committee, and meeting attendance with oral reports on the many things they were working on. Commissioner Aiken attended a CCI working group on renewable energy, a work session on food deserts and healthy food access in Clear Creek, and the Clear Creek watershed meeting among others. Commissioner Hollingsworth attended a human trafficking training, a town hall held by Senator Dylan Roberts and Representative Leslie Smith on bills they have or will introduce in the Colorado legislature, the Quartz Valley Tour of mitigation work funded by the Jefferson Conservation District, the Mountain Rail Coalition meeting, and many others. Chair Berumen attended a Gilpin Ambulance Authority meeting, a work session with Jefferson County Public Health, a DRCOG meeting, a Resilience Meeting, and a Clear Creek Economic Development meeting. Chair Berumen advised property tax notices will be mailed out on January 31st; the Daddy and Daughter Dance and Dive will be held February 9th at the Community Center, and February 10th is the next BoCC meeting.

A brief recess was taken at 10:43 a.m. pending the scheduled 1:00 p.m. time for the final agenda item.

At 1:00 p.m., the Board reconvened to greet *The Policy Matters* Lobbyist Group appearing online. In attendance were Heather Retzko and Katie Hancock. Extensive discussion followed regarding the status of various legislative bills of concern to Gilpin County and the position, if any, the Commissioners agreed to take on the current version of each. A list of the positions agreed upon by the Commissioners is attached to these minutes.

As all other business was completed, the meeting was adjourned at 1:56. p.m.

Approved this 10th day of February, 2026.

Signed:

Susan Berumen, Commissioner

Sandy Hollingsworth, 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.