PROCEEDINGS OF THE BOARD OF COMMISSIONERS
MONTEZUMA COUNTY, COLORADO
January 7, 2025

STATE OF COLORADO)
) ss.
COUNTY OF MONTEZUMA)

At a regular meeting of the Board of Commissioners, Montezuma County, Colorado, held on Tuesday January 7, 2025 at the Montezuma County Administration building in Cortez, Colorado, there were present:

Jim Candelaria, Chairman
Kent Lindsay, Vice Chairman,
Gerald Koppenhafer, Commissioner of Deeds
Travis Anderson, County Administrator
Stephen Tarnowski, County Attorney
Kim Percell, County Clerk

CHAIRMAN CANDELARIA opened the meeting of January 7, 2025 with the Pledge of Allegiance

MINUTES: Commissioner Koppenhafer moved to approve the Proceedings of the Board of County Commissioners of Montezuma County, held on Tuesday, December 31, 2024 as presented. The motion was seconded by Commissioner Lindsay and carried.

PUBLIC COMMENT: Public comment was made by **Eleanor McFarland.**

UNFINISHED BUSINESS:

RESOLUTION: Resolution #1-2025, a resolution authorizing a bank account for the Sheriff's Office for reimbursement of fees was presented for approval. Commissioner Koppenhafer moved to approve Resolution #1-2025, a resolution authorizing a bank account for the Sheriff's Office for reimbursement of fees. Second by Commissioner Lindsay and carried. (See attached)

MEMORANDUM OF UNDERSTANDING: The **Colorado Child Care Assistance Program Memorandum of Understanding,** between the Colorado Department of Early Childhood and the Montezuma County Department of Social Services, was presented for approval**.**

Commissioner Koppenhafer moved to sign the Memorandum of Understanding, Amendment #2 between the Colorado Department of Early Childhood and the Montezuma County Department of Social Services. Second by Commissioner Lindsay and carried. (See attached)

SENIOR SERVICES: During the Monday workshop, **Senior Service Director, Kelli Hargraves** met with the Commissioner to present the **Senior Services Professional Service Agreement** for a substitute cook**.** Commissioner Koppenhafer moved to approve the **Professional Service Agreement,** between the **Montezuma County Department of Social Services** and the **Senior Services Center,** to provide work for a contractor and pay $100.00 a day for a substitute cook. Second by Commissioner Lindsay and carried. (See attached)

Other documents presented for approval, by Director Hargraves included the Montezuma County Grant Application Submission Forms for the **Rocky Mountain Health Plan** and the **Anschutz Family Foundations grant,** both in the amount of $10,000.00 each**.** Commissioner Koppenhafer moved to approve the Montezuma County Grant Application Form for the Senior Services, in the amount of $10,000.00 from the Rocky Mountain Health Plan, with no cash match. Second by Commissioner Lindsay and carried. Commissioner Koppenhafer moved to approve the Montezuma County Grant Application Form for the Senior Services, the general operating fund, from the Anschutz Family Foundation, in the sum of $10,000.00, with no cash match. Second by Commissioner Lindsay and carried. (See attached)

MONTEZUMA COUNTY PUBLIC TRANSPORTATION (MCCO): During the Monday workshop **Director, Kelli Hargraves** presented for review, the proposed MOCO transportation vehicle wraps. Commissioner Lindsay moved to authorize the MOCO Transportation, to use option #2, for the vehicle wraps for their vans and buses. Second by Commissioner Koppenhafer and carried. (See attached)

RESOLUTION: Previously approved **Resolution #2-2015:** a resolution in support of renewable energy, was presented for review and discussion. Commissioner Lindsay moved to rescind Resolution #2-2015, and take a balanced approach to all energy sources within Montezuma County. Second by Commissioner Koppenhafer and carried. (See attached)

ELECTION OF OFFICERS: Organizing the Board of County Commissioners (BOCC) for 2025. Commissioner Lindsay moved to organize the Board for 2025 as presented. Second by Commissioner Koppenhafer and carried. (See attached)

BOCC MEETING SCHEDULE: The 2025 Board of County Commissioner meeting schedule was presented for approval. Commissioner Lindsay moved to approve the 2025 Board of County Commissioners for Montezuma County schedule. Second by Commissioner Koppenhafer and carried. (See attached)

RESOLUTION: A discussion was held, related to the proposed resolution, **Instituting Additional Fiscal Controls for the Montezuma County Sheriff's Office.** Commissioner Lindsay moved to table the resolution to a future date. Second by Commissioner Koppenhafer and carried. (See attached)

NEW BUSINESS:

LIQUOR LICENSE: Deputy Clerk, Jerri Frizzell presented for approval a renewal application for a Colorado Liquor Retail License Application for **Pleasant View Liquor LLC.,** located at 26060 Hwy. 491 Pleasant View Co. 81331. Commissioner Koppenhafer moved to approve the renewal liquor license application for Pleasant View Liquors LLC., located at 26060 Hwy. 491 Pleasant View. Second by Commissioner Lindsay and carried. (See attached)

LIQUOR LICENSE: Deputy Clerk, Jerri Frizzell presented for approval a liquor license renewal application for the **Love's Travel Stop and Country Store Inc.,** located at 7006 Hwy. 160/491 Cortez Co. 81321. Commissioner Koppenhafer moved to approve the Retail License renewal application by Love's Travel Stop and Country Stores Inc., at 7006 Highway 160/491 Cortez CO. Second by Commissioner Lindsay carried. (See attached)

COUNTY ATTORNEY REPORT: County Attorney, Stephen Tarnowski mentioned Child welfare cases, adult support hearings, the Road 41 fence issue, the Dollar Store case, a proposed MOU for the Landfill, a Jail detention early release motion, and research for the Health Department on a stinky pond.

ADMINISTRATOR REPORT: County Administrator, Travis Anderson mentioned end of year clean up, DOLA documents, the attended solar Listening Sessions, follow up with KRW related to the Sheriff Office audit and the CIP Program transition to the Town of Mancos

COUNTY CLERK & RECORDER: County Clerk, Kim Percell no report given.

COUNTY COMMISSIONER REPORT: Topics within the Commissioners reports included:
Commissioner Koppenhafer mentioned the attended Listening Sessions and meetings scheduled for next week.
Commissioner Lindsay: mentioned the Listening Sessions, the scheduled Region 9 meeting and the Cortez City Council meeting.
Commissioner Candelaria: mentioned the Listening sessions and the beginning of the legislative process.

MOTION TO ADJOURN: Commissioner Lindsay moved to adjourn, seconded by Commissioner Koppenhafer and carried.

CORRESPONDENCE: The following correspondence was read and noted: the January 2025 newsletters from Montezuma County Senior Services and Veteran Services. The December 2024 Emergency Management Situation Report.

ADJOURNED: 9:20 a.m.

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Clerk January 7, 2025 Chairman

PROCEEDINGS OF THE BOARD OF COMMISSIONERS
MONTEZUMA COUNTY, COLORADO
January 14, 2025

STATE OF COLORADO)
) ss.
COUNTY OF MONTEZUMA)

At a regular meeting of the Board of Commissioners, Montezuma County, Colorado, held on Tuesday January 14, 2025 at the Montezuma County Administration building in Cortez, Colorado, there were present:

Jim Candelaria, Chairman
Kent Lindsay, Vice Chairman,
Gerald Koppenhafer, Commissioner of Deeds
Travis Anderson, County Administrator
Stephen Tarnowski, County Attorney
Kim Percell, County Clerk
Danielle Wells, Deputy Clerk

CHAIRMAN CANDELARIA opened the meeting of January 14, 2025 with the Pledge of Allegiance.

MINUTES: Commissioner Koppenhafer moved to approve the Proceedings of the Board of County Commissioners of Montezuma County, for Tuesday, January 7, 2025 as presented. The motion was seconded by Commissioner Lindsay and carried.

PLANNING: Planning Director, Don Haley along with **Assistant S. Jane Duncan** presented for signatures, a Mylar for a Subdivision Amendment and Rezoning to Lot #3 of the Millard Farms Subdivision, submitted by **Edward & Carrie Jo Comisky**, on property located at 13123 Road 21, Cortez, CO, consisting of 14.66 acres, more or less, located north of Road N, west of Road 21, situated in Section 1, Township 36N, Range 17W, N.M.P.M.

Director Haley along with Assistant Duncan presented for signatures, a Mylar for a 8 Lot Major Subdivision and AR3-9 Rezoning submitted by **Kevin & Patricia Hale**; agents: **Jennifer Turner & Rachel Comisky**, on property located at 30655 Road H, Cortez, CO, consisting of 36.05 acres, more or less, located east of Road 27, south of Hwy 160, situated in Section 34, Township 36N, Range 15W, N.M.P.M.

PUBLIC COMMENT: Public comment was made by **Sandra Jumper** and **Allen Maez**.

UNFINISHED BUSINESS:

MEMORANDUM OF UNDERSTANDING: During the Monday workshop **IT Director, Jim McClain** presented the **Memorandum of Understanding between DataSafe Services, LLC** and Montezuma County. The Memorandum of Understanding between DataSafe Services, LLC and Montezuma County was presented for approval. Commissioner Koppenhafer moved to approve the Memorandum of Understanding Amendment between DataSafe Services and Montezuma County dated December 22, 2024. Second by Commissioner Lindsay and carried. (See attached)

GIS MAPPING: GIS Manager, Doug Roth met with the Commissioners review and certify the Colorado Department of Transportation **HUTF** mileage for the previous county year. Reports presented included the **HUTF Road work and Changes for Reporting Year 2024**, completed road projects and a map reflecting said reports. Commissioner Koppenhafer moved to accept the HUTF Road work and Changes for Reporting Year 2024 as presented with a total of 790.49 miles, 248.7 paved, 541.79 unpaved. Seconded by Commissioner Lindsay and carried. (See attached)

Public Health Director, Bobbi Lock presented with a 33 years of service to Montezuma County award.

VEHICLE MAINTENANCE: During the Monday workshop, **Road and Bridge Equipment Manager Manger, Shane Higman,** met with the commissioners to present the Fleet Vehicle Public Auction list to be sold on publicsurplus.com. (See attached).

Shane Higman also presented the proposed vehicle replacement list. Commissioner Lindsay so moved to go with the 2025 Subaru Ascent on the five-year lease for three vehicles. Seconded by Commissioner Koppenhafer and carried. (See attached).

DISCUSSION: Landfill: During the Monday workshop, **Landfill Manager, Mel Jarmon** discussed with the commissioners Landfill bids on alternative daily cover. Commissioner Lindsay moved to accept the bid from Environment Products in the amount of $22,220 for the landfill top cover. Seconded by Commissioner Koppenhafer and carried.

DISCUSSION: Montezuma County Jail Contract: During the Monday workshop, **Sheriff Steve Nowlin** discussed with the commissioners the **Southern Health Partners Jail Medical Contract**. Commissioner Koppenhafer moved to accept this contract between Southern Health Partners and Montezuma County for the contract period of January 1, 2025 through December 31, 2025 for the jail. Seconded by Commissioner Lindsay and carried. (See attached).

DISCUSSION: HUMAN RESOURCES: Human Resources Assessment and Handbook Review: Human Resource Technician, Dennis Bugg presented for review the Human

Resources Assessment and Handbook. Commissioner Koppenhafer moved to allow Commissioner Candelaria to sign this engagement letter with Polsinelli firm to look at the handbook review for county employees. Seconded by Commissioner Lindsay.

APPOINTMENT: Commissioner Candelaria postponed the decision for two weeks for appointing a board member to the **Lebanon Cemetery District** to allow for one week of advertising that the position is open.

NEW BUSINESS:

TRANSFER ORDER: Administrator Anderson presented a **Transfer Order # 1-2025** for Senior Services and Transportation Fund - initial funding of $50,000. Commissioner Lindsay moved to authorize Transfer Order #1-2025 of Senior Services and Transportation Fund initial funding of $50,000. Seconded by Commissioner Koppenhafer and carried. (See attached).

COUNTY ATTORNEY REPORT: County Attorney, Stephen Tarnowski mentioned working on a MOU for the Landfill, waiting on the court's decision for the Leaf Properties case, the Road 41 issue being resolved to the county's satisfaction, and a few CORA requests.

ADMINISTRATOR REPORT County Administrator, Travis Anderson mentioned Road 41 being very well maintained now, KWR associates for 2026 budget processes, a zoom meeting with the Southwest Opioid Response District, discussions about interest in a race track lease, and financial work.

PAYABLE EXPENDITURE REPORT: Administrator Anderson presented for approval, the October 2024 Accounts Payable Expenditure Reports in the amount of $4,268,887.48 for the month of October 1 through October 31, 2024. Commissioner Lindsay moved to accept the October financials in the amount of $4,268,887.48. Second by Commissioner Koppenhafer and carried. (See attached)

PAYABLE EXPENDITURE REPORT: Administrator Anderson presented for approval, the November 2024 Accounts Payable Expenditure Reports in the amount of $3,988,435.35 for the month of November 1 through November 30th, 2024. Commissioner Lindsay moved to approve the November financials in the amount of $3,988,435.35. Second by Commissioner Koppenhafer and carried. (See attached)

DISSCUSSION: Public Health Director, Bobbi Lock spoke with the commissioners about communications with the state about providing documentation and reason on why the board decided to not sign the agreement about Personally Identifiable Information concerning state databases. The board authorized Bobbi Lock and Stephan Tarnowski to communicate with the state about the reasons why the board chose not to sign the original agreement.

COUNTY CLERK & RECORDER: County Clerk, Kim Percell introduced **Deputy Clerk Danielle Wells**, who she is training to do the minutes for the BOCC meetings.

COUNTY COMMISSIONER REPORT: Topics within the Commissioners reports included: **Commissioner Koppenhafer** mentioned a meeting with AAA concerning personnel and funding issues that are affecting senior services. Attended a Town of Mancos meeting where a new deputy was sworn in.

Commissioner Lindsay: mentioned city council meetings and the meeting in Mancos.

Commissioner Candelaria: mentioned reports from Natural Resources, Noxious Weed, Building and Grounds, and Vehicle Maintenance departments during the Monday workshop. Travelling town hall held in Mancos discussed concerns with senior funding, roads, and land ease. Congratulations to Commissioners Lindsay and Koppenhafer swearing in to their new terms today. 123 bills on the first day of the legislative session. Upcoming fire commissioner meeting, and a town hall meeting concerning the Wildland Urban Interface (WUI) code on Friday January 17, 2025.

MOTION TO ADJOURN: Commissioner Lindsay moved to adjourn, seconded by Commissioner Koppenhafer and carried.

ADJOURNED: 12:01pm

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Clerk January 14, 2025 Chairman

BOARD OF COUNTY HEALTH: The meeting would reconvene at 1:30 p.m., as the **Board of County Health.**

PROCEEDINGS OF THE BOARD OF COMMISSIONERS
MONTEZUMA COUNTY, COLORADO
January 21, 2025

STATE OF COLORADO)
) ss.
COUNTY OF MONTEZUMA)

At a regular meeting of the Board of Commissioners, Montezuma County, Colorado, held on Tuesday January 21, 2025 at the Montezuma County Administration building in Cortez, Colorado, there were present:

Jim Candelaria, Chairman
Kent Lindsay, Vice Chairman,
Gerald Koppenhafer, Commissioner of Deeds
Travis Anderson, County Administrator
Stephen Tarnowski, County Attorney (Absent)
Kim Percell, County Clerk
Danielle Wells, Deputy Clerk

CHAIRMAN CANDELARIA opened the meeting of January 21, 2025 with the Pledge of Allegiance.

MINUTES: Commissioner Koppenhafer moved to approve the Proceedings of the Board of County Commissioners of Montezuma County, for Tuesday, January 14, 2025 as presented. The motion was seconded by Commissioner Lindsay and carried.

PUBLIC HEARING: Request for a continuance to February 4 at 9am for review and determination of a proposed 3 Lot Minor Subdivision Application submitted by **Three Rotors Ranches, Inc**.; agent: **Rebecca Lambert**, on property located at 30275 Road S, Dolores, CO, consisting of 40 acres, more or less, located east of Road 30, north of Road S, situated in Section 22, Township 37N, Range 15W, N.M.P.M. **Planning Director, Don Haley** along with **Assistant, S. Jane Duncan** presented the request of continuance for the Public Hearing. Commissioner Koppenhafer moved to continue this public hearing for Three Rotors Ranches INC until February 4, 2025 at 9am. Commissioner Lindsay seconded and carried.

PLANNING: Planning Director, Don Haley along with **Assistant, S. Jane Duncan** presented for signatures, a Mylar for the Single Lot Development and Rezoning Application submitted by **Georgia Aulston**; agent: **Julie Suckla**, on property located at 10791 Road 23, Cortez, CO, consisting of 66.02 acres, more or less, located west of Road 23, south of Road L, situated in Section 20, Township 36N, Range 16W, N.M.P.M..

PUBLIC COMMENT: No public comment was made.

UNFINISHED BUSINESS:

AGREEMENT: Finance Manager, **Robert Dobry** presented a **Master Services Agreement between MGT Impact Solutions LLC and Montezuma County**. Commissioner Koppenhafer moved to sign the Master Services Agreement between Master Services Agreement between MGT Impact Solutions and Montezuma County. Second by Commissioner Lindsay and carried. (See attached)

RESOLUTION #2-2025: Administrator Anderson presented for approval a **resolution designating office hours and annual holiday schedule.** Commissioner Koppenhafer moved to approve Resolution #2, a resolution designating office hours and annual holiday schedule for Montezuma County for 2025. Second by Commissioner Lindsay and carried. (See attached)

RESOLUTION #3-2025: Administrator Anderson presented for approval a **resolution establishing a rate for emergency telephone services.** Commissioner Koppenhafer moved to approve Resolution #3-2025, a resolution establishing a rate for emergency telephone services. Second by Commissioner Lindsay and carried. (See attached)

INTERGOVERNMENTAL AGREEMENT (IGA): Administrator Anderson presented for approval an **Intergovernmental Agreement for Dispatch Services.** Commissioner Lindsay moved to sign the Intergovernmental Agreement for Dispatch Services. Second by Commissioner Koppenhafer and carried. (See attached)

EMERGENCY MANAGEMENT: Emergency Manager, Jim Spratlen met with the Commissioners to discuss the **Letter of Support for Statewide Digital Trunked Radio System.** Commissioner Lindsay moved to sign the letter support for the public safety communications trust fund. Second by Commissioner Koppenhafer and carried. (See attached)

NEW BUSINESS:

COUNTY ADMINSTRATOR REPORT: Administrator Anderson mentioned collective bargaining documents being submitted for the Sheriff's department.

COUNTY CLERK & RECORDER: County Clerk, Kim Percell had no updates.

COUNTY COMMISSIONER REPORT: Topics within the Commissioners reports included: **Commissioner Koppenhafer** mentioned a meeting with Southwest Water who were awarded a $25.6 million grant to help fund multiple water projects in the next 5 years.

Commissioner Lindsay: mentioned attending a city council meeting that discussed liquor licensing, conditional use permits, the IGA dispatch agreement and the highway tax fund.

Commissioner Candelaria: mentioned traveling to Pueblo for a statewide meeting of fire commissioners. At the meeting, the Wildland Urban Interface code, fire mitigation around homes, and home hardening was discussed. He also attended a zoom meeting town hall.

MOTION TO ADJOURN: Commissioner Lindsay moved to adjourn, seconded by Commissioner Koppenhafer and carried.

ADJOURNED: 9:26 am

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Clerk January 21, 2025 Chairman

PROCEEDINGS OF THE BOARD OF COMMISSIONERS
MONTEZUMA COUNTY, COLORADO
January 28, 2025

STATE OF COLORADO)
) ss.
COUNTY OF MONTEZUMA)

At a regular meeting of the Board of Commissioners, Montezuma County, Colorado, held on Tuesday January 28, 2025 at the Montezuma County Administration building in Cortez, Colorado, there were present:

Jim Candelaria, Chairman
Kent Lindsay, Vice Chairman,
Gerald Koppenhafer, Commissioner of Deeds
Travis Anderson, County Administrator
Stephen Tarnowski, County Attorney
Kim Percell, County Clerk (Absent)
Danielle Wells, Deputy Clerk

CHAIRMAN CANDELARIA opened the meeting of January 28, 2025 with the Pledge of Allegiance.

MINUTES: Commissioner Koppenhafer moved to approve the Proceedings of the Board of County Commissioners of Montezuma County, for Tuesday, January 21, 2025 as presented. The motion was seconded by Commissioner Lindsay and carried.

PLANNING: Planning Director, Don Haley along with **Assistant, S. Jane Duncan** presented an **Exemption Amendment Application to RES #P-8-96**, submitted by **Frederick Family Living Trust;** agent: **Jennifer Daves**, on property located at 12025 Road BB, Pleasant View, CO, consisting of 20 acres, more or less, and **3-D Farms; agent: Jennifer Daves,** on property located at 12225 Road BB, Pleasant View, CO, consisting of 300 acres, more or less, both located north of Road AA, east of Hwy 491, situated in Section 8, Township 38N, Range 17W, N.M.P.M. Commissioner Koppenhafer moved to approve the Exemption Amendment Application to RES #P-8-96, submitted by Frederick Family Living Trust; agent: Jennifer Daves, on property located at 12025 Road BB, Pleasant View, CO, consisting of 20 acres, more or less; and AR 35+ rezoning to the 38.59 acres adjoining. Second by Commissioner Lindsay and carried.

Planning Director, Don Haley along with **Assistant, S. Jane Duncan** presented an **After-The-Fact Setback Variance Application**, submitted by **Laura Webster**, on property located at 8400 Road 39, Mancos, CO, consisting of 7.82 acres, more or less, located north of Road H and east of Hwy 160, situated in Section 31, Township 36N, Range 13W, N.M.P.M. Commissioner Lindsay moved to table the After-The-Fact Setback Variance Application, submitted by Laura Webster, on property located at 8400 Road 39, Mancos, CO, consisting of 7.82 acres, more or less to next week. Second by Commissioner Koppenhafer and carried.

Planning Director, Don Haley along with **Assistant, S. Jane Duncan** presented an **After-The-Fact Setback Variance Application**, submitted by **Ouida Vincent**, on property located at 10756 Road 26, Cortez, CO, consisting of 3.10 acres, more or less, located south of Road L and east of Road 26, situated in Section 24, Township 36N, Range 16W, N.M.P.M. Commissioner Lindsay moved to table the After-The-Fact Setback Variance Application, submitted by Ouida Vincent, on property located at 10756 Road 26, Cortez, CO, consisting of 3.10 acres, more or less to next week. Second by Commissioner Koppenhafer and carried.

PUBLIC COMMENT: Public comment was made by **Allen Maez.**

BOARD OF SOCIAL SERVICES MONTHLY REPORT: It being the time set aside, the Board of Social Services was conducted. **Director, Kelli Hargraves** and **Finance Officer, Lori Higgins** were present. (See attached)

UNFINISHED BUSINESS:

COMMENT: Resource Director, James Dietrich present draft comments related to critical **Lynx Habitat designations** to the commissioners. Commissioner Koppenhafer moved to sign this letter for the Critical Lynx Habitat designation SW Colorado. FWS-R6-ES-2024-0142. Second by Commissioner Lindsay and carried.

NEW BUSINESS:

COUNTY ATTORNEY REPORT: Attorney Tarnowski discussed the potential unionization of the sheriff's office, the upcoming voting rights bill, and the Ironwood property litigation.

COUNTY ADMINSTRATOR REPORT: Administrator Anderson discussed KRW associates auditing the Sheriff's Department financials, the racetrack lease/contract, a fleet management software update, collective bargaining cost questions, and CCI zoom meetings.

COUNTY COMMISSIONER REPORT: Topics within the Commissioners reports included:
Commissioner Koppenhafer discussed the MVI board meeting and encourages community involvement and commitment. He will be out of town this week at the water congress.

Commissioner Lindsay discussed the MVI board meeting, the complaints of a smell around IFA and the Highland Terrace Subdivision. He has upcoming City Council and a Region 9 meetings.

Commissioner Candelaria discussed the KRW audit of the Sheriff's Department financials; speaking with Lisa Pool to discuss SRS funding; Yes in God's Backyard (YIGBY) organization to shelter individuals in Castle Rock; attended Board to Board to Board meeting; a CCI meeting; MVI meeting; Kristen Tarrin being appointed municipal judge of the Town of Dolores; going to Denver for CCI this week; smell around IFA and the Highland Terrace Subdivision.

MOTION TO ADJOURN: Commissioner Lindsay moved to adjourn, seconded by Commissioner Koppenhafer and carried.

ADJOURNED: 10:25 am

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Deputy Clerk January 28, 2025 Chairman

PROCEEDINGS OF THE BOARD OF COMMISSIONERS
MONTEZUMA COUNTY, COLORADO
February 4, 2025

STATE OF COLORADO)
) ss.
COUNTY OF MONTEZUMA)

At a regular meeting of the Board of Commissioners, Montezuma County, Colorado, held on Tuesday February 4, 2025 at the Montezuma County Administration building in Cortez, Colorado, there were present:

Jim Candelaria, Chairman
Kent Lindsay, Vice Chairman,
Gerald Koppenhafer, Commissioner of Deeds
Travis Anderson, County Administrator
Stephen Tarnowski, County Attorney
Kim Percell, County Clerk

CHAIRMAN CANDELARIA opened the meeting of February 4, 2025 with the Pledge of Allegiance.

MINUTES: Commissioner Koppenhafer moved to approve the Proceedings of the Board of County Commissioners of Montezuma County, for Tuesday, January 28, 2025 as presented. The motion was seconded by Commissioner Lindsay and carried.

PUBLIC HEARING: It being the time set aside a public hearing is held for review and determination of a proposed 3 Lot Minor Subdivision Application submitted by **Three Rotors Ranches, Inc**.; agent: **Rebecca Lambert**, on property located at 30275 Road S, Dolores, CO, consisting of 40 acres, more or less, located east of Road 30, north of Road S, situated in Section 22, Township 37N, Range 15W, N.M.P.M. The roll was called, the public notice read, and the proceedings were recorded for the record. Agent, Lambert was present. **Planning Director, Don Haley** along with **Assistant, S. Jane Duncan** presented the details of the application and the findings of the Planning and Zoning Commission. Commissioner Candelaria opened the hearing to public comment. Hearing no public comment, that portion of the hearing was closed. After hearing all of the evidence presented Commissioner Lindsay moved to accept the proposed 3 Lot Minor Subdivision Application submitted by Three Rotors Ranches, Inc.; agent: Rebecca Lambert, on property located at 30275 Road S, Dolores, CO. Second by Commissioner

Koppenhafer and carried. Commissioner Candelaria closed the hearing at this time. (See attached)

EXECUTIVE SESSION Pursuant to Attorney Tarnowski's suggestion, Commissioner Lindsay moved to go into executive session for a conference with the attorney for the purpose of receiving legal advice on specific legal questions under C.R.S. Section 24-6-402(4)(b). Seconded by Commissioner Koppenhafer and carried. Included in the session will be Commissioners Candelaria, Lindsay and Koppenhafer, Administrator Anderson, Attorney Tarnowski, Planning Director, Haley, Assistant, S. Jane Duncan and Clerk Percell. Topics for the executive session were legal advice on Land Use Code variance applications. Commissioner Lindsay moved to go out of executive session, seconded by Commissioner Koppenhafer and carried. (See attached)

Planning Director, Don Haley along with **Assistant, S. Jane Duncan** presented an **After-The-Fact Setback Variance Application**, submitted by **Laura Webster**, on property located at 8400 Road 39, Mancos, CO, consisting of 7.82 acres, more or less, located north of Road H and east of Hwy 160, situated in Section 31, Township 36N, Range 13W, N.M.P.M. (See attached)
Planning Director, Don Haley along with **Assistant, S. Jane Duncan** presented an **After-The-Fact Setback Variance Application**, submitted by **Ouida Vincent**, on property located at 10756 Road 26, Cortez, CO, consisting of 3.10 acres, more or less, located south of Road L and east of Road 26, situated in Section 24, Township 36N, Range 16W, N.M.P.M. (See attached)
Commissioner Lindsay moved to put the two variance applications on a 60 day forbearance, until April 8, 2025 at 9:00 a.m., to allow the cleanup of the variance language within the Land Use Code. Seconded by Commissioner Koppenhafer and carried.

Planning Director, Don Haley along with **Assistant, S. Jane Duncan** presented for signatures of a Mylar for General Planned Unit Development and High Impact/Special Use Permit, submitted by **Robbins Family Ranches**; agent: **Brian McLaughlin**, on property located at 9900, 10010 & 10008 Road 43, Mancos, CO, consisting of 32 acres permitted envelope, more or less, located, north of Hwy 160, situated in Section 23, Township 36N, Range 13W, N.M.P.M.

Planning Director, Haley along with **Assistant, Duncan** presented for signatures of a Mylar for a Single Lot Development and AR10-34 & AR35+ Rezoning Application submitted by **Dwight Chamberlain**; agent: **Keenen Lovett**, on property located at TBD Road G, Cortez, CO, consisting of 65 acres, more or less, located west of Road 21, north of Road G, situated in Section 1, Township 35N, Range 17W, N.M.P.M

PUBLIC COMMENT: Public comment was made by **James R. Myers.**

ROAD & BRIDGE DEPARTMENT: **Road Superintendent, Rob Englehart** met with the Commissioners to give an update. Topics discussed included; the proposed Road 25 and Highway 184 intersection design and build project, the proposed 2025 single layer chip overlay for asphalt maintenance projects, and a proposed purchase of a new boom truck. (See attached)

UNFINISHED BUSINESS:

PUBLIC HEALTH: From the Public Health Department, **Mallorye Bane** the **Montelores Nurse-Family Partnership Program Nurse Supervisor** met with the Commissioners to present the Montezuma County Grant Application Submission Form for the **Colorado Department of Early Childhood (CDEC), Montelores Nurse Family Partnership Program Grant,** in the amount of $470,000.00. Commissioner Koppenhafer moved to approve the Montezuma County Grant application submission form for the, Montelores Nurse Family Partnership Grant, through the Colorado Department of Early Childhood, in the amount of $470,000.00, with no match. Second by Commissioner Lindsay and carried. (See attached)

EMERGENCY MANAGEMENT: Emergency Manager, Jim Spratlen met with the Commissioners to present the Secure Rural Schools (SRS) Grant Funding Quotes for the purchase of communication equipment. Quotes were received from, **Triple C Communications**, **Two-Way Communications**, **Digitcom Electronics** and **Motorola Solutions**. It was the recommendation of Manager Spratlen to accept the Triple C Communications quote. Commissioner Lindsay moved to accept the bid from Triple C, for communications equipment in the amount of $45,354.00. Second by Commissioner Koppenhafer and carried. (See attached)

CONTRACT / LEASE: Administrator Anderson presented for approval, the proposed three year **Race Track Lease** between Montezuma County and **Brace Motorsports Inc**. Commissioner Koppenhafer moved to approve the Race Track lease between Montezuma County and Glen Brace, Brace Motorsports LLC., for a 3 year period of time, starting in 2025, in the amount of $15,000.00 per year. Second by Commissioner Lindsay and carried. (See attached)

NEW BUSINESS:

LIQUOR LICENSE: **Deputy Clerk, Jerri Frizzell**, presented for approval, a Retail Liquor License Renewal Application for **Triple H&J Inc DBA Smitty's Liquors,** located at 10255 Hwy 491, Cortez CO. Commissioner Lindsay moved to table the application for Triple H&J Inc., DBA Smitty's Liquors. Second by Commissioner Koppenhafer and carried. (See attached)

LIQUOR LICENSE: Deputy Clerk, Frizzell, presented for approval, a retail liquor license renewal application for **Paragon Business Investments, LLC, DBA Hilltop Liquors,** located at 27963 Hwy. 184, Dolores, Co. 81328. Commissioner Koppenhafer moved to approve a retail liquor license renewal application for Paragon Business Investments, doing business as Hilltop Liquors, at 27963 Hwy 184, Dolores. Second by Commissioner Lindsay and carried. (See attached)

LIQUOR LICENSE: Deputy Clerk, Frizzell presented for approval, a retail liquor license renewal application for, **Bubba J'S. LLC,** DBA **Bubba's,** located at 18806 Hwy 491, Lewis, Co. Commissioner Koppenhafer moved to approve the retail liquor license renewal application for Bubba J's LLC, doing business as Bubba's, at 18806 Hwy 491 Lewis, Co. Second by Commissioner Lindsay and carried. (See attached)

COUNTY ATTORNEY REPORT: Attorney Tarnowski discussed a 2008 oil and gas tax case, the Ironwood property litigation, the death case that occurred at the Jail, litigation from the former Weed Department Director, a scheduled unemployment appeal hearing, a scheduled panel discussion with law students and the child support docket.

COUNTY ADMINSTRATOR REPORT: Administrator Anderson discussed staff corrections to funding issues that relate to the JBBS Grant, Federal Aide funded grants, a meeting with T-Mobile related to Disaster Emergency Communications, Departmental financial adjustments and the CCI legislative Steering Committee meeting.

COUNTY CLERK & RECORDER: County Clerk, Kim Percell discussed the attended Colorado County Clerk‘s Association (CCCA) Winter Conference.

COUNTY COMMISSIONER REPORT: Topics within the Commissioners reports included:
Commissioner Koppenhafer reported on the attended Colorado Water Congress meeting.

Commissioner Lindsay reported on the attended Cortez City Council and the virtual Region 9 meetings.

Commissioner Candelaria reported on the attended CCI legislative meeting and the virtual Housing Authority meeting.

MOTION TO ADJOURN: Commissioner Lindsay moved to adjourn, seconded by Commissioner Koppenhafer and carried.

CORRESPONDENCE: The following correspondence was read and noted:

ADJOURNED: 10:50 am

_____ _____

Deputy Clerk February 4, 2025 Chairman

PROCEEDINGS OF THE BOARD OF COMMISSIONERS
MONTEZUMA COUNTY, COLORADO
February 11, 2025

STATE OF COLORADO)
) ss.
COUNTY OF MONTEZUMA)

At a regular meeting of the Board of Commissioners, Montezuma County, Colorado, held on Tuesday February 11, 2025 at the Montezuma County Administration building in Cortez, Colorado, there were present:

Jim Candelaria, Chairman
Kent Lindsay, Vice Chairman,
Gerald Koppenhafer, Commissioner of Deeds
Travis Anderson, County Administrator
Stephen Tarnowski, County Attorney
Kim Percell, County Clerk

CHAIRMAN CANDELARIA opened the meeting of February 11, 2025 with the Pledge of Allegiance.

MINUTES: Commissioner Koppenhafer moved to approve the Proceedings of the Board of County Commissioners of Montezuma County, for Tuesday, February 4, 2025 as presented. The motion was seconded by Commissioner Lindsay and carried.

PUBLIC HEARING: It being the time set aside a public hearing is held for review and determination of a proposed Subdivision Amendment and Rezoning Application, to Tract 1 of the Ferguson Subdivision, submitted by **Sharon & David Milholland**, on property located at 17813 Road G, Cortez, CO, consisting of 10.02 acres, more or less, located north of Road G, situated in Section 33, Township 36N, Range 17W, N.M.P.M. The roll was called, the public notice read, and the proceedings were recorded for the record. Agent: Sharon Millholland was present. **Planning Director, Don Haley** along with **Assistant, S. Jane Duncan** presented the details of the application and the findings of the Planning and Zoning Commission. Commissioner Candelaria opened the hearing to public comment. Hearing no public comment that portion of the hearing was closed. After hearing all the evidence presented Commissioner Koppenhafer moved to accept the proposed subdivision Amendment and rezoning application, to Tract 1 of the Ferguson Subdivision submitted by Sharon & David Milholland, on property located at 17813

Road G. Cortez Co. Second by Commissioner Lindsay and carried. Commissioner Candelaria closed the hearing at this time. (See attached)

PUBLIC HEARING: It being the time set aside a public hearing is held for review and determination of a proposed single Lot Development & AR3-9 Rezoning Application, submitted by **Martha Pickens**; agent: **Kyle Roberts**, on property located at 5321 Road 24.5, Cortez, CO, consisting of 60.00 acres, more or less, located north of Road E, west of Road 24.5, situated in Section 15 Township 35N, Range 16W, N.M.P.M. The roll was called, the public notice read, and the proceedings were recorded for the record. Agent: Kyle Roberts was present. **Planning Director, Don Haley** along with **Assistant, S. Jane Duncan** presented the details of the application and the findings of the Planning and Zoning Commission. Commissioner Candelaria opened the hearing to public comment. Hearing no public comment that portion of the hearing was closed. After hearing all the evidence presented Commissioner Lindsay moved to accept the proposed single lot Development & AR3-9 Rezoning application, submitted by Martha Pickens: Agent Kyle Roberts, on property located at 5321 Road 24.5 Cortez Co. Second by Commissioner Koppenhafer and carried. Commissioner Candelaria closed the hearing at this time. (See attached)

Planning Director, Don Haley along with **Assistant, S. Jane Duncan** presented for signatures a Mylar for an Amendment to Lots 1 & 3 of the Adair Estate Cluster Incentive Planned Unit Development and AR3-9 Rezoning submitted by **Kenneth & Julie Derrick**, on properties located at 19424 Hwy 491 & TBD Road V.3, Lewis, CO, consisting of 28.65 acres & 3.05 acres, more or less, both located east of Hwy 491, north of Road V, situated in Section 6, Township 37N, Range 16W, N.M.P.M.

Planning Director, Don Haley along with **Assistant, S. Jane Duncan** presented for signatures of a Mylar for a Single Lot Development and Rezoning application, consisting of 3.5 acres, more or less, submitted by **Maness Family Farm, LLC**; agent: **Mark Maness**, on property located at 25080 Road H, Cortez, CO, consisting of 177.29 acres, more or less, located south of Road H, east of Road 25, situated in Section 2, Township 35N, Range 16W, N.M.P.M.

PUBLIC COMMENT: Public comment was made by **Allen Maez** and **Susan Kemnetz**.

UNFINISHED BUSINESS:

COUNTY TREASURER / TRUSTEE: During the Monday workshop **Treasurer, Ellen Black** met with the Commissioner's to present the **Schedule of Receipts and Disbursements** for signatures. Commissioner Koppenhafer moved to accept and sign the schedule of receipts and Disbursements. Commissioner Lindsay Second and carried. (See attached)

AGREEMENT: The **Cooperative Wildfire Protection Agreement** was submitted during the Monday workshop by **Sheriff Steven Nowlin**. Commissioner Lindsay moved to accept and sign the Wildlife Protection Agreement. Second by Commissioner Koppenhafer and carried. (See Attached)

CONTRACT: The **Jail Based Behavioral Services Contract** amendment was presented for signatures at the Monday workshop by **Lt. Vicki Pierce** of the Montezuma County Sheriff Office. Commissioner Koppenhafer moved to accept and sign the Jail Based Behavioral Services Contract Amendment. Second by Commissioner Lindsay and carried. (See Attached)

PERMIT: The **Yellow Jacket & Flodine** Range Allotment permits were presented for signatures by James Dietrich. Commissioner Koppenhafer moved to accept and sign The Programmatic agreement between the United States Department of the Interior to fulfill its responsibilities and the Flodine Park grazing, and the Yellow Jacket grazing Allotments in the Canyon of the Ancients National Monument. Second by Commissioner Lindsay and carried. (See Attached)

AGREEMENT: The **Cooperative Planning Intergovernmental Agreement** with the Town of Mancos was presented at the Monday workshop for approval by **James Dietrich**. Commissioner Koppenhafer Moved to sign this Intergovernmental Agreement policy concerning the property planning efforts between Montezuma County and the Town of Mancos. Second by Commissioner Lindsay and carried. (See Attached)

NEW BUSINESS:

LIQUOR LICENSE: Deputy Clerk, Jerri Frizzell, presented for approval a retail liquor license renewal application for **Mancos Brewing Company & Mancos Brewery** Commissioner Lindsay_moved to accept the retail liquor license renewal application for Mancos Brewing Company Located at 484 E. Frontage Road in Mancos, Co. Second by Commissioner Koppenhafer and carried. (See attached)

LIQUOR LICENSE: **Deputy Clerk, Jerri Frizzell**, presented for approval and signatures a Retail Liquor License Renewal Application for **Triple H&J Inc DBA Smitty's Liquor's,** located at 10255 Hwy 491, Cortez CO. **Co-Owner Shiloh Higgins** was present. Commissioner Lindsay moved to approve Retail Liquor License renewal application for Triple H&J INC., doing business as Smitty's Liquors at 10255 Hwy 491, contingent upon the new point of sale system being purchased, also in those contingencies attendance at the liquor licensing class, and an action plan presented to the Clerk's office within a week. Second by Commissioner Koppenhafer and carried. (See attached)

COUNTY ATTORNEY REPORT: Attorney Tarnowski discussed the posting of the Assistant Attorney Position. He reported that he had not received any additional applications, and he will be attending a panel discussion about practicing law in rural parts of the state with current law students.

COUNTY ADMINSTRATOR REPORT: Administrator Anderson reported he will be traveling to Denver February 19-21 for a CML Conference to discuss Legislative issues. He will continue to monitor the federal grants and revenues. Administration and finance will start to oversee the Sheriff office and budget starting March 1st 2025.

COUNTY CLERK & RECORDER: County Clerk, Kim Percell Introduced **Diana Smith Deputy Clerk** who is training to do BOCC minutes.

COUNTY COMMISSIONER REPORT: Topics within the Commissioners reports included:

Commissioner Koppenhafer reported he had attended by zoom the (AAA) Area Agency on Aging for the board of Senior Services. He Attended the Cattleman's Meeting on Saturday.

Commissioner Lindsay He attended the Cattleman's meeting on Saturday, and will be attending the City Council meeting tonight.

Commissioner Candelaria reported on the attended Cattleman's meeting. Attended an interview with the Cortez Journal along with administration discussing legislative briefing. Attended the Housing Authority meeting Saturday, and the Dolores Town Hall meeting.

MOTION TO ADJOURN: Commissioner Lindsay moved to adjourn, seconded by Commissioner Koppenhafer and carried.

ADJOURNED: 10:07 am

_____ _____

Deputy Clerk February 11, 2025 Chairman

PROCEEDINGS OF THE BOARD OF COMMISSIONERS
MONTEZUMA COUNTY, COLORADO
February 18, 2025

STATE OF COLORADO)
) ss.
COUNTY OF MONTEZUMA)

At a regular meeting of the Board of Commissioners, Montezuma County, Colorado, held on Tuesday February 18, 2025 at the Montezuma County Administration building in Cortez, Colorado, there were present:

Jim Candelaria, Chairman
Kent Lindsay, Vice Chairman,
Gerald Koppenhafer, Commissioner of Deeds
Travis Anderson, County Administrator
Stephen Tarnowski, County Attorney
Kim Percell, County Clerk

CHAIRMAN CANDELARIA opened the meeting of February 18, 2025 with the Pledge of Allegiance.

MINUTES: Commissioner Koppenhafer moved to approve the Proceedings of the Board of County Commissioners of Montezuma County, for Tuesday, February 11, 2025 as presented. The motion was seconded by Commissioner Lindsay and carried.

PUBLIC HEARING: It being the time set aside a public hearing is held for review and determination a proposed 2 Lot Minor Subdivision and AR10-34 & AR3-9 Rezoning Application, submitted by **Flame Conley Weinmaster**, on property located at 27980 Road T, Dolores, CO, consisting of 35.85 acres, more or less, located south of Road T, west of Hwy 145, situated in Section 19, T.37N, R.15W, N.M.P.M. The roll was called, the public notice read, and the proceedings were recorded for the record. Agent: **Flame Conley Weinmaster** was present. **Planning Director, Don Haley,** presented the details of the application and the findings of the Planning and Zoning Commission. Commissioner Candelaria opened the hearing to public comment. Hearing no public comment that portion of the hearing was closed. After hearing all the evidence presented Commissioner Lindsay moved to accept the proposed 2 Lot Minor Subdivision and AR10-34 & AR3-9 Rezoning Application, submitted by Flame Conley Weinmaster, on property located at 27980 Road T, Dolores, Co. Second by Commissioner

Koppenhafer and carried. Commissioner Candelaria closed the hearing at this time. (See attached)

Planning Director, Don Haley presented for signatures of a Mylar for a Single Lot Development, consisting of 29 acres, more or less, and AR35+ Rezoning, submitted by **Clinton & Lee Erin Jones**, on property located at TBD Hwy 491, Lewis, CO, consisting of 67.52 acres, more or less, located east of Hwy 491, north of Road V, situated in Section 6, Township 37N, Range 16W, N.M.P.M.

Planning Director, Don Haley presented for signatures a Mylar for an Amendment to Lots 1 & 3 of the **Adair Estate Cluster Incentive** Planned Unit Development and AR3-9 Rezoning submitted by **Kenneth & Julie Derrick**, on properties located at 19424 Hwy 491 & TBD Road V.3, Lewis, CO, consisting of 28.65 acres & 3.05 acres, more or less, both located east of Hwy 491, north of Road V, situated in Section 6, Township 37N, Range 16W, N.M.P.M.

Planning Director, Don Haley presented for signatures of a Mylar for a 5.10-acre Single Lot Development and AR3-9 & A80+ Rezoning, submitted by **Colorado Haymakers, Inc**; agent: **Randy Carver**, on property located at 30843 Road L.4 Loop, Mancos, CO, consisting of 134.35 acres, more or less, located east of Road 29, north of Hwy 160, situated in Section 15, Township 36N, Range 15W, N.M.P.M.

PUBLIC COMMENT: Public comment was made by **Mike Lynch** and **Edward Anderson,**

UNFINISHED BUSINESS:

CONTRACT: During the Monday workshop, the **Assessment Solutions Corporation Oil & Gas contract** was presented for signatures by Montezuma County **Assessor, Leslie Bugg.** Commissioner Koppenhafer moved to accept and sign The Assessment Solutions Corporation Oil & Gas contract. Second by Commissioner Lindsay and carried. (See Attached)

GRANT APPLICATION: The **Colorado Parks & Wildlife Impact Assistance Grant application** was presented for signatures by **Administrator Anderson**. Commissioner Koppenhafer moved to accept and sign The Colorado Parks & Wildlife Impact Assistance Grant in the amount of $ 2,244.20. Second by Commissioner Lindsay and carried. (See Attached)

LETTER OF SUPPORT: A letter of support addressed to the Colorado Economic Development Commission, c/o Che Sheehan, EZ Program Manager in support of the **Southwest Enterprise Zone Designation** was presented for approval. Commissioner Koppenhafer Moved to sign this letter of support Southwest Enterprise Zone Designation through the Colorado Economic Development commission and Montezuma County. Second by Commissioner Lindsay and carried. (See Attached)

BOARD OF APPOINTMENT: A letter of interest was received by Lee Hill to renew his position on the **Sylvan Cemetery Board**. Commissioner Koppenhafer moved to approve the appointment of Lee Hill to the Sylvan Cemetery Board for a 6year term. Second by Commissioner Lindsay. (See Attached)

GRANT APPLICATION: The **Southwest Health System Community Support Grant** application was presented by **Emergency Manager, Jim Spratlen**. Commissioner Koppenhafer moved to approve the Montezuma Grant application submission form to Southwest Health Systems Community Support 2025 Program in the amount of $500 with no match. Second by Commissioner Lindsay. (See Attached)

NEW BUSINESS:

COUNTY ATTORNEY REPORT: Attorney Tarnowski Reported on his participation of a panel discussion with current law students about opportunities for lawyers outside the metro area. Other topics discussed included: child protection cases, child support cases, the Ironwood property case, and the proposed variances process to the Land Use Code.

COUNTY ADMINSTRATOR REPORT: Administrator Anderson reported that he had met with the Sheriff to ensure a smooth Finances transition process, and mentioned a discussion with Senator Hickenlooper related to the proposed Space Command move. Other meetings attended included the unfunded mandates meeting, the TPR (Transportation and Planning Region) meeting and the CCI Bill update meeting.

COUNTY CLERK & RECORDER: County Clerk, Kim Percell had nothing to report.

COUNTY COMMISSIONER REPORT: Topics within the Commissioners reports included:

Commissioner Lindsay Attended the DOLA (Department of Local Affairs) meeting with Administrator Anderson. Attended the City Council meeting last week.

Commissioner Koppenhafer reported he had attended the MVI meeting, the Southwest Conservation Board meeting in Durango, and the Mancos Town meeting.

Commissioner Candelaria Attended with Administrator Anderson, the discussion with Senator Hickenlooper about space command. Attended the TPR (Transportation and Planning Region) meeting in Durango. Attended a meeting with a couple Gentleman with Cortez Cemetery District regarding funding that they have. Attended a workshop with the Montezuma Housing Authority. Attended a meeting Looking (to review) all the Bills to be voted on in Denver later this week. Had a Workshop meeting yesterday and Department Head meeting.

MOTION TO ADJOURN: Commissioner Lindsay moved to adjourn, seconded by Commissioner Koppenhafer and carried.

ADJOURNED: 9:40 am

_____ _____

Deputy Clerk February 18, 2025 Chairman

PROCEEDINGS OF THE BOARD OF COMMISSIONERS
MONTEZUMA COUNTY, COLORADO
February 25, 2025

STATE OF COLORADO)
) ss.
COUNTY OF MONTEZUMA)

At a regular meeting of the Board of Commissioners, Montezuma County, Colorado, held on Tuesday February 25, 2025 at the Montezuma County Administration building in Cortez, Colorado, there were present:

Jim Candelaria, Chairman
Kent Lindsay, Vice Chairman,
Gerald Koppenhafer, Commissioner of Deeds
Travis Anderson, County Administrator
Stephen Tarnowski, County Attorney
Kim Percell, County Clerk
Diana Smith, Deputy Clerk

CHAIRMAN CANDELARIA opened the meeting of February 25, 2025 with the Pledge of Allegiance.

MINUTES: Commissioner Koppenhafer moved to approve the Proceedings of the Board of County Commissioners of Montezuma County, for Tuesday, February 18, 2025 as presented. The motion was seconded by Commissioner Lindsay and carried.

Planning Director, Don Haley along with **Assistant, S. Jane Duncan** presented for signatures a Mylar of a 3 Lot Minor Subdivision submitted by **Three Rotors Ranches**, Inc.; agent: **Rebecca Lambert**, on property located at 30275 Road S, Dolores, CO, consisting of 40 acres, more or less, located east of Road 30, north of Road S, situated in Section 22, Township 37N, Range 15W, N.M.P.M.

Planning Director, Don Haley presented for signatures a Mylar of a Subdivision Amendment and AR3-9 Rezoning to Lots 3 & 4 of the Lost Canyon Estates Subdivision, submitted by **Chris Robertson & Joanie Allencastre;** agent: **Bill Stanley**, on properties located at 30076 & TBD Road S.6, Dolores, CO, consisting of 0.32 acres, more or less & 0.56 acres, more or less, both located east of Hwy 184, south of Road S.6, situated in Section 22, Township 37N, Range 15W, N.M.P.M.

PUBLIC COMMENT: Public comment was made by **Allen Maez**, **Rebecca Busic, Roy Brown, Mary Dodd, MB McAfee, Karelia VerEcke,** and **Jennifer Magnusen.**

BOARD OF SOCIAL SERVICES MONTHLY REPORT: It being the time set aside, the Board of Social Services was conducted. **Director, Kelli Hargraves** and **Finance Officer, Lori Higgins** were present. Commissioner Lindsay moved to approve the Promoting Safe and Stable Families grant request in the amount of 1,611,099.41 Second by Commissioner Koppenhafer. (See attached)

UNFINISHED BUSINESS:

GRANT APPLICATION: The **Edward Byrne Memorial Justice Assistance Grant** request Presented by **Finance Director**, **Robert Dobry**. Commissioner Koppenhafer moved to approve the Montezuma County Grant Application Submission Form for the Montezuma County Sheriff's office, for the Taser upgrade part 2 in the amount of $161,187.60. Second by Commissioner Lindsay. (See Attached)

GRANT APPLICATION: Presented by **Commissioner, Candelaria** the **State of Colorado Contract Modification Contract, Amendment #5**. Commissioner Koppenhafer moved to approve the Colorado Department of Early Childhood Contract Amendment #5 in the amount of $200,000 for the fiscal year 2025. Second by Commissioner Lindsay. (See Attached)

COUNTY CLERK & RECORDER: County Clerk, Kim Percell presented the **Runbeck DuoAgiles Software & Support** contract for renewal. Commissioner Koppenhafer moved to sign the Service Agreement with Runbeck related to Montezuma County. Second by Commissioner Lindsay. (See Attached)

GRANT APPLICATION: The proposed **Grant Administration and Funding Policy** was presented for approval by **Administrator Anderson**. Commissioner Koppenhafer Moved to approve the Grant Administration and Funding Policy as presented for Montezuma County. Second by Commissioner Lindsay. (See Attached)

NEW BUSINESS:

TRANSFER ORDER: Finance Manager, Robert Dobry presented a **Transfer Order #2-2025.** A transfer of $41,023.40 from the General Fund (001) to Senior Services and Transportation Fund (072) to transfer unexpended Senior Services and Transportation grant funds received into the General Fund in 2024 for to be expended out of the Senior Services and Transportation Fund. Commissioner Lindsay moved to approve Transfer order #2-2025 to transfer funds to Senior Services and Transportation fund. Second by Commissioner Koppenhafer. (See Attached)

TRANSFER ORDER: Finance Manager, Robert Dobry presented a **Transfer Order # 3-2025.** Commissioner Lindsay moved to approve Transfer Order #3-2025 to transfer $15,000.00 from Senior Citizens Bus Fund to the Senior Services and Transportation fund for

reimbursement of wraps for MoCo transportation. Second by Commissioner Koppenhafer. (See Attached)

COUNTY ATTORNEY REPORT: Attorney Tarnowski gave an update on the position of Assistant County Attorney, other topics discussed included he has been in contact with the Attorney's and CDPHE for the Sherriff Sale Action of the Ironwood Property scheduled to go to sale this Thursday, and the Child Protection Docket, along with two different trial dates.

COUNTY ADMINSTRATOR REPORT: Administrator Anderson reported that he attended the CCI conference last week, attended a session at the Capitol. Spoke with Senator Caitlin regarding unfunded mandates. Starting the County budget process with the directive of the Commissioners, has sent out the packets to all Departments and elected officials.

COUNTY CLERK & RECORDER: County Clerk, Kim Percell had nothing to report.

COUNTY COMMISSIONER REPORT: Topics within the Commissioners reports included:

Commissioner Lindsay reported he will attend the scheduled Cortez City Council meeting, and discussed an e-mail received from **Sarah Pretzer,** letter will be given to County Clerk Kim Percell for inclusion into the Public Minutes.

Commissioner Koppenhafer reported he will attend the scheduled Mancos Town meeting and Coffee with the Commissioners.

Commissioner Candelaria reported he had attended the CCI conference, where they took position on over 60 bills, the Commissioner also discussed the attended Dolores Town Meeting, will be Traveling to Washington with Administrator Anderson, has a meeting with Congressman Jeff Hurd, attended a meeting with BLM.

MOTION TO ADJOURN: Commissioner Lindsay moved to adjourn, seconded by Commissioner Koppenhafer and carried.

CORRESPONDENCE: The following correspondence was noted: E-mail received by Commissioner Lindsay from Sarah Pretzer. (See Attached)

ADJOURNED: 9:54 am

_____ _____

Clerk February 25, 2025 Chairman

PROCEEDINGS OF THE BOARD OF COMMISSIONERS
MONTEZUMA COUNTY, COLORADO
March 11, 2025

STATE OF COLORADO)
) ss.
COUNTY OF MONTEZUMA)

At a regular meeting of the Board of Commissioners, Montezuma County, Colorado, held on Tuesday March 11, 2025 at the Montezuma County Administration building in Cortez, Colorado, there were present:

Jim Candelaria, Chairman
Kent Lindsay, Vice Chairman,
Gerald Koppenhafer, Commissioner of Deeds
Travis Anderson, County Administrator
Stephen Tarnowski, County Attorney
Kim Percell, County Clerk

CHAIRMAN CANDELARIA opened the meeting of March 11, 2025 with the Pledge of Allegiance.

AGENDA: Chairman Candelaria requested that two additional Road & Bridge items be added to the Agenda. Commissioner Lindsay moved to add the two items to the agenda. Second by Commissioner Koppenhafer and carried.

MINUTES: Commissioner Koppenhafer moved to approve the Proceedings of the Board of County Commissioners of Montezuma County, for Tuesday, February 25, 2025 as presented. The motion was seconded by Commissioner Lindsay and carried.

PUBLIC HEARING: It being the time set aside a public hearing is held for review and determination a 10 Lot Major Subdivision & AR3-9 Rezoning Application submitted by **Elevated Smoke, LLC,** agent: **Cole Clark**, on property located at 7185 Road 25, Cortez, CO, consisting of 35 acres, more or less, located north of Road G, west of Road 25, situated in Section 3, T.36N, R.16W, N.M.P.M. The roll was called, the public notice read, and the proceedings were recorded for the record. Agent, Clark was present. **Planning Director, Don Haley** along with **Assistant, S. Jane Duncan** presented the details of the application and the findings of the Planning and Zoning Commission. Commissioner Candelaria opened the hearing

to public comment. Hearing no public comment, that portion of the hearing was closed. After hearing all the evidence presented Commissioner Koppenhafer moved to approve the 10 Lot Major Subdivision & AR3-9 Rezoning Application submitted by Elevated Smoke, LLC, agent: Cole Clark, on property located at 7185 Road 25, Cortez, CO. Second by Commissioner Lindsay and carried. Commissioner Candelaria closed the hearing at this time. (See attached)

Planning Director, Don Haley along with **Assistant, S. Jane Duncan** presented for signatures, a Mylar of a 2 Lot Minor Subdivision and AR10-34 & AR3-9 Rezoning, submitted by **Flame Conley Weinmaster**, on property located at 27980 Road T, Dolores, CO, consisting of 35.85 acres, more or less, located south of Road T, west of Hwy 145, situated in Section 19, T.37N, R.15W, N.M.P.M.

Director, Haley along with **Assistant Duncan** presented for signatures, a Mylar of an Exemption Amendment to RES #P-8-96, Amended, submitted by **Frederick Family Living Trust;** agent: **Jennifer Daves**, on property located at 12025 Road BB, Pleasant View, CO, consisting of 20 acres, more or less, and 3-D Farms; agent: Jennifer Daves, on property located at 12225 Road BB, Pleasant View, CO, consisting of 300 acres, more or less, both located north of Road AA, east of Hwy 491, situated in Section 8, Township 38N, Range 17W, N.M.P.M.

Director, Haley along with **Assistant, Duncan** presented a Mylar of a 2 Lot Minor Subdivision and AR10-34 Rezoning, submitted by **Kevin May & Carri Karuhn**; agent: **Keenen Lovett**, on property located at TBD Road S.2, Dolores, CO, consisting of 36.21 acres, more or less, located southwest of Hwy 184, west of Road 30, situated in Section 21, Township 37N, Range 15W, N.M.P.M.

Director, Haley along with **Assistant, S. Jane** presented a Mylar of a Single Lot Development & AR3-9 Rezoning, submitted by **Martha Pickens**; agent: **Kyle Roberts**, on property located at 5321 Road 24.5, Cortez, CO, consisting of 60.00 acres, more or less, located north of Road E, west of Road 24.5, situated in Section 15 Township 35N, Range 16W, N.M.P.M

PUBLIC COMMENT: Public comment was made by **Allen Maez** and **Denise Hall**

UNFINISHED BUSINESS:
ROAD & BRIDGE: During the Monday Workshop, **Road Superintendent, Rob Englehart** presented for approval, a proposed purchase of a 2007 Mack Granite CV712 4WD S/A Plow/Sander truck through **Roller Auctions** and a quote from **Asphalt Systems Inc., (ASI)** for the County's chip seal project**.** Commissioner Lindsay moved to approve that the head of the Road Department purchase a bucket truck, within his budget. Second by Commissioner Koppenhafer and carried. Commissioner Koppenhafer moved to approve the project bid from (ASI) **Asphalt Systems Inc., Preservation Products** for the oil, for our chip seal, of $1,139.00 per ton for the purchase of 458 tons, for the Montezuma County Road Department. Second by Commissioner Lindsay and carried. (See attached)

LETTER OF SUPPORT: A letter of support, addressed to **Congressman Hurd**, **Senator Bennet** and **Senator Hickenlooper** related to the **Dolores Water Shed Collaborative** wildfire risk reduction was presented for approval. Commissioner Koppenhafer moved to approve the

letter of support for the Dolores Water Shed Collaborative, to reduce wildfire risk, to continue the $60,000.00 a year in federal funding, through the Farm Bill. Second by Commissioner Lindsay and carried. (See attached)

GRANT APPLICATION: The **Emergency Operations Center Fairgrounds Grant** request was presented by **Emergency Manager, Jim Spratlen**. Commissioner Koppenhafer moved to approve the Montezuma County Grant Application Submission Form, for the Office of Emergency Management, through the Congressionally Directed Spending, in the amount of $185,955.00, requested from the grant. Second by Commissioner Lindsay. (See Attached)

GRANT APPLICATION: Emergency Manager, Spratlen also presented for approval, the **Community Animal Response Team Grant** application. Commissioner Koppenhafer moved to approve the Montezuma County Grant Application Submission Form for the Community Animal Response Team supplies, through the LOR Foundation, for $5,000.00, with no match. Second by Commissioner Lindsay. (See Attached)

GRANT APPLICATION: during the Monday Workshop, the **CSU Extension Director, Emily Lockard**, presented the proposed **Water Wise Educational Gardens Grant** application for approval. Commissioner Koppenhafer moved to approve the Montezuma County Grant Application Submission Form for the CSU Extension, for the Water Wise Education Gardens at the public library, through the LOR Foundation, for $1,725.00, with no match. Second by Commissioner Lindsay and carried. (See Attached)

GRANT APPLICATION: Director, Lockard also presented the proposed **2025 Gardening Classes** grant application for approval. Commissioner Lindsay moved to sign the grant application for the 2025 Gardening Classes, in the amount of $2,030.00. Second by Commissioner Koppenhafer and carried. (See Attached)

GRANT APPLICATION: County Clerk and Recorder, Kim Percell presented the **Electronic Recording Technology Board** grant application, for approval. Commissioner Koppenhafer moved to sign the Montezuma County Grant Application Submission Form, for Kim Percell, the County Clerk and Recorder, from the Electronic Recording Technology Board, for reimbursement of $10,924.42. Second by Commissioner Lindsay. (See Attached)

LETTER: **Attorney Tarnowski** presented for approval, a letter, addressed to the **Colorado Counties Inc.**, in support of the **Amicus Briefing in Colorado Court of Appeals No: 2025CA26.** Commissioner Koppenhafer moved to forward the request for Amicus Briefing, Colorado Court of Appeals No: 2025CA26 for the Colorado Counties Inc. to submit the Amicus Briefing in court of appeals case. Second by Commissioner Lindsay. (See Attached)

MORATORIUM: With the recommendation from Attorney Tarnowski, Commissioner Lindsay moved to set a Public Hearing, to listen to public input on a proposed moratorium of solar regulations within Montezuma County, for April 1, 2025. Second by Commissioner Koppenhafer and carried. (See Attached)

NEW BUSINESS:

SPECIAL EVENT LIQUOR LICENSE: Deputy Clerk, Jerri Frizzell, presented for approval a Special Event liquor license application for the **Montezuma County Fair Board,** event to be held at the Montezuma County Fairgrounds, 30100 Hwy 160 Cortez Co., scheduled July 25, 2025 through August 2, 2025. The Commissioners agreed to table the application until March 25, 2025, to allow the Fair Board to obtain at least one certified officer along with two other security personnel for the event.

COUNTY ATTORNEY REPORT: Attorney, Stephen Tarnowski discussed an update on the Sheriff's sale of the Ironwood Property, the FOP Unionization Election, court appearances for child welfare / support issues, the Dollar Store Land Use case, and working with Planning Director Haley related to Solar development and the creation of variance provisions for the Land Use Code.

COUNTY ADMINSTRATOR REPORT: Administrator, Travis Anderson discussed the trip to Washington DC and the sessions attended. Sessions attended included; Ag and Rural Affairs, Justice and Public Safety, the Colorado Caucus meeting, the Western Interstate Region, Rural Action Caucus and the Congressional Leaders General Session.

COUNTY CLERK & RECORDER: County Clerk, Kim Percell had nothing to report.

COUNTY COMMISSIONER REPORT: Topics within the Commissioners reports included:
Commissioner Lindsay reported he will attend the scheduled Cortez City Council meeting, and stated that e-mails received related to Planning & Zoning applications will be referred to the County Clerk and placed in the Public record.

Commissioner Koppenhafer reported he will attend the scheduled Town of Mancos Board meeting and a scheduled Southwest Water Conservation Board meeting.

Commissioner Candelaria reported on his attendance as a member of the Colorado Delegation on the trip to Washington D.C. and key item discussions with Representative Peterson's assistant Katie Fuller, Representatives Bennett, Neguse, Crank, Crow, Boebert, Evans and Representative Hurd. Commissioner Candelaria also reported on the attended Town of Dolores Board meeting.

CORRESPONDENCE: The following correspondence was noted: Workshop reports from the following departments: **Landfill, Fairgrounds, Emergency Management,** and the **CSU Extension**. The **Senior Services** March 2025 newsletter. E-mails received from Angela Montgomery and Weston Thompson. (See Attached

MOTION TO ADJOURN: Commissioner Lindsay moved to adjourn, seconded by Commissioner Koppenhafer and carried.

ADJOURNED: 10:00 am

_____ _____

Clerk March 11, 2025 Chairman

PROCEEDINGS OF THE BOARD OF COMMISSIONERS
MONTEZUMA COUNTY, COLORADO
March 18, 2025

STATE OF COLORADO)
) ss.
COUNTY OF MONTEZUMA)

At a regular meeting of the Board of Commissioners, Montezuma County, Colorado, held on Tuesday March 18, 2025 at the Montezuma County Administration building in Cortez, Colorado, there were present:

Jim Candelaria, Chairman
Kent Lindsay, Vice Chairman,
Gerald Koppenhafer, Commissioner of Deeds
Travis Anderson, County Administrator
Stephen Tarnowski, County Attorney
Kim Percell, County Clerk

CHAIRMAN CANDELARIA opened the meeting of March 18, 2025 with the Pledge of Allegiance.

MINUTES: Commissioner Koppenhafer moved to approve the Proceedings of the Board of County Commissioners of Montezuma County, for Tuesday, March 11, 2025 as presented. The motion was seconded by Commissioner Lindsay and carried.

PUBLIC HEARING: It being the time set aside a public hearing is held for review and determination of a proposed 2 Lot Moderate Subdivision and AR3-9 & COMZ Rezoning Application submitted by **Jay & Korina Cruzan**, on property located at 26620 Road J, Cortez, CO, consisting of 10 acres, more or less, located south of Road J, west of Road 27, situated in Section 36, Township 36N, Range 16W, N.M.P.M. The roll was called, the public notice read, and the proceedings were recorded for the record. Mr. Cruzan was present. **Planning Director, Don Haley** along with **Assistant, S. Jane Duncan** presented the details of the application and the findings of the Planning and Zoning Commission. Commissioner Candelaria opened the hearing to public comment. Hearing no public comment, that portion of the hearing was closed. After hearing all the evidence presented Commissioner Lindsay moved to accept the proposed 2 Lot Moderate Subdivision and AR3-9 & Commercial Rezoning Application submitted by Jay & Korina Cruzan, on property located at 26620 Road J, Cortez, with the stipulations from the

Planning and Zoning Commission. Second by Commissioner Koppenhafer and carried. Commissioner Candelaria closed the hearing at this time. (See attached)

Planning Director, Don Haley along with **Assistant, S. Jane Duncan** presented for signatures, a Mylar of a 2 Lot Moderate Subdivision Application submitted by **Loretta Gilbert,** on property located at 17381 Road 24, Dolores, CO, consisting of 8.80 acres, more or less, located west of Road 24, south of Hwy 184, situated in Section 16, Township 37N, Range 16W, N.M.P.M.

PUBLIC HEARING: It being the time set aside a public hearing is held for review and determination of a proposed 3 Lot Minor Subdivision Application, submitted by **Kerry Ritland & Faith Szafranski Living Trust**; agent: **Kerry Ritland**, on property located at 15842 Road 30, Dolores, CO, consisting of 40.87 acres, more or less, located west of Road 30.5, south of Hwy 184, situated in Section 27, Township 37N, Range 15W, N.M.P.M.. The roll was called, the public notice read, and the proceedings were recorded for the record. Mr. Ritland was present. **Planning Director, Don Haley** along with **Assistant, S. Jane Duncan** presented the details of the application and the findings of the Planning and Zoning Commission. Commissioner Candelaria opened the hearing to public comment. Hearing no public comment, that portion of the hearing was closed. After hearing all the evidence presented Commissioner Koppenhafer moved to approve the proposed 3 Lot Minor Subdivision Application, submitted by Kerry Ritland & Faith Szafranski Living Trust; agent: Kerry Ritland, on property located at 15842 Road 30, Dolores. Second by Commissioner Lindsay and carried. Commissioner Candelaria closed the hearing at this time. (See attached)

PUBLIC COMMENT: Public comment was made by **Mike Lynch**.

UNFINISHED BUSINESS:

GRANT APPLICATION: During the Monday Workshop, Sheriff Nowlin presented the Montezuma County Grant Application Submittal Form for the **Colorado (POST) Peace Officers Standards and Training Grant** in the amount $5,082.00. Commissioner Koppenhafer moved to approve the Montezuma County Grant Application Submission Form, for the Sheriff's Office, Colorado POST FY26 In-service Training Grant in the amount of reimbursement of $5,082.00. Second by Commissioner Lindsay and carried. (See Attached)

INTERGOVERNMENTAL AGREEMENT: Administrator, Travis Anderson presented for approval the **Montezuma County Law Enforcement Shooting Range Intergovernmental Agreement** between the Montezuma County Board of County Commissioners and **Pueblo Community College**. Commissioner Lindsay moved to enter into an Intergovernmental Agreement with Pueblo Community College for the Shooting Range. Second by Commissioner Koppenhafer and carried. (See Attached)

GRANT APPLICATION: No Commissioner action was required for the Montezuma County Grant Application Submittal Form of the **Hazard Mitigation Planning Grant.**

COUNTY ATTORNEY REPORT: Attorney, Stephen Tarnowski discussed his court appearance schedule, a Medicaid appeal issue, working with Planning & Zoning Department, an

update on the Dollar Store Land Use case, and reported that two law students from the DU Sturm College of Law will be participating in the Alternative Spring Break Program in Montezuma County.

COUNTY ADMINSTRATOR REPORT: Administrator, Travis Anderson mentioned received emails related to solar farms, his Zoom attendance to the CCI legislative update meeting. Administrator Anderson reported that the County Landfill would no longer be able to clean up illegal dumpsites within the County.

COUNTY CLERK & RECORDER: County Clerk, Kim Percell no report.

COUNTY COMMISSIONER REPORT: Topics within the Commissioners reports included:

Commissioner Koppenhafer discussed the attended Town of Mancos Board meeting, a change of that meeting time from 7:00 p.m. to 6:00 p.m. and reported that the Southwest Water Conservation Board meeting had been postponed until this Thursday.

Commissioner Lindsay discussed the attended Cortez City Council meeting and the second reading on the new City Land Use Code.

Commissioner Candelaria discussed the CCI legislative update meeting and the first discussion held during the Monday workshop, on the proposed direction for the Planning & Zoning Commission, as related to the large-scale solar and nuclear blueprint proposal to bring back to the Commissioners.

MOTION TO ADJOURN: Commissioner Lindsay moved to adjourn, seconded by Commissioner Koppenhafer and carried.

CORRESPONDENCE: The following correspondence was noted: E-mails received from Sally Dziedzic, Del &Pamela Coppinger. (See Attached)

ADJOURNED: 9:33 am

_____ _____

Clerk March 18, 2025 Chairman

PROCEEDINGS OF THE BOARD OF COMMISSIONERS
MONTEZUMA COUNTY, COLORADO
March 25, 2025

STATE OF COLORADO)
) ss.
COUNTY OF MONTEZUMA)

At a regular meeting of the Board of Commissioners, Montezuma County, Colorado, held on Tuesday March 25, 2025 at the Montezuma County Administration building in Cortez, Colorado, there were present:

Jim Candelaria, Chairman
Kent Lindsay, Vice Chairman,
Gerald Koppenhafer, Commissioner of Deeds
Travis Anderson, County Administrator
Stephen Tarnowski, County Attorney
Kim Percell, County Clerk

CHAIRMAN CANDELARIA opened the meeting of March 25, 2025 with the Pledge of Allegiance.

MINUTES: Commissioner Koppenhafer moved to approve the Proceedings of the Board of County Commissioners of Montezuma County, for Tuesday, March 18, 2025 as presented. The motion was seconded by Commissioner Lindsay and carried.

PUBLIC HEARING: It being the time set aside a public hearing is held for review and determination of a proposed Single Lot Development and AR3-9 Rezoning Application, submitted by **L. Chappell, LLC.; agent: Keenen Lovett**, on property located at 16795 Road S, Cortez, CO, consisting of 280 acres, more or less, located west of Road 18, north of Road S, situated in Section 20, Township 37N, Range 17W, N.M.P.M The roll was called, the public notice read, and the proceedings were recorded for the record. Agent Lovett was present. **Planning Director, Don Haley** along with **Assistant, S. Jane Duncan** presented the details of the application and the findings of the Planning and Zoning Commission. Commissioner Candelaria opened the hearing to public comment. Hearing no public comment, that portion of the hearing was closed. After hearing all the evidence presented Commissioner Lindsay moved to accept the proposed Single Lot Development and AR3-9 Rezoning Application, submitted by L. Chappell, LLC.; agent: Keenen Lovett, on property located at 16795 Road S, Cortez. Second

by Commissioner Koppenhafer and carried. Commissioner Candelaria closed the hearing at this time. (See attached)

Planning Director, Haley along with **Assistant, Duncan** presented a request for a three (3) month extension to the Vested Rights for the previously approved 2 Lot Minor Subdivision & Rezoning Application, submitted by previous owners **Justin & Tammy Hooten,** on property located at 26510 Road K.5, Cortez, CO, consisting of 35 acres, more or less, located west of Hwy 145, north of Empire Street, situated in Section 24, T.36N, R.24W, N.M.P.M. The approval date was April 5, 2022 with the three (3) year Vested Rights set to expire April 5, 2025. For the record, the new owners are **Adam and Brittany Bryan**. Commissioner Koppenhafer moved to approve the (3) three month extension to the Vested Rights for the previously approved 2 Lot Minor Subdivision & Rezoning Application, submitted by previous owners Justin & Tammy Hooten, on property located at 26510 Road K.5, Cortez. Second by Commissioner Lindsay and carried. (See attached)

PUBLIC HEARING: It being the time set aside a public hearing is held for review and determination of a proposed Subdivision Amendment Application to Lot 3 of the Eagle's Roost 3 Lot Subdivision, submitted by **Morathore, LLC.; agent: Michelle Ingvar**, on property located at 13538 Road 32.4, Mancos, CO, consisting of 6.31 acres, more or less, located west of Road 33, north of Road P, situated in Section 1, Township 36N, Range 15W, N.M.P.M. The roll was called, the public notice read, and the proceedings were recorded for the record. Agent Ingvar was present. **Planning Director, Don Haley** along with **Assistant, S. Jane Duncan** presented the details of the application and the findings of the Planning and Zoning Commission. Commissioner Candelaria opened the hearing to public comment. Hearing no public comment, that portion of the hearing was closed. After hearing all the evidence presented Commissioner Koppenhafer moved to approve the proposed Subdivision Amendment Application to Lot 3 of the Eagle's Roost 3 Lot Subdivision, submitted by Morathore, LLC.; agent: Michelle Ingvar, on property located at 13538 Road 32.4, Mancos, CO. Second by Commissioner Lindsay and carried. Commissioner Candelaria closed the hearing at this time. (See attached)

Director, Haley reported that the draft **Variance Section** to be added to the **Land Use Code** would be posted to the County webpage for public review and that the Public Hearing is scheduled for Tuesday, April 1, 2025 at 9:00 a.m.

PUBLIC COMMENT: No public comment made.

BOARD OF SOCIAL SERVICES MONTHLY REPORT: It being the time set aside, the Board of Social Services was conducted. **Director, Kelli Hargraves** and **Finance Officer, Lori Higgins** were present. (See attached)

UNFINISHED BUSINESS:

LETTER OF SUPPORT: During the Monday Workshop, representing **Southwest Health Systems, Bridgett Jabour** along with **Chief Financial Officer, Adam Conley,** met with the Commissioners to request a letter of support, addressed to **Senators Michael Bennet** and **John Hickenlooper** related to a proposed replacement purchase of a Computed Tomography (CT)

scanner for Southwest Health System Inc. dba Southwest Memorial Hospital. Commissioner Koppenhafer moved to approve the letter of support, addressed to U.S. Senators Bennet and Hickenlooper, for Southwest Health Systems, to get a new CT scanner, to replace the old one. Second by Commissioner Lindsay and carried. (See attached)

COST SHARE APPLICATION: During the Monday Workshop **Weed Department Manager, James Dietrich** presented for approval, the **2025 Montezuma County Weed Program Cost-Share Application.** Commissioner Lindsay moved to approve the Noxious Weed Department Cost-Share Application. Second by Commissioner Koppenhafer and carried. (See attached)

GRANT APPLICATION: Also during the Monday Workshop, **Manager, Dietrich** presented the Montezuma County Grant Application Submittal Form for the **Colorado Parks & Wildlife Habitat Partnership Program Gant** in the amount $10,000.00. Commissioner Koppenhafer moved to approve the Montezuma County Grant Application Submission Form, for the Noxious Weed Department, through the Colorado Parks & Wildlife in the amount $10,000.00 with no cash match. Second by Commissioner Lindsay and carried. (See attached)

COUNTY ATTORNEY REPORT: Attorney, Stephen Tarnowski discussed the FOP Unionization Election, his court appearance schedule continued work with the Planning & Zoning Department, and the two law students from DU Law that are participating in the Alternative Spring Break Program in Montezuma County.

COUNTY ADMINSTRATOR REPORT: Administrator, Travis Anderson discussed a service award and scheduled special event for the retiring Veterans Officer, **Rick Torres,** a meeting held with **La Plata County Administrator, Chuck Stevens**, a proposed HR software, the departmental fee structures and budget discussions. Administrator Anderson also reported that **Road and Bridge Supervisor, Rob Englehart** would be retiring and that the position will be posted.

COUNTY CLERK & RECORDER: County Clerk, Kim Percell discussed new legislation, related to Document filing fees and reported that at all County Clerk Offices will change to a flat fee, effective July 1, 2025. (See attached)

COUNTY COMMISSIONER REPORT: Topics within the Commissioners reports included:

Commissioner Lindsay mentioned constituent discussions and the scheduled Cortez City Council meeting.

Commissioner Koppenhafer mentioned constituent discussions and the scheduled Town of Mancos Board, Southwest Water Conservation Board and the Water meetings.

Commissioner Candelaria mentioned budget discussions, attendance to the Orly Lucero services, the attended Dolores Town Board meeting, the Coffee with the County meeting and scheduling evening meetings, and traveling town hall meetings.

MOTION TO ADJOURN: Commissioner Lindsay moved to adjourn, seconded by Commissioner Koppenhafer and carried.

CORRESPONDENCE: The following correspondence was noted: Email from **Patty Coen.**

ADJOURNED: 9:42 am

_____ _____

Clerk March 25, 2025 Chairman

PROCEEDINGS OF THE BOARD OF COMMISSIONERS
MONTEZUMA COUNTY, COLORADO
April 1, 2025

STATE OF COLORADO)
) ss.
COUNTY OF MONTEZUMA)

At a regular meeting of the Board of Commissioners, Montezuma County, Colorado, held on Tuesday April 1, 2025 at the Montezuma County Administration building in Cortez, Colorado, there were present:

Jim Candelaria, Chairman
Kent Lindsay, Vice Chairman,
Gerald Koppenhafer, Commissioner of Deeds
Travis Anderson, County Administrator
Stephen Tarnowski, County Attorney
Kim Percell, County Clerk

CHAIRMAN CANDELARIA opened the meeting of April 1, 2025 with the Pledge of Allegiance.

MINUTES: Commissioner Koppenhafer moved to accept the Proceedings of the Board of County Commissioners of Montezuma County, for Tuesday, March 25, 2025 as presented. The motion was seconded by Commissioner Lindsay and carried.

PUBLIC HEARING: It being the time set aside a public hearing is held for review and determination of the addition of a **Variance and After-the-Fact Variance** section to the County Land Use Code. **Planning Director, Don Haley** along with **Assistant, S. Jane Duncan** presented the details of the proposed additional section to the Land Use Code. **County Attorney, Stephen Tarnowksi** reviewed the definitions of the addition to Section 9104 to the Land Use Code, the list of criteria for the Board of Adjustment and the fees associated with the variance application. Commissioner Candelaria opened the hearing to public comment. Public comment was made by **Allen Maez**. Hearing no further public comment, that portion of the hearing was closed. After hearing all the evidence presented, Commissioner Koppenhafer moved to accept the addition of a Variance and After-the-Fact Variance section to the Montezuma County Land Use Code, as presented. Second by Commissioner Lindsay and

carried. Attorney Tarnowski will present a resolution, to adopt this update to the Land Use Code. Commissioner Candelaria closed the hearing at this time. (See attached)

PUBLIC COMMENT: Public comment was made by **Allen Maez, Lori Mott** and **Laurie Hall.** (See attached)

UNFINISHED BUSINESS:

APPOINTMENTS: During the Monday Workshop, **Extension Director, Emily Lockard** presented a letter of interest from **Abdel Berrada** to be reappointed to the **CSU Extension Advisory Committee**. Commissioner Lindsay moved to reappoint Abdel Berrada to the Extension Advisory Committee. Second by Commissioner Koppenhafer and carried. (See attached)

RESOLUTION: Resolution #4-2025, a **Resolution of Montezuma County, Colorado, adopting a General Fund Reserve Policy** was presented by the M**ontezuma County Finance and Budget Manager, Robert Dobry.** Commissioner Koppenhafer moved to approve Resolution #4-2025 a resolution of Montezuma County, adopting a General Fund Reserve policy. Second by Commissioner Lindsay and carried. (See attached)

DISCUSSION: During the Monday Workshop, **Assessor Leslie Bugg** along with Attorney Tarnowski discussed the finalization of a 2012 land exchange with the **Dunn Living Trust** at Hwy 184 and Road 23. No action was taken at this time. Attorney Tarnowski will present a new resolution at a future meeting. (See attached)

NEW BUSINESS:

SPECIAL EVENT LIQUOR LICENSE: Deputy Clerk, Jerri Frizzell, presented for approval a Special Event liquor license application for the **Montezuma County Fair Board,** event to be held at the Montezuma County Fairgrounds, 30100 Hwy 160 Cortez Co., scheduled July 25, 2025 through August 2, 2025. Commissioner Lindsay moved to accept the Special Event liquor license application for the Montezuma County Fair Board, event to be held at the Montezuma County Fairgrounds, 30100 Hwy 160 Cortez. Second by Commissioner Koppenhafer and carried. (See attached)

SPECIAL EVENT LIQUOR LICENSE: Deputy Clerk, Frizzell presented for approval a Special Event liquor license application for the **Ute Mountain Round Up Rodeo**. The event is scheduled to be held at the County Fairgrounds, 30100 Hwy 160 Cortez Co., from June 12, 2025 through June 14, 2025. Commissioner Koppenhafer moved to approve the Special Events application for a liquor license, for the Ute Mountain Round Up Rodeo, at 30100 Hwy 160 Cortez. Motion was seconded by Commissioner Lindsay and carried. (See attached)

LIQUOR LICENSE RENEWAL: Deputy Clerk, Frizzell presented a liquor license renewal for **Echo Basin Ranch LLC,** located at 43747 Road M, Mancos. Commissioner Lindsey moved to accept the retail liquor license renewal application for Echo Basin LLC., located at 43747 Road M, Mancos. Second by Commissioner Koppenhafer and carried. (See attached)

TRANSFER ORDER: Finance and Budget Manager, Robert Dobry presented **Transfer Order #4-2025**, a transfer $38,446.05 from the General Fund (001) to Senior Services and Transportation Fund (072) to transfer Travelers Insurance reimbursement funds received into general fund ($29,287.10 check #98900314, $22,816.97 check#98781274, $1,000 check #99043536 net $14,658.02 paid out in 2024) to pay for MoCo transportation bus repair**.** Commissioner Lindsay moved to approve Order #4-2025, a transfer $38,446.05 from the General Fund to Senior Services and Transportation Fund. Second by Commissioner Koppenhafer and carried. (See attached)

TRANSFER ORDER: Manager, Dobry presented **Transfer Order #5-2025,** a transfer $6,000,000 from the General Fund (001) to Capital Fund (055) for future capital expenditures. Commissioner Koppenhafer moved to approve Order #5-2025, a transfer $6,000,000 from the General Fund to Capital Fund for future capital expenses. Second by Commissioner Lindsay and carried. (See attached)

TRANSFER ORDER: Manager, Dobry presented **Transfer Order #6-2025,** a transfer $1,000,000 from the General Fund (001) to Contingency Fund (054) to provide for expenditures caused by an act of God, or the public enemy, or some contingency that could not have been reasonably foreseen at the time of adoption of the budget (CO Rev Stat § 30-25-107). Commissioner Lindsay moved to approve Order #6-2025, a transfer $1,000,000 from the General Fund to Contingency Fund, to provide for expenditures caused by an act of God, or the public enemy, or some contingency that should not have been reasonably foreseen at the time of adoption of the budget. Second by Commissioner Koppenhafer and carried. (See attached)

COUNTY ATTORNEY REPORT: Attorney, Stephen Tarnowski gave updates on the scheduled Sheriff's sale of the Ironwood property, the Kelroy Newman case. the FOP Unionization Election, the DU law students Alternative Spring Break Program in Montezuma County and his court appearance schedule.

COUNTY ADMINSTRATOR REPORT: Administrator, Travis Anderson discussed, public service issues addressed at the Fairgrounds, the Magchloride distribution program, JBBS grant funds, posting of the job description for the Road Superintendent position, the redevelopment of the Teen Maze, reimbursements for expenses provided for the CIP Program funding, a proposed HR software purchase, the attended Collective bargaining FOP Unionization Election, a Sheriff's Deputy that was involved in a vehicle accident, and the CCI emergency CDPHE funding meeting related to the discontinuation of the COVID Funds.

PAYABLE EXPENDITURE REPORT: Administrator, Travis Anderson presented for approval, the January 2025 Accounts Payable Expenditure Reports in the amount of $4,369,336.89. Commissioner Koppenhafer moved to approve the payables for January 1, 2025 through January 31, 2025 in the amount of $4,369,336.89. Second by Commissioner Lindsay and carried. (See attached)

PAYABLE EXPENDITURE REPORT: Administrator, Travis Anderson presented for approval, the December 2024 Accounts Payable Expenditure Reports in the amount of

$3,760,570.84. Commissioner Koppenhafer moved to accept the payables for December 1, 2024 through December 31, 2024, in the amount of $3,760,570.84. Second by Commissioner Lindsay and carried. (See attached)

PAYABLE EXPENDITURE REPORT: Administrator, Travis Anderson presented for approval, the February 2025 Accounts Payable Expenditure Reports in the amount of $3,714,918.98. Commissioner Koppenhafer moved to accept the payables for Montezuma County for February 1, 2025 through February 28, 2025 in the amount of $3,714,918.98. Second by Commissioner Lindsay and carried. (See attached)

COUNTY CLERK & RECORDER: County Clerk, Kim Percell no report.

COUNTY COMMISSIONER REPORT: Topics within the Commissioners reports included:

Commissioner Lindsay reminded constituents that the Commissioners do not comment or review anything related to upcoming Planning issues. Other topics discussed included the attended Cortez City Council meeting, the Monday Workshop and Social Media posts.

Commissioner Koppenhafer reported that the previously scheduled Town of Mancos Board meeting had been cancelled and gave an overview on the attended, Southwest Water Conservation Board meetings.

Commissioner Candelaria mentioned the attended CDPHE funding meeting, the collective bargaining FOP Unionization Election, a cost benefit analysis for all departments, and the required majority or unanimous votes for all Board decisions.

MOTION TO ADJOURN: Commissioner Lindsay moved to adjourn, seconded by Commissioner Koppenhafer and carried.

CORRESPONDENCE: The following correspondence was noted: the April 2025 Senior Services Newsletter, and an email from David R. Ross.

ADJOURNED: 10:10 a.m.

_____ _____

Clerk April 1, 2025 Chairman

PROCEEDINGS OF THE BOARD OF COMMISSIONERS
MONTEZUMA COUNTY, COLORADO
April 7, 2025

STATE OF COLORADO)
) ss.
COUNTY OF MONTEZUMA)

At a scheduled special meeting of the Board of Commissioners, Montezuma County, Colorado, held on Monday, April 7, 2025 at the Montezuma County Administration building in Cortez, Colorado, there were present:

Jim Candelaria, Chairman
Kent Lindsay, Vice Chairman
Gerald Koppenhafer, Commissioner of Deeds
Travis Anderson, County Administrator
Stephen Tarnowski, County Attorney
Kim Percell, County Clerk.

CHAIRMAN Candelaria opened the special meeting.

EXECUTIVE SESSION Pursuant to Attorney Tarnowski's suggestion, Commissioner Koppenhafer moved to go into executive session. Seconded by Commissioner Lindsay and carried. Included in the session will be Commissioners Candelaria, Lindsay and Koppenhafer, Administrator Anderson, Attorney Tarnowski, Clerk Percell, Planning Director, Don Haley and Assistant, S. Jane Duncan. Topics for the executive session were legal advice on the **Land Use Code**. Commissioner Lindsay moved to go out of executive session, seconded by Commissioner Koppenhafer and carried. (See attached)

MOTION TO ADJOURN: was made by Commissioner Lindsay seconded by Commissioner Koppenhafer and carried.

MEETING ADJOURNED 4:25 p.m.

_____ _____
County Clerk April 7, 2025 Chairman

PROCEEDINGS OF THE BOARD OF COMMISSIONERS
MONTEZUMA COUNTY, COLORADO
April 8, 2025

STATE OF COLORADO)
) ss.
COUNTY OF MONTEZUMA)

At a regular meeting of the Board of Commissioners, Montezuma County, Colorado, held on Tuesday April 8, 2025 at the Montezuma County Administration building in Cortez, Colorado, there were present:

Jim Candelaria, Chairman
Kent Lindsay, Vice Chairman,
Gerald Koppenhafer, Commissioner of Deeds
Travis Anderson, County Administrator
Stephen Tarnowski, County Attorney
Kim Percell, County Clerk

CHAIRMAN CANDELARIA opened the meeting of April 8, 2025 with the Pledge of Allegiance.

MINUTES: Commissioner Koppenhafer moved to approve the Proceedings of the Board of County Commissioners of Montezuma County, for Tuesday, April 1, 2025 as presented. The motion was seconded by Commissioner Lindsay and carried.

RESOLUTION: Resolution #5-2025, a resolution **amending Resolution Nos. 2-1998, 12-2000, 4-2002, 10-2003, 17-2003, 13-2004, 4-2006, 11-2007, 7-2008, 12-2009, 09-2010, 2012-6, 3-2015, and 21-2020 of the Montezuma County Land Use Code** was presented to for approval. Commissioner Koppenhafer moved to approve Resolution #5-2025, amendment to the Montezuma County Land Use Code. Second by Commissioner Lindsay and carried. (See attached)

BOARD OF ADJUSTMENTS: The two following variance applications were on a 60-day forbearance from 2/4; Previously continued from 1/28.
Planning Director, Don Haley along with **Assistant, S. Jane Duncan** presented for discussion and approval of an After-The-Fact Setback Variance Application, submitted by **Laura Webster**, on property located at 8400 Road 39, Mancos, CO, consisting of 7.82 acres, more or less, located

north of Road H and east of Hwy 160, situated in Section 31, Township 36N, Range 13W, N.M.P.M. **Contractor, Nick Manning** was present. County Attorney Tarnowski gave an overview of the statutes governing the Board of Adjustment as related to variance applications and invited the Board to consider pursuing prosecution of Land Use Code Violations in County Court through the relevant statute. (CRS 30.28.124.5). Commissioner Lindsay moved to deny the After-The-Fact Setback Variance Application, submitted by Laura Webster, on property located at 8400 Road 39, Mancos, due to no hardship. Commissioner Lindsay withdrew his motion. Commissioner Koppenhafer moved to approve the variance, with a consequence to the variance of $6,000.00, for the failure to follow the Land Use Code. Second by Commissioner Lindsay and carried. (See attached)

Planning Director, Don Haley along with **Assistant, S. Jane Duncan** presented for discussion and approval of an After-The-Fact Setback Variance Application, submitted by **Ouida Vincent**, on property located at 10756 Road 26, Cortez, CO, consisting of 3.10 acres, more or less, located south of Road L and east of Road 26, situated in Section 24, Township 36N, Range 16W, N.M.P.M.. Property Owner Ouida Vincent was present**.** County Attorney Tarnowski read the statutes governing the Board of Adjustment as related to variance applications. Attorney Tarnowski remade, for the record, that he had advised the Board on this issue during executive session, and invited the Board to consider prosecuting Land Use violations in County Court. Commissioner Lindsay moved to approve After-The-Fact Setback Variance Application, submitted by Ouida Vincent, on property located at 10756 Road 26, Cortez, with a consequence of $953.28. Second by Commissioner Koppenhafer and carried. (See attached)

PUBLIC HEARING: It being the time set aside a public hearing is held for review and consideration of a moratorium prohibiting acceptance or processing of utility-scale energy development (particularly and including solar energy) applications in the unincorporated area of Montezuma County for 6 months, or until appropriate standards for such development have been established. The roll was called, the public notice read, and the proceedings were recorded for the record. **Planning Director, Don Haley** along with **Assistant, S. Jane Duncan** were present. **County Attorney, Stephen Tarnowski** gave a background on the proposed County Resolution to adopt a temporary moratorium on applications and / or processing of applications for utility scale solar development and gave an overview of the current Land Use Code, Special Use Permits and High Impact Permits. Commissioner Candelaria opened the hearing to public comment. Public comment was made from **Eleanor Macfarlane, Billy Akers, James Cowan, James Jackson, David Raubeson, Leslee Ham, Louise Jackson, Amanda Barcenas, Joy Cochran, Tucker Robinson, Elise Goggin, Joel Lee, David Kimmett, Cynthia Campbell, M.B. McAfee, Adrienne Dorsey, Landan Wilson, Beth Howell, Jennifer Singer, Curtis Cowan, Lowell Volk, Diane Cuskelly** and **Mike Lynch.** Hearing no further public comment that portion of the hearing was closed. Letters and emails related to the discussion were received from **David Buck, Tiffany Foster, Carl Godfrey, Riley Calvillo (2), Oliver Millican, Julie Carey, Yazmin Adriana, Larry Svendsen, Tamara Hamilton, Steve Fuller, Kuwanhongsi Soohafyah, Doc Wilkin, Craig Hart (3), Jim Law, Stephan Fox, Karen Lee (2), Gregory Lee, Avery Royer, Steven King, Diane Muller, Jeff Muller, Dawn Lee, Duane Neal, Bradley Vanek, E.M. Taylor, Jason Quinonez, Tonja Cowan, Kaylin Archuleta, Abram Archuleta, Joel Young, Kathy Sainz, Joel Lee, Quinn Hart, Marvin Reichenau, Richard Lee, Heather Reichenau, Nicholas Branson, Paige Branson, Peggy Reed Reichenau, Marcelino Aldaz,**

Karen Hart, Elizabeth McKee, Joe Butterfield, Nicholas McDonald, Denver Coleman, Richard Valentine, Julie Bishop, Beth Cascaddan and Susan Williams Pernot. After hearing all the evidence presented Commissioner Koppenhafer moved to approve the moratorium for 6 months, for Montezuma County, particularly on new applications for large utility-scale energy development (particularly solar energy). Second by Commissioner Lindsay and carried. Commissioner Candelaria closed the hearing at this time. (See attached)

PUBLIC COMMENT: Public comment was made by **M.B. McAfee** and **Mary Dodd**.

UNFINISHED BUSINESS:

ROAD & BRIDGE DEPARTMENT: During the Monday workshop**, Road Superintendent, Rob Englehart** met with the Commissioners to present for review and discussion a proposed **Fee Schedule.** The Commissioners agreed to postpone the proposed fee discussion until next week's meeting. The **90-Day Work Schedule** and the proposed right-of-way negotiations to purchase 2.16 acres of land, for a purchase price of $30,000.00 for the **Hwy 184 and Road 25 Realignment Project** were also presented during the Workshop. Commissioner Lindsay moved to approve and proceed with the right of way negotiations on Highway 184, County Road 25, with the purchase of the land. Second by Commissioner Koppenhafer and carried. (See attached)

NEW BUSINESS:

COUNTY ATTORNEY REPORT: Attorney, Stephen Tarnowski gave a weekly report**:** Topics discussed within the report included the Ironwood property, the court appearance schedule, working with the Planning and Zoning Department, a Medicaid appeal, a scheduled status conference on the Leaf Property Dollar Store case, and the reposting for the Assistant County Attorney position.

COUNTY ADMINSTRATOR REPORT: Administrator, Travis Anderson discussed, posting of the job application for the Road Superintendent position. **County Assessor, Leslie Bugg** joined the meeting at this time to discuss a proposed new software purchase from **Eagle View,** and to request preliminary approval to move forward with a flyover of Montezuma County, to bring the software onboard. Commissioner Lindsay moved to authorize the County Administrator to proceed with the Eagle View flyover. Second by Commissioner Koppenhafer and carried. Other topics discussed within the report included: contracts related to JBBS and Axis Mental Health.

COUNTY CLERK & RECORDER: County Clerk, Kim Percell no report.

COUNTY COMMISSIONER REPORT: Topics within the Commissioners reports included:

Commissioner Lindsay discussed the scheduled Cortez City Council meeting, the attended Home & Garden Show, reminded constituents when using cell phones to use the 911 Dispatch number to report to the Fire Department and mentioned the recently held Rawhide Auction.

Commissioner Koppenhafer discussed the Home & Garden Show, the scheduled Town of Mancos Board meeting, the scheduled Southwest Water Conservation Board and a the (MVI) Montezuma Valley Irrigation meetings.

Commissioner Candelaria reported on a discussion held between the Board and Congressman Hurd related to the NCA and addressing the hospital needs. Commissioner Candelaria made a request that the Board send an updated Letter of Support to our representatives, related to the reintroduction of the NCA. Commissioner Koppenhafer moved to update a letter of support for the NCA to Senators Bennet and Hickenlooper and to Congressman Hurd. To thank them for this project and appreciate the work that they have done on it. Second by Commissioner Lindsay and carried. Commissioner Candelaria also reported on a conversation with Senator Simpson related to the proposed moratorium and maintaining local control, the Coffee with the County / Public Health event, the new Public Health Physician Advisor, Jocelyn Hirschman**,** the CCI zoom legislative briefing and the scheduled CCI legislative session.

MOTION TO ADJOURN: Commissioner Lindsay moved to adjourn, seconded by Commissioner Koppenhafer and carried.

CORRESPONDENCE: The following correspondence was noted: the March 2025 Emergency Management Monthly Situation Report, the Montezuma County 2025 Community Health Assessment and the Montezuma County Colorado Public Health Medical Officer Contract. (See attached)

ADJOURNED: 11:21 a.m.

_____ _____

Clerk April 8, 2025 Chairman

PROCEEDINGS OF THE BOARD OF COMMISSIONERS
MONTEZUMA COUNTY, COLORADO
April 15, 2025

STATE OF COLORADO)
) ss.
COUNTY OF MONTEZUMA)

At a regular meeting of the Board of Commissioners, Montezuma County, Colorado, held on Tuesday April 15, 2025 at the Montezuma County Administration building in Cortez, Colorado, there were present:

Jim Candelaria, Chairman
Kent Lindsay, Vice Chairman,
Gerald Koppenhafer, Commissioner of Deeds
Travis Anderson, County Administrator
Stephen Tarnowski, County Attorney
Kim Percell, County Clerk

CHAIRMAN CANDELARIA opened the meeting of April 15, 2025 with the Pledge of Allegiance.

MINUTES: Commissioner Koppenhafer moved to approve the Proceedings of the Board of County Commissioners for a Special meeting on April 7, 2025 and for the regular Tuesday, April 8, 2025 meeting, at the Montezuma County Board of County Commissioners, as presented. The motion was seconded by Commissioner Lindsay and carried.

DISCUSSION: Planning Director, Don Haley held a discussion related to the Planning & Zoning process on the proposed land purchase for the **Hwy 184 and Road 25 Realignment Project.**

PUBLIC HEARING: It being the time set aside a public hearing is held for review and determination of a proposed Amendment Application to High Impact Permit #HIP-09-2023, submitted by **Yesco, LLC;** agent for **HD Cortez, LLC and Maverik, Inc**, located at 7255 Hwy 160/491, Cortez, CO, consisting of 10.60 acres, more or less, located west of Hwy 160/491, north of Road G, situated in Section 4, Township 35N, Range 16W, N.M.P.M. The roll was called, the public notice read, and the proceedings were recorded for the record. Agent, **Clint Carver,** from Maverik, Inc., was present by Zoom. **Planning Director, Don Haley** presented

the details of the application and the findings of the Planning and Zoning Commission. Commissioner Candelaria opened the hearing to public comment. Public Comment was made by **Garrett Baxstrom**. Hearing no further public comment that portion of the hearing was closed. After hearing all the evidence presented Commissioner Lindsay moved to approve, contingent upon the letter from the FAA, the proposed Amendment Application to High Impact Permit #HIP-09-2023, submitted by Yesco, LLC; agent for HD Cortez, LLC and Maverik, Inc, located at 7255 Hwy 160/491, Cortez. Second by Commissioner Koppenhafer and carried. Commissioner Candelaria closed the hearing at this time. (See attached)

PUBLIC COMMENT: Public comment was made by **John Durbin**, **David Raubeson** and **Allen Maez**.

UNFINISHED BUSINESS:

PUBLIC HEALTH: During the Monday Workshop, **Public Health Assistant Director, Laurel Schafer** presented for approval the **Public Health Air Quality Monitoring Program Contract.** Commissioner Lindsay moved to approve the Public Health Air Quality Monitoring Program Contract, with the State of Colorado. Second by Commissioner Koppenhafer and carried. (See attached)

INTERGOVERNMENTAL AGREEMENT: During the Monday Workshop, the **Intergovernmental Agreement Policy Concerning Cooperative Planning Efforts**, between Montezuma County and the Town of Dolores Colorado was presented for approval, by **Resource Director, James Dietrich**. Commissioner Koppenhafer moved to approve the Intergovernmental Agreement Policy Concerning Cooperative Planning Efforts, between Montezuma County and the Town of Dolores. Second by Commissioner Lindsay and carried. (See attached)

RESOULTION: Resolution #5-2025, a Resolution Authorizing a Loan from the **General Fund** to the **Senior Services and Transportation Fund**, in the amount of Seventy Thousand Dollars ($70,000.00) was presented at the Monday Workshop by **Robert Dobry, Montezuma County Finance and Budget Manager** along with **Transportation Director, Kelli Hargraves.** Commissioner Koppenhafer moved to approve Resolution #5-2025, a Resolution Authorizing a loan from the General Fund to the Senior Services and Transportation Fund in the amount of $70,000.00. Second by Commissioner Lindsay and carried. (See attached)

TRANSFER ORDER: Administrator Anderson presented **Transfer Order #7-2025,** a transfer of $70,000 from the General Fund (001) to Senior Services and Transportation Fund (072) as a loan, detailed in a Resolution dated April 14, 2025, to help resolve a temporary cash flow issue. Commissioner Lindsay moved to approve Order #7-2025, to transfer $70,000 from the General Fund to Senior Services and Transportation Fund. Second by Commissioner Koppenhafer and carried. (See attached)

RESOULTION: Resolution #6-2025 a Resolution of the Montezuma County Board of County Commissioners Enacting a **Moratorium** of acceptance of new applications for **Utility-Scale Solar** power generation in Montezuma County, Colorado for six months or until appropriate standards are incorporated into the Montezuma County **Land Use Code**, whichever comes first,

was presented for approval, by County Attorney, Stephen Tarnowski. Commissioner Koppenhafer moved to approve Resolution #6-2025 a Resolution of the Montezuma County Board of County Commissioners Enacting a Moratorium of acceptance of new applications for Utility-Scale Solar power generation in Montezuma County, Colorado for six months or until appropriate standards are incorporated into the Montezuma County Land Use Code, whichever comes first. Second by Commissioner Lindsay and carried. (See attached)

NEW BUSINESS:

COUNTY SHERIFF: Sheriff, Steven Nowlin met with the Commissioners to give an update on the Highway 491/CR-M accident and to present the following Sheriff's Office fee schedules: Civil Fees, CCW Application, Records Fees, Office Fees and Sex Offender Fees. (See attached)

COUNTY ATTORNEY REPORT: Attorney, Stephen Tarnowski discussed civil case decisions on the Leaf Property Dollar Store case and the Severance Tax case. Other topics mentioned included Child Protection cases and working with the Planning & Zoning. He reported that he would be out of office next week on a personal matter and would be participating in the Middle School Career Fair.

COUNTY ADMINSTRATOR REPORT: Administrator, Travis Anderson mentioned 2026 budget requests, the destruction of a guard rail on County Road H and reported he is working on (RFP's) Requests for Product, Agreements and Contracts.

COUNTY CLERK & RECORDER: County Clerk, Kim Percell no report.

COUNTY COMMISSIONER REPORT: Topics within the Commissioners reports included:
Commissioner Lindsay gave an overview of the attended Cortez City Council Meeting and mentioned constituent letters and phone calls. He also reported that the City of Cortez would be celebrating their 140th anniversary in 2026.
Commissioner Koppenhafer discussed the attended Mancos Town Board, the Southwest Water Conservation Board and the (MVI) Montezuma Valley Irrigation Board meetings.
Commissioner Candelaria discussed the attended Fire Commission, CCI Steering Committee and Housing Authority meetings. He also addressed Mr. Durbin's public comment.

CORRESPONDENCE: The following correspondence was noted: A letter from **Eve O'Neill** and **Richard Gerrard**.

MOTION TO ADJOURN: Commissioner Lindsay moved to adjourn, seconded by Commissioner Koppenhafer and carried.

ADJOURNED: 10:05 a.m.

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Clerk April 15, 2025 Chairman

PROCEEDINGS OF THE BOARD OF COMMISSIONERS
MONTEZUMA COUNTY, COLORADO
April 22, 2025

STATE OF COLORADO)
) ss.
COUNTY OF MONTEZUMA)

At a regular meeting of the Board of Commissioners, Montezuma County, Colorado, held on Tuesday April 22, 2025 at the Montezuma County Administration building in Cortez, Colorado, there were present:

Jim Candelaria, Chairman
Kent Lindsay, Vice Chairman,
Gerald Koppenhafer, Commissioner of Deeds
Travis Anderson, County Administrator
Stephen Tarnowski, County Attorney
Kim Percell, County Clerk

CHAIRMAN CANDELARIA opened the meeting of April 22, 2025 with the Pledge of Allegiance.

MINUTES: Commissioner Koppenhafer moved to approve the Proceedings of the Board of County Commissioners of Montezuma County, Tuesday, April 15, 2025 as presented. The motion was seconded by Commissioner Lindsay and carried.

PUBLIC HEARING: It being the time set aside a public hearing is held for review and determination of a proposed Commercial Rezoning Application, a High Impact Permit Application and Setback Variance Application, submitted by **Ute Mountain Ute Tribe**; agent: **Beth Cascaddan**, on property located at 27601 Hwy 160, Cortez, CO consisting of 4.05 acres, more or less, located south of East Empire St, north of Hwy 160, situated in Section 30, Township 36N, Range 15W, N.M.P.M. The roll was called, the public notice read, and the proceedings were recorded for the record. Agent, Cascaddan was present. **Planning Director, Don Haley** along with **Assistant, S. Jane Duncan** presented the details of the application and the findings of the Planning and Zoning Commission. Commissioner Candelaria opened the hearing to public comment. Public comment was made by Cortez Cemetery Board Member, **Howard Kaime**. Hearing no further public comment that portion of the hearing was closed. After hearing all the evidence presented, Commissioner Koppenhafer moved to approve the High

Impact Permit Application and Setback Variance Application, submitted by the Ute Mountain Ute Tribe, on property located at 27601 Hwy 160, Cortez, CO consisting of 4.05 acres, along with the proposed Commercial Rezoning, contingent upon the CDOT access, acoustical music only, privacy fence and MVI access to the irrigation canal. Second by Commissioner Lindsay and carried. Commissioner Candelaria closed the hearing at this time. (See attached)

PUBLIC HEARING: It being the time set aside a public hearing is held for review and determination of a proposed Subdivision Amendment Application & Rezoning to Lot North of the Hema-Casey Subdivision, submitted by **Waldey Harris Mikkelson Family Trust; agent: Michael Mikkelson,** on property located at 14902 Road 29.75, Dolores, CO, consisting of 20.32 acres, more or less, located east of Road 29.75, south of Hwy 184, situated in Section 33, Township 37N, Range 15W, N.M.P.M. The roll was called, the public notice read, and the proceedings were recorded for the record. **Travis Mikkelson** was present. **Planning Director, Don Haley** along with **Assistant, S. Jane Duncan** presented the details of the application and the findings of the Planning and Zoning Commission. Commissioner Candelaria opened the hearing to public comment. Public comment was made by **Monte Carmack**. Hearing no further public comment that portion of the hearing was closed. After hearing all the evidence presented, Commissioner Lindsay moved to accept the proposed Subdivision Amendment Application & Rezoning to Lot North of the Hema-Casey Subdivision, submitted by Waldey Harris Mikkelson Family Trust; agent: Michael Mikkelson, on property located at 14902 Road 29.75, Dolores. Second by Commissioner Koppenhafer and carried. Commissioner Candelaria closed the hearing at this time. (See attached)

PUBLIC HEARING: It being the time set aside a public hearing is held for review and determination of a proposed Single Lot Development and AR3-9 Rezoning Application, submitted by **Joshua & Gina Boren**, on property located at 15511 Hwy 145, Cortez, CO, consisting of 68.87 acres, more or less, located west of Hwy 145, south of Road S, situated in Section 30, Township 37N, Range 15W, N.M.P.M. The roll was called, the public notice read, and the proceedings were recorded for the record. **Mr. Boren** was present. **Planning Director, Don Haley** along with **Assistant, S. Jane Duncan** presented the details of the application and the findings of the Planning and Zoning Commission. Commissioner Candelaria opened the hearing to public comment. Hearing no public comment, that portion of the hearing was closed. After hearing all, the evidence presented, Commissioner Koppenhafer moved to approve the proposed Single Lot Development and AR3-9 Rezoning Application, submitted by Joshua & Gina Boren, on property located at 15511 Hwy 145, Cortez, CO. Second by Commissioner Lindsay and carried. Commissioner Candelaria closed the hearing at this time. (See attached)

PUBLIC COMMENT: Public comment was made by **Mary Dodd.**

UNFINISHED BUSINESS:

FEE SCHEDULES: The following Fee Schedules were presented for review and discussion: The Fairground's **Rate Schedule Comparison,** the Planning and Zoning **Fee Schedule**, the Sheriff Office's **Civil Fees, CCW Application Fees, Records Fees, Office Fees, Sex Offender Fees** and the Public Health **2025 Fee Schedule.** All of the Fee Schedule discussions were postponed to a future date. (See attached)

NEW BUSINESS:

GIS MAPPING: GIS Manager, Doug Roth met with the Commissioners to present for signatures a **Memo of Understanding** between Montezuma County Colorado and the **Towns of Mancos**, and **Dolores**, the **City of Cortez** and **Dolores County Colorado,** regarding a cooperative effort to enhance geographic information systems (GIS) within regional planning and emergency services area. Commissioner Lindsay moved to enter into a Memo of Understanding between the Montezuma County, towns of Mancos, Dolores and the City of Cortez and Dolores County, for regional partnership regarding a cooperative effort to enhance geographic information systems within regional planning and emergency services area. Second by Commissioner Koppenhafer and carried. (See attached)

COUNTY ATTORNEY REPORT: Attorney, Stephen Tarnowski mentioned adult protection and child support hearings, the court schedule, working with the Planning Department on current issues, solar regulations and proposed road realignments, also the reposting of the expanded Assistant County Attorney position.

COUNTY ADMINSTRATOR REPORT: Administrator, Travis Anderson reported he had done a review of the Severance Tax funding loss, done research for the JBBS contracts, attended meetings with the Sheriff and Road & Bridge Departments, reported on the District Attorney staff move, mentioned the Hwy 184 and Road 25 Realignment Project survey, a discussion held with Jackson County related to the restructuring of a Noxious Weed Program, and addressing insurance issues related to Useful Public Service clients coming out of the courts.

COUNTY CLERK & RECORDER: County Clerk, Kim Percell reported that she had made an error on numbering a Resolution that had been approved on April 15, 2025. Attorney Tarnowski will review and advise.

COUNTY COMMISSIONER REPORT: Topics within the Commissioners reports included:
Commissioner Lindsay discussed the agenda for the scheduled Cortez City Council Meeting and gave an overview of the attended Energy and Environment Symposium.

Commissioner Koppenhafer mentioned the attended Commissioner Town Hall meeting held in Dolores and the scheduled Mancos Town Board meeting.

Commissioner Candelaria discussed attended departmental meetings, the CCI legislative update Zoom meeting, the Southwest Health System update form **Joe Theine** during the Monday Workshop and the Commissioner Town Hall meeting held in Dolores.

Chairman Candelaria announced the meeting would adjourn until 1:00 p.m. for a discussion with **Congressman, Jeff Hurd.**

Chairman Candelaria announced the meeting would reconvene.

DISCUSSION: Congressman Hurd met with the Commissioners to discuss local concerns and gave an update on his first 100 days. **District Director**, **Betsy Bear** and **Senior Legislative**

Assistant, **Chis Zhen** were introduced as members of the team. Congressman Hurd's legislative Committee assignments included the **Natural Resources Committee**, (Subcommittees Energy and Minerals and is the Chairman of the Indian and Insular Affairs subcommittee), the **Transportation Infrastructure Committee**: (Subcommittees Aviation, Roads and Surface and Water Infrastructure), and the **Science Space and Technology Committee**. Topics discussed included; permanent location for BLM Headquarters, Public Land management plans, Wildfire Forest Management, the Second Amendment, Rural Health Care, Secure Rural Schools (SRS) Funds, the budget reconciliation process, the Farm Bill, Payments in Lieu of Taxes (PILT), the National Conservation Area (NCA), Water issues, Wilderness Study Areas (WSA), Areas of Critical Environmental Concern (ACEC), the Head Start Program / Child care funding, local transportation areas of concern, County and City Law Enforcement needs, Drought resilience, Forest Service Fire Fighter positions and Border Security,

CORRESPONDENCE: The following correspondence was noted:

MOTION TO ADJOURN: Commissioner Lindsay moved to adjourn, seconded by Commissioner Koppenhafer and carried.

ADJOURNED: 2:00 p.m.

_____ _____

Clerk April 22, 2025 Chairman

PROCEEDINGS OF THE BOARD OF COMMISSIONERS
MONTEZUMA COUNTY, COLORADO
April 29, 2025

STATE OF COLORADO)
) ss.
COUNTY OF MONTEZUMA)

At a regular meeting of the Board of Commissioners, Montezuma County, Colorado, held on Tuesday April 29, 2025 at the Montezuma County Administration building in Cortez, Colorado, there were present:

Jim Candelaria, Chairman
Kent Lindsay, Vice Chairman,
Gerald Koppenhafer, Commissioner of Deeds
Travis Anderson, County Administrator
Stephen Tarnowski, County Attorney
Kim Percell, County Clerk

CHAIRMAN CANDELARIA opened the meeting of April 29, 2025 with the Pledge of Allegiance.

MINUTES: Commissioner Koppenhafer moved to approve the Proceedings of the Board of County Commissioners of Montezuma County, Tuesday, April 22, 2025 as presented. The motion was seconded by Commissioner Lindsay and carried.

BOARD OF EQUALIZATION: It being the time set aside the following Board of Equalization property valuation appeal was heard: **Ironwood Group LLC**. P.O. Box 1470, Dolores CO. 81328. Account #P020113, R015363 parcel #8830-000-00-033. The proceedings were recorded for the record. **County Assessor, Leslie Bugg** was present. Attorney, Tarnowski recommended that the hearing be postponed, to a future date, due to additional fact developments that will need to be completed. Commissioner Lindsay moved to continue the Board of Equalization property valuation appeal for **Ironwood Group LLC**. Second by Commissioner Koppenhafer and carried. (See attached)

PUBLIC COMMENT: Public comment was made by **Allen Maez**.

BOARD OF SOCIAL SERVICES MONTHLY REPORT: It being the time set aside, the Board of Social Services was conducted. **Assistant Director, Louann Everett and Finance Officer, Lori Higgins** were present**.** A **Memorandum of Understanding – Annual Reaffirmation,** between the State of Colorado Department of Human Services and the Board of County Commissioners was presented for approval. Commissioner Koppenhafer moved to sign the Memorandum of Understanding – Annual Reaffirmation, between the State of Colorado Department of Human Services and the Board of County Commissioners for Montezuma County. Second by Commissioner Lindsay and carried. (See attached)

UNFINISHED BUSINESS:

CONTRACT: During the Monday workshop, **Assessor, Bugg** presented an overview, timeline and a cost vs revenue for the proposed **Eagle View Project.** The contract is currently under review from both parties and will be presented at a later date. (See attached)

FEE SCHEDULES: The following Fee Schedules were presented for review and discussion:
The **Sheriff Office's** Civil Fees, CCW Application Fees, Records Fees, Office Fees and Sex Offender Fees. Commissioner Lindsay moved to set the Sheriff's fees as presented. Second by Commissioner Koppenhafer and carried. (See attached)

The **Fairground's** Rate Schedule discussion was postponed to a future date. (See attached)

The **Planning & Zoning** Fee Schedule discussion was postponed to a future date. (See attached)

The **Public Health** 2025 Fee Schedule was presented for approval. Commissioner Lindsay moved to approve the Public Health Fees for 2025 starting July 1, as presented. Second by Commissioner Koppenhafer and carried. (See attached)

MEMORANDUM OF UNDERSTANDING: During the Monday Workshop, Administrator Anderson presented for approval, the Memorandum of Understanding between **Montezuma County** and the **City of Cortez** regarding the provision of use of the "Dead Animal Pit" at the County-Owned **Landfill.** Commissioner Koppenhafer moved to sign the Memorandum of Understanding between Montezuma County and the City of Cortez regarding the provision of use of the "Dead Animal Pit" at the County-Owned Landfill. Second by Commissioner Lindsay and carried. (See attached)

DISCUSSION: Administrator Anderson presented for approval the proposed Montezuma County, **Fleet Management and Operation and Use of County Vehicle Management Policy**. Commissioner Lindsay moved to accept the Fleet Management and Operation and Use of County Vehicle Management Policy, otherwise known as Fleet Management. Second by Commissioner Koppenhafer and carried. (See attached)

NEW BUSINESS:

LIQUOR LICENSE: Deputy Clerk, Jerri Frizzell, presented a liquor license renewal application for **Schroeder Colorado Inc., DBA Eagle Claw Trading Post & Liquor Store**,

located at 4321 S US Hwy 160/491, Cortez, CO. Commissioner Lindsay moved to continue the Retail liquor license renewal application until the 27th of May and until all of the requirements, set forth have been met. Second by Commissioner Koppenhafer and carried. (See attached)

COUNTY ATTORNEY REPORT: Attorney, Stephen Tarnowski discussed the appeal process as related to the Severance Tax case, the CCI amicus brief and gave an update on the Leaf Property Dollar Store case, reported that he was working with the Planning Department on various issues, the Medicaid appeal, a potential new CDPHE compost operation violation, the court schedule along with document reviews of Contracts and Memorandums of Understanding.

COUNTY ADMINSTRATOR REPORT: Administrator, Travis Anderson mentioned the recently attended Coffee with the Commissioners event.

COUNTY CLERK & RECORDER: County Clerk, Kim Percell discussed temporary closings for the Recording Department, on June 2nd and 3rd for trainings, an early closure on June 30, 2025 for the system conversion over to the new fee structure and reported that all election deputies had completed their annual Election Recertification. Clerk Percell discussed the numbering error for a Resolution that had been approved on April 15, 2025. Commissioner Lindsay moved that a resolution pertaining to authorizing a loan from the General Fund to the Senior Services and Transportation Fund in the amount of seventy thousand dollars, be changed from #5-2025 to **#5B-2025.** Second by Commissioner Koppenhafer and carried. (See attached)

COUNTY COMMISSIONER REPORT: Topics within the Commissioners reports included:
Commissioner Koppenhafer mentioned the attended Mancos Town Board meeting, the rescheduling of a legislative water meeting, and reported that the recently hired Director to the (AAA) Area Agency on Aging had resigned and they would start the process to find a new Director.

Commissioner Lindsay gave an overview of the attended Cortez City Council meeting, mentioned constituent phone calls, emails and discussed an article related to the Governor signing the Budget Plan.

Commissioner Candelaria discussed the CCI legislative updates, the attended Housing Authority meeting, the Monday Workshop and gave an update on the attended Dolores Town Hall meeting.

CORRESPONDENCE: The following correspondence was noted:

MOTION TO ADJOURN: Commissioner Lindsay moved to adjourn, seconded by Commissioner Koppenhafer and carried.

ADJOURNED: 9:45 a.m.

_____ _____

Clerk April 29, 2025 Chairman

PROCEEDINGS OF THE BOARD OF COMMISSIONERS
MONTEZUMA COUNTY, COLORADO
May 6, 2025

STATE OF COLORADO)
) ss.
COUNTY OF MONTEZUMA)

At a regular meeting of the Board of Commissioners, Montezuma County, Colorado, held on Tuesday May 6, 2025 at the Montezuma County Administration building in Cortez, Colorado, there were present:

Jim Candelaria, Chairman
Kent Lindsay, Vice Chairman,
Gerald Koppenhafer, Commissioner of Deeds
Travis Anderson, County Administrator
Stephen Tarnowski, County Attorney
Kim Percell, County Clerk

CHAIRMAN CANDELARIA opened the meeting of May 6, 2025 with the Pledge of Allegiance.

MINUTES: Commissioner Koppenhafer moved to approve the Proceedings of the Board of County Commissioners of Montezuma County, for Tuesday, April 29, 2025 as presented. The motion was seconded by Commissioner Lindsay and carried.

PLANNING: Planning Assistant, S. Jane Duncan presented for signatures of a Mylar for High Impact/Special Use Permit and Commercial Planned Unit Development Amendment & COMZ Rezoning, submitted by **Daren & Kathy Stone** for the existing **WestView RV Par**k, on property located at 12092 Hwy 145, Dolores, CO, consisting of 25.44 acres, more or less, located north of Road M, east of Hwy 145, situated in Section 7, Township 36N, Range 15W, N.M.P.M.

PLANNING: Assistant, Duncan presented for signatures of an After-The-Fact Setback Variance, submitted by **Ouida Vincent**, on property located at 10756 Road 26, Cortez, CO, consisting of 3.10 acres, more or less, located south of Road L and east of Road 26, situated in Section 24, Township 36N, Range 16W, N.M.P.M.

PLANNING: Assistant, Duncan presented for signatures of Commercial Rezoning, High Impact Permit and Setback Variance, submitted by **Ute Mountain Ute Tribe; agent: Beth Cascaddan**, on property located at 27601 Hwy 160, Cortez, CO consisting of 4.05 acres, more or less, located south of East Empire St, north of Hwy 160, situated in Section 30, Township 36N, Range 15W, N.M.P.M.

PLANNING: Assistant, Duncan presented for signatures of an Amendment to High Impact Permit #HIP-09-2023, submitted by **Yesco, LLC**; agent for **HD Cortez, LLC and Maverik, Inc**, located at 7255 Hwy 160/491, Cortez, CO, consisting of 10.60 acres, more or less, located west of Hwy 160/491, north of Road G, situated in Section 4, Township 35N, Range 16W, N.M.P.M.

PLANNING: Assistant, Duncan presented for signatures of a Mylar Subdivision Amendment and Rezoning, to Tract 1 of the **Ferguson Subdivision**, submitted by **Sharon & David Milholland**, on property located at 17813 Road G, Cortez, CO, consisting of 10.02 acres, more or less, located north of Road G, situated in Section 33, Township 36N, Range 17W, N.M.P.M

PUBLIC COMMENT: No public comment was made.

UNFINISHED BUSINESS:

FEE SCHEDULES: During the Monday Workshop, **Fairground's Manager Justin McGuire** presented the proposed Rate Schedules for the Fairgrounds. Commissioner Lindsay moved to accept the Fee Schedule, Plan B Rate Schedule for the Fairgrounds, dated 5/6/2025, effective July 1, 2025. Second by Commissioner Koppenhafer and carried. (See attached)

DISCUSSION: Human Resource Technician, Dennis Bugg along with **Finance Officer, Miranda Warren** met with the Commissioner to discuss the proposed **iSolved** software. The Commissioners were in agreement to have County Attorney Tarnowski, review a proposed contract, for a possible software purchase. (See attached)

EXECUTIVE SESSION Pursuant to Attorney Tarnowski's suggestion, Commissioner Lindsay moved to go into executive session for a conference with the attorney for the purpose of receiving legal advice on specific legal questions under C.R.S. Section 24-6-402(4)(b). Seconded by Commissioner Koppenhafer and carried. Included in the session will be, Commissioners Candelaria, Lindsay and Koppenhafer, Administrator Anderson, Attorney Tarnowski and Clerk Percell. Topics for the executive session were legal advice on the **Leaf Properties** (Dollar Store) case. Commissioner Lindsay moved to go out of executive session, seconded by Commissioner Koppenhafer and carried. (See attached)

COUNTY ATTORNEY REPORT: Attorney, Stephen Tarnowski no report given.

COUNTY ADMINSTRATOR REPORT: Administrator, Travis Anderson mentioned working with the City and the State on PAD money for a local project, reviewing the iSolved Software and a new RFP subscription.

COUNTY CLERK & RECORDER: County Clerk, Kim Percell no report given

COUNTY COMMISSIONER REPORT: Topics within the Commissioners reports included: **Commissioner Koppenhafer** mentioned the Southwest Water Conservation proposed legislation Zoom meeting, constituent phone calls and the rain that the County has recently received.

Commissioner Lindsay mentioned meetings scheduled later in the week, constituent phone calls and emails.

Commissioner Candelaria no report given.

CORRESPONDENCE: The following correspondence was noted: The May 2025 Senior Services Newsletter. (See attached)

MOTION TO ADJOURN: Commissioner Lindsay moved to adjourn, seconded by Commissioner Koppenhafer and carried.

ADJOURNED: 10:15 a.m.

_____ _____

Clerk May 6, 2025 Chairman

PROCEEDINGS OF THE BOARD OF COMMISSIONERS
MONTEZUMA COUNTY, COLORADO
May 13, 2025

STATE OF COLORADO)
) ss.
COUNTY OF MONTEZUMA)

At a regular meeting of the Board of Commissioners, Montezuma County, Colorado, held on Tuesday May 13, 2025 at the Montezuma County Administration building in Cortez, Colorado, there were present:

Jim Candelaria, Chairman
Kent Lindsay, Vice Chairman,
Gerald Koppenhafer, Commissioner of Deeds
Travis Anderson, County Administrator
Stephen Tarnowski, County Attorney
Kim Percell, County Clerk

CHAIRMAN CANDELARIA opened the meeting of May 13, 2025 with the Pledge of Allegiance.

MINUTES: Commissioner Koppenhafer moved to approve the Proceedings of the Board of County Commissioners of Montezuma County, held on May 6, 2025 as presented. The motion was seconded by Commissioner Lindsay and carried.

PUBLIC HEARING: It being the time set aside a public hearing is held for review and determination of a proposed 4 Lot Moderate Subdivision and AR3-9 & AR10-34 Rezoning Application, submitted by **Troy Jaskowski**, on property located at 30261 Road H, Cortez, CO, consisting of 38.80 acres, more or less, located south of Hwy 160, east of Road 27, situated in Section 34, T.36N, R.15W, N.M.P.M. The roll was called, the public notice read, and the proceedings were recorded for the record. **Planning Director, Don Haley** reported that a request for a continuance had been received from the applicant. Commissioner Lindsay moved that due to an emergency, the applicant has requested a continuance to May 27, 2025 at 9:10 a.m. Second by Commissioner Koppenhafer and carried. Commissioner Candelaria closed the hearing at this time. (See attached)

PUBLIC HEARING: The application for review and determination regarding a proposed High Impact/Special Use Permit Application & General Planned Unit Development Application, submitted by **Under Canvas, Inc**; agent for **Windy Ridge Ranch, LLC**, on property located at 12695 Road 40, Mancos, CO, consisting of a proposed area of 141 acres, more or less of the 346-acre parcel, located north of Hwy 184, west of Road 40, situated in Section 7, Township 36N, Range 13W, N.M.P.M., was withdrawn by the applicant on May 1, 2025. (See attached)

PLANNING: Director, Haley along with **Assistant, Duncan** presented for discussion and approval of a Boundary Line Adjustment Application submitted by **Juan B. & Margaret G. Sanchez Living Trust**, on properties located at 11599 Hwy 145, Cortez, CO, consisting of 2.99 acres, more or less, 11585 Hwy 145, consisting of 10.85 acres, more or less, and 11649 Hwy 145, Cortez, CO, consisting of 10.67 acres, more or less, all located west of Hwy 145, south of Road M, situated in Section 13, Township 36N, Range 16W, N.M.P.M. Mr. Sanchez was present. Commissioner Lindsay moved to approve the boundary line adjustment application submitted by Juan B. & Margaret G. Sanchez Living Trust, located at 11599 Hwy 145, Cortez. Second by Commissioner Koppenhafer and carried. (See attached)

PLANNING: Planning Director, Haley along with **Assistant, Duncan** presented for signatures of a Mylar for a Single Lot Development and AR3-9 Rezoning, submitted by **Joshua & Gina Boren**, on property located at 15511 Hwy 145, Cortez, CO, consisting of 68.87 acres, more or less, located west of Hwy 145, south of Road S, situated in Section 30, Township 37N, Range 15W, N.M.P.M.

PLANNING: Planning Director, Haley along with **Assistant, Duncan** presented for signatures of a Mylar for a Boundary Line Adjustment submitted by **Juan B. & Margaret G. Sanchez Living Trust**, on properties located at 11599 Hwy 145, Cortez, CO, consisting of 2.99 acres, more or less, 11585 Hwy 145, consisting of 10.85 acres, more or less, and 11649 Hwy 145, Cortez, CO, consisting of 10.67 acres, more or less, all located west of Hwy 145, south of Road M, situated in Section 13, Township 36N, Range 16W, N.M.P.M.

PLANNING: Planning Director, Haley along with **Assistant, Duncan** presented for signatures of a Mylar for a 3-acre Single Lot Development & AR3-9 Rezoning submitted by **Robert F. Willburn, Jr**.; agent: **John Willburn**, on property located at 6162 Road 38, Mancos, CO, consisting of 275 acres, more or less, located south of Hwy 160 and east of Road 37, situated in Section 11, Township 35N, Range 14W, N.M.P.M.

PUBLIC COMMENT: Allen Maez made public comment.

UNFINISHED BUSINESS:

DISCUSSION: During the Monday Workshop, Planning Director, Haley met with the Commissioners to discuss the **CLM Composting – Solid Waste Act** with **CDPHE.** Attorney Tarnowski reported that the County would not be part of the litigation and no further action was taken at this time. (See attached)

LANDFILL: During the Monday Workshop **Landfill Manager, Mel Jarmon** presented for approval, a letter addressed to the **Colorado Air Quality Control Commission** related to a **Request for Party Status in Regards to Regulation Number 31.** Commissioner Lindsay moved to authorize Mel Jarmon, the Landfill Manager, to send the letter to the Colorado Air Quality Control Commission, Colorado Department of Public Health and Environment, to Request the Party Status on Regulation 31. Seconded by Commissioner Koppenhafer and carried. (See attached)

GRANT DISCUSSIONS: During the Monday Workshop, **Trent Woods** from the **Public Health Department,** met with the Commissioners to discuss the **Unintentional Injury Grant.** Commissioner Koppenhafer moved to approve the Montezuma County Grant Application Submission Form for the Health Department, the Unintentional Injury with a priority on Motor vehicle safety, traumatic brain injury grant through CDPHE, in the amount of $10,000.00 with no cash match. Seconded by Commissioner Lindsay and carried. (See attached)

PUBLIC HEALTH CONTRACT: Administrator Anderson presented for approval the modified **Nurse-Family Partnership Contract Amendment.** Commissioner Koppenhafer moved to sign the contract between the Montezuma County Public Health Department and the State of Colorado, Colorado Department of Early Childhood Development, in the amount of $460,785.00. Seconded by Commissioner Lindsay and carried. (See attached)

COUNTY ATTORNEY REPORT: Attorney, Stephen Tarnowski discussed the scheduled oral arguments at the Colorado Court of Appeals related to the Kinder Morgan litigation, scheduled court hearings, reported that he would be on vacation next week and gave an update on the Hwy 184 and Road 25 Realignment Project.

COUNTY ADMINSTRATOR REPORT: Administrator, Travis Anderson discussed the County Handbook, the CDPHE Landfill issue, (PAB) Public Activity Bonds, the (SRS) Secure Rural School Funds, the (JBBS) Jail Based Behavioral Services contract, the Cortez Fire District impact fees and the attended Zoom meeting related to the NCA. Administrator Anderson mentioned a financial liability concern to the Sick Leave policy included within the County Handbook. The issue will be assigned to the Benefits Committee for discussion.

COUNTY CLERK & RECORDER: County Clerk, Kim Percell no report given

COUNTY COMMISSIONER REPORT: Topics within the Commissioners reports included:

Commissioner Lindsay mentioned constituent phone calls, emails and agenda items included for the scheduled Cortez City Council meeting.

Commissioner Koppenhafer discussed the attended (AAA) Area Agencies on Aging meeting.

Commissioner Candelaria discussed the attended CPW meeting, Housing Authority meeting, the 12 Hours of Mesa Verde event, the Fire Academy Graduation, the Dolores Town Board meeting, the Monday Workshop and reported that the Commissioners may attend the League of

Women Voters public event scheduled on May 17th for a legislative update from Representatives Katie Steward and Cleeve Simpson.

CORRESPONDENCE: The following correspondence was noted:

MOTION TO ADJOURN: Commissioner Lindsay moved to adjourn, seconded by Commissioner Koppenhafer and carried.

ADJOURNED: 9:41 a.m.

_____ _____

Clerk May 13, 2025 Chairman

PROCEEDINGS OF THE BOARD OF COMMISSIONERS
MONTEZUMA COUNTY, COLORADO
May 27, 2025

STATE OF COLORADO)
) ss.
COUNTY OF MONTEZUMA)

At a regular meeting of the Board of Commissioners, Montezuma County, Colorado, held on Tuesday May 27, 2025 at the Montezuma County Administration building in Cortez, Colorado, there were present:

Jim Candelaria, Chairman
Kent Lindsay, Vice Chairman,
Gerald Koppenhafer, Commissioner of Deeds
Travis Anderson, County Administrator
Stephen Tarnowski, County Attorney
Kim Percell, County Clerk

CHAIRMAN CANDELARIA opened the meeting of May 27, 2025 with the Pledge of Allegiance.

MINUTES: Commissioner Koppenhafer moved to approve the Proceedings of the Board of County Commissioners of Montezuma County, for Tuesday, May 13, 2025 as presented. The motion was seconded by Commissioner Lindsay and carried.

PUBLIC HEARING: It being the time set aside a public hearing is held for review and determination of a proposed 10-acre Single Lot Development and AR10-34 Rezoning Application, submitted by **Douglas Family Trust**.; agent: **Lori Tuntland**, on property located at 10900 Road 20, Cortez, CO, consisting of 160 acres, more or less, located east of Road 20, south of Road M, situated in Section 24, Township 36N, Range 17W, N.M.P.M. The roll was called, the public notice read, and the proceedings were recorded for the record. Agent, Tuntland was present. **Planning Director, Don Haley** along with **Assistant, S. Jane Duncan** presented the details of the application and the findings of the Planning and Zoning Commission. Commissioner Candelaria opened the hearing to public comment. Hearing no public comment, that portion of the hearing was closed. After hearing all the evidence presented Commissioner Lindsay moved to accept the proposed 10-acre Single Lot Development and AR10-34 Rezoning Application, submitted by Douglas Family Trust.; agent: Lori Tuntland, on property located at

10900 Road 20, Cortez, CO. Second by Commissioner Koppenhafer and carried. Commissioner Candelaria closed the hearing at this time. (See attached)

PLANNING: Planning Director, Haley along with **Assistant, Duncan** presented a Mylar for a 2 Lot Moderate Subdivision and AR3-9 & COMZ Rezoning submitted by **Jay & Korina Cruzan**, on property located at 26620 Road J, Cortez, CO, consisting of 10 acres, more or less, located south of Road J, west of Road 27, situated in Section 36, Township 36N, Range 16W, N.M.P.M.

PAYABLE EXPENDITURE REPORT: Administrator, Travis Anderson presented for approval, the March 2025 Accounts Payable Expenditure Reports with a total amount of $3,534,989.01. Commissioner Lindsay moved to approve the March financials in the amount of $3,534,989.01. Second by Commissioner Koppenhafer and carried. (See attached)

PUBLIC HEARING: It being the time set aside a continued public hearing is held for review and determination of a proposed 4 Lot Moderate Subdivision and AR3-9 & AR10-34 Rezoning Application, submitted by **Troy Jaskowski**, on property located at 30261 Road H, Cortez, CO, consisting of 38.80 acres, more or less, located south of Hwy 160, east of Road 27, situated in Section 34, T.36N, R.15W, N.M.P.M. The roll was called, the public notice read, and the proceedings were recorded for the record. Agent, Jaskowski was present. **Planning Director, Don Haley** along with **Assistant, S. Jane Duncan** presented the details of the application and the findings of the Planning and Zoning Commission. Commissioner Candelaria opened the hearing to public comment. Hearing no public comment, that portion of the hearing was closed. After hearing all the evidence presented Commissioner Koppenhafer moved to continue the public hearing until June 10th, 2025, at 9:00 a.m. Second by Commissioner Lindsay and carried. (See attached)

PUBLIC COMMENT: No public comment was made.

BOARD OF SOCIAL SERVICES MONTHLY REPORT: It being the time set aside, the Board of Social Services was conducted. **Director, Kelli Hargraves** and numerous employees were present. (See attached)

NEW BUSINESS:

DISCUSSION: Montezuma Cortez Re-1 School District, Assistant Superintendent, Eddie Ramirez, Dolores School District RE-4A, Superintendent, Alesa Reed and representing the **Mancos School District Re-6, Secondary Principal, James Hughes** met with the Commissioner to discuss the proposed **2024 Secure Rural Schools (SRS)** allocation distribution. The Commissioners and District representatives agreed that the 25% school distribution and the 50% discretionary distribution would be divided evenly between the three districts. The specific distribution allocation will be presented for approval at the next meeting. (See attached)

UNFINISHED BUSINESS:

LIQUOR LICENSE: (Continued from April 29, 2025) **Deputy Clerk, Jerri Frizzell,** presented the continued liquor license renewal application for **Schroeder Colorado Inc., DBA Eagle Claw Trading Post & Liquor Store**, located at 4321 S US Hwy 160/491, Cortez, CO. Eagle Claw Manager, **Kora Krahel** was present. Commissioner Lindsay moved to approve the Eagle Claw renewal, located at 4321 S US Hwy 160, having met the additional requirements asked for. Second by Commissioner Koppenhafer and carried. (See attached)

COUNTY ATTORNEY REPORT: Attorney, Stephen Tarnowski reported he had been out of the office last week on vacation, discussed scheduled court hearings and mentioned that he would be working with the Planning Department on proposed Land Use Code changes.

COUNTY ADMINSTRATOR REPORT: Administrator, Travis Anderson discussed an attended meeting with the Public Health Department, mentioned a discussion with the City of Cortez related to the psilocybin statute and reported he was working on the (SRO) School Resource Officer contract for the Dolores School.

COUNTY CLERK & RECORDER: County Clerk, Kim Percell no report given

COUNTY COMMISSIONER REPORT: Topics within the Commissioners reports included:
Commissioner Koppenhafer mentioned time with his family for the holiday weekend and the local water levels.

Commissioner Lindsay mentioned his attendance at the Memorial Day event at the American Legion and the scheduled Cortez City Council meeting.

Commissioner Candelaria discussed the Memorial Day holiday, gave an overview of the attended NACO Conference and reported that there would not be a meeting next week as the Commissioners would be attended the CCI Conference.

CORRESPONDENCE: The following correspondence was noted:

MOTION TO ADJOURN: Commissioner Lindsay moved to adjourn, seconded by Commissioner Koppenhafer and carried.

ADJOURNED: 10:11 a.m.

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Clerk May 27, 2025 Chairman

PROCEEDINGS OF THE BOARD OF COMMISSIONERS
MONTEZUMA COUNTY, COLORADO
June 10, 2025

STATE OF COLORADO)
) ss.
COUNTY OF MONTEZUMA)

At a regular meeting of the Board of Commissioners, Montezuma County, Colorado, held on Tuesday June 10, 2025 at the Montezuma County Administration building in Cortez, Colorado, there were present:

Jim Candelaria, Chairman
Kent Lindsay, Vice Chairman,
Gerald Koppenhafer, Commissioner of Deeds
Travis Anderson, County Administrator
Stephen Tarnowski, County Attorney
Kim Percell, County Clerk

CHAIRMAN CANDELARIA opened the meeting of June 10, 2025 with the Pledge of Allegiance.

MINUTES: Commissioner Koppenhafer moved to approve the Proceedings of the Board of County Commissioners of Montezuma County, for May 27, 2025 as presented. The motion was seconded by Commissioner Lindsay and carried.

PUBLIC HEARING: It being the time set aside a continued public hearing is held for review and determination of a proposed 4 Lot Moderate Subdivision and AR3-9 & AR10-34 Rezoning Application, submitted by **Troy Jaskowski**, on property located at 30261 Road H, Cortez, CO, consisting of 38.80 acres, more or less, located south of Hwy 160, east of Road 27, situated in Section 34, T.36N, R.15W, N.M.P.M. The roll was called, the public notice read, and the proceedings were recorded for the record. Mr. and Mrs. Jaskowski were present. **Planning Director, Don Haley** along with **Assistant, S. Jane Duncan** were present. County Attorney, Stephen Tarnowski discussed the Use Rights of Road H and the recorded documents found to address this issue. After hearing all the evidence presented Commissioner Koppenhafer moved to approve the 4 Lot Moderate Subdivision and AR3-9 & AR10-34 Rezoning Application, submitted by Troy Jaskowski, on property located at 30261 Road H, Cortez. Second by

Commissioner Lindsay and carried. Commissioner Candelaria closed the hearing at this time. (See attached) Application continued from 5/27/2025

PLANNING: Planning Director, Haley along with **Assistant, Duncan** presented for signatures of a Mylar for a Subdivision Amendment to Lot 3 of the Eagle's Roost 3 Lot Subdivision, submitted by **Morathore, LLC**.; agent: **Michelle Ingvar**, on property located at 13538 Road 32.4, Mancos, CO, consisting of 6.31 acres, more or less, located west of Road 33, north of Road P, situated in Section 1, Township 36N, Range 15W, N.M.P.M.

PUBLIC COMMENT: No public comment was made.

UNFINISHED BUSINESS:
LODGERS TAX COMMITTEE: During the Monday Workshop, **Committee Chairman, Lee Cloy Committee Secretary, Brian Bartlett,** met with the Commissioners to present their recommendations for the Lodger's Tax Fund Disbursements. Commissioner Lindsay moved to accept the Lodgers Tax Committee recommendations for expenditures of the Lodgers Tax fund. Second by Commissioner Koppenhafer and carried. (See attached).

DISCUSSION: During the Monday Workshop **Kirk Underwood,** from the **Montezuma County Search and Rescue,** met with the Commissioners to present for approval the Montezuma County Grant Application Submittal Form for the **Seach and Rescue**, **(CPW) Colorado Parks and Wildlife BSAR County Allocation** reimbursement. Commissioner Koppenhafer moved to approve the Montezuma County Grant Application Submission form, for the Montezuma County Search and Rescue, a passthrough from the Colorado Parks and Wildlife. Second by Commissioner Lindsay and carried. (See attached)

PUBLIC HEALTH: During the Monday Workshop, **Public Health Director Bobbie Lock** presented for approval the Montezuma County Grant Application Submission form, for the **Public Health Department Epidemiology and Laboratory Capacity for Infectious Diseases (ELC) 2.3**. Commissioner Koppenhafer moved to approve the Montezuma County Grant Application Submission form for the Public Health Department, with Bobbi Lock, for the ELC Covid funding Round 2.3, in the amount of $54,138.91, there is no cash match. Second by Commissioner Lindsay and carried. (See attached)

DISCUSSION: The **2024 Secure Rural Schools (SRS)** funding allocation in the amount of $35,651.63 was presented for approval. School distributions included Montezuma Cortez Re-1 in the amount of $8,912.91 the Dolores School District Re-4A in the amount of $8,912.91 and the Mancos School District Re-6 in the amount of $8,912.91. The remaining $8,912.90 will be distributed to Montezuma County Road & Bridge. Commissioner Lindsay moved to approve the disbursements of the (SRS) Secure Rural Schools funds as presented. Second by Commissioner Koppenhafer and carried. (See attached)

DISCUSSION: During the Monday Workshop, **Maintenance Supervisor, Dustin Sattler** met with the Commissioners to discuss the HVAC replacement bids. Bids were received from **Comfort Air**, **Sub Cooled Heating and Refrigeration**, **Garrha Inc**., **Farmington Heating & Metal, Flow Right, Intergrated Services 3R** and **Urban County Services/Ron Miller.**

Commissioner Lindsay moved to approve the (HVAC) Heating Ventilating Air Conditioning replacements to the low bids of Urban County Services for the SO HVAC**,** Comfort Air for the Coroner and Integrated Services for the Annex III. Second by Commissioner Koppenhafer and carried (ee attached)

LANDFILL: During the Monday Workshop **Landfill Manager, Mel Jarmon** met with the Commissioner to discuss a **Landfill equipment lease agreement** and a proposed pledge to commit funds the **Coalition Effort on landfill Methane Rulemaking.** No action was required by the Commissioners on the lease agreement**.** Commissioner Lindsay moved to allocate the $10,000.00 to pledge to the **Coalition Effort on Landfill Methane Rulemaking,** with possible additional requests for funding. Second by Commissioner Koppenhafer and carried.

COUNTY ASSESSOR: On behalf of Assessor Bugg and during the Monday workshop, **Administrator Anderson** presented for approval the **Master Services Agreement** with **Eagle View**. Commissioner Koppenhafer moved to sign the Master Services Agreement between Montezuma County and Eagle View for the Assessor's office. Second by Commissioner Lindsay and carried. (See attached)

SENIOR SERVICES & MONTEZUMA COUNTY PUBLIC TRANSPORTATION (MCCO): During the Monday workshop **Director, Kelli Hargraves** met with the Commissioners to discuss the Montezuma County Grant Application Submission Form for the **Anshutz Foundation** Grant for the Senior Services. Commissioner Koppenhafer moved to approve the Montezuma County Grant Application Submission Form, for the general operating for the Senior Services, from November 2025 – October 2026, in the amount of $10,000.00. Second by Commissioner Lindsay and carried. (See attached)
Also presented for approval during the workshop was the **Colorado Department of Human Services Contract Amendment #4.** Commissioner Lindsay moved to approve the Contract Amendment #4 with the Colorado Department of Human Services, and the office of Economic Security, Division of Economic Workforce and Support, for the Department of Social Services of Montezuma County in the ongoing amount, for fiscal year 2025 of $65,713.00, contract number is 21IHGA168846. Second by Commissioner Koppenhafer and carried.
Other topics discussed included the following proposed Department of Social Services policies: **Documentation Falsification Policy,** the **Nondiscrimination Policy** and the **PII / PHI Confidentiality Policy**. Commissioner Lindsay moved to approve all the policy amendments as presented from the Department of Social Services. Second by Commissioner Koppenhafer and carried. (See attached)

NEW BUSINESS:
LIQUOR LICENSE: Deputy Clerk, Jerri Frizzell met with the Commissioners to request a postponement of a new liquor license application for the **Maverick Inc**. **Store #763**, located at 7255 US Hwy. 160/491, Cortez Co 81321. The application will be presented during the June 17, 2025 meeting.

BOARD OF COUNTY HEALTH: Pursuant to Attorney Tarnowski's recommendation, Commissioner Lindsay moved to recess from the Board of County Commissioners and open as the **Montezuma County Board of Health.** Second by Commissioner Koppenhafer and carried.

Public Health Director Bobbie Lock met with the Commissioners to discuss a proposed (IGA**) Intergovernmental Agreement for the provision of interim Public Health Services including administrative oversight between Dolores County Board of Health and Montezuma County Board of Health**. Commissioner Lindsay moved to sign the Intergovernmental Agreement to provide health services for Dolores County. Second by Commissioner Koppenhafer and carried. Commissioner Lindsay moved to adjourn from the Board Health and reconvene as the Board of County Commissioners. Second by Commissioner Koppenhafer and carried. (See attached)

COUNTY ATTORNEY REPORT: Attorney, Stephen Tarnowski discussed the attended CCI conference, gave an update on the Ironwood case and discussed his court schedule.

PAYABLE EXPENDITURE REPORT: Administrator, Travis Anderson presented for approval, the April 2025 Accounts Payable Expenditure Reports in the total amount of $3,298,828.81. Commissioner Koppenhafer moved to approve the amounts for the general fund, and all the other funds for Montezuma County, for the month of April 2025, in the amount of $3,298,828.81. Second by Commissioner Lindsay and carried. (See attached)

COUNTY ADMINSTRATOR REPORT: Administrator, Travis Anderson gave a report on the sessions attended at the recent CCI conference.

COUNTY CLERK & RECORDER: County Clerk, Kim Percell no report given.

COUNTY COMMISSIONER REPORT: Topics within the Commissioners reports included:
Commissioner Koppenhafer discussed new regulations required for Veterinarians during PRCA Rodeos, and his help during the Ute Mountain Roundup Rodeo this weekend.

Commissioner Lindsay mentioned difficulties with the new County email, and the current State of Colorado Energy policies.

INTRODUCTION: Chairman Candelaria introduced, **Curtis 'Curt" Logsdon**, the new Road & Bridge Superintendent.

Commissioner Candelaria discussed the sessions attended at the CCI Conference, the attended Western District meeting, and the attended Dolores Town Hall meeting.

CORRESPONDENCE: The following correspondence was noted: the **Emergency Management, May 2025 Monthly Situation Repor**t, and the **Senior Services, June 2025 Newsletter**.

MOTION TO ADJOURN: Commissioner Lindsay moved to adjourn, seconded by Commissioner Koppenhafer and carried.
ADJOURNED: 9:55 a.m.

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Clerk June 10, 2025 Chairman

PROCEEDINGS OF THE BOARD OF COMMISSIONERS
MONTEZUMA COUNTY, COLORADO
June 17, 2025

STATE OF COLORADO)
) ss.
COUNTY OF MONTEZUMA)

At a regular meeting of the Board of Commissioners, Montezuma County, Colorado, held on Tuesday June 17, 2025, at the Montezuma County Administration building in Cortez, Colorado, there were present:

Jim Candelaria, Chairman
Kent Lindsay, Vice Chairman,
Gerald Koppenhafer, Commissioner of Deeds
Travis Anderson, County Administrator
Stephen Tarnowski, County Attorney
Kim Percell, County Clerk

CHAIRMAN CANDELARIA opened the meeting of June 17, 2025, with the Pledge of Allegiance.

MINUTES: Commissioner Koppenhafer moved to approve the Proceedings of the Board of County Commissioners of Montezuma County, for Tuesday, June 10, 2025 as presented. The motion was seconded by Commissioner Lindsay and carried.

PUBLIC COMMENT: No public comment was made.

UNFINISHED BUSINESS:

DISCUSSION: During the Monday Workshop **Clerk, Kim Percell** along with **Recording Supervisor, Jerri Frizzell** met with the Commissioners to discuss a statewide legislative recoding fee change and to request a waiver of the County's $1.00 surcharge for Death Certificate recording fees. Commissioner Lindsay moved to approve the statewide Recording fee change as presented by Kim Percell, less the $1.00 for Death Certificates. Second by Commissioner Koppenhafer and carried.

CONTRACT / LEASE: During the Monday Workshop **Glen Brace**, owner of Brace Motorsports Inc., met with the commissioners to discuss proposed revisions to the **Racetrack Lease**. No action was taken at this time. (See attached)

AGREEMENT: During the Monday Workshop**, Administrator Anderson** presented for review and determination the proposed **Purple Wave Auction Agreement.** Commissioner Koppenhafer moved to approve Travis Anderson to sign an agreement with Purple Wave Auction, to list our surplus vehicles and equipment. Second by Commissioner Lindsay and carried. (See attached)

ROAD & BRIDGE FEE SCHEDULE: The **Road & Bridge Fee Schedule** was presented for approval. Proposed increases included: Dust Abatement to $1.50 LF and Road Breach – Asphalt to a charge of $12.50 per square foot. Commissioner Koppenhafer moved to approve the Road & Bridge fee increase, for the dust abatement and the road breach, as far as asphalt goes, as presented. Second by Commissioner Lindsay and carried. (See attached)

NEW BUSINESS:

LIQUOR LICENSE: Deputy Clerk, Jerri Frizzell met with the Commissioners to present a new liquor license application for the **Maverik Inc**. **Store #763**, located at 7255 US Hwy. 160/491, Cortez Co 81321. Commissioner Lindsay moved to approve the Fermented Malt Beverage / Fermented Malt Beverage and Wine Retailer license application for Maverik Inc., also known as the trade name as Maverik #763, located at 7255 US Hwy. 160/491, Cortez. Second by Commissioner Koppenhafer and carried. (See attached)

COUNTY ATTORNEY REPORT: Attorney, Stephen Tarnowski reported that Landfill Manger, Mel Jarmon was appointed to a seat to the Coalition Effort on landfill Methane Rulemaking steering committee. He also mentioned his participation with a group of counties to develop a committee to help steer unfunded mandate legislation, a new child welfare case, the land transfers, the Hwy 184 / Road 25 realignment project and requested direction from the Board related to the (WUI) Wildland Urban Interface Code.

COUNTY ADMINSTRATOR REPORT: Administrator, Travis Anderson discussed the Dolores County / Montezuma County Public Health IGA, reported he was assigned to the Gaming Impact Committee and an introduction / orientation of the new Road & Bridge Superintendent. Administrator Anderson mentioned that based on the KRW report a meeting was held with the Sheriff's Office and the discussion included the Dolores School 2025-2026 contract. It was determined that no contract will be implemented.

COUNTY CLERK & RECORDER: County Clerk, Kim Percell no report given.

COUNTY COMMISSIONER REPORT: Topics within the Commissioners reports included:
Commissioner Koppenhafer discussed Veterinarian coverage at the Ute Mountain Roundup Rodeo, the scheduled Southwest Water Conservation Board meeting, and an increase of water allocations.

Commissioner Lindsay mentioned a scheduled Cortez City Council special workshop meeting to discuss mushrooms and gave a report on the TPR meeting attended. Commissioner Lindsay wanted to remind the public to be cautious regarding farm equipment on the county roads and to be careful with fire during this dry season.

Commissioner Candelaria gave a report on the attended Statewide Fire Commission meeting with the (DFPC) Colorado Division of Fire Prevention & Control, discussed proposed legislation and addressed a Facebook comment related to the Commissioner's support for the proposed NCA.

CORRESPONDENCE: The following correspondence was noted:

MOTION TO ADJOURN: Commissioner Lindsay moved to adjourn, seconded by Commissioner Koppenhafer and carried.

ADJOURNED: 9:42 a.m.

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Clerk June 17, 2025 Chairman

PROCEEDINGS OF THE BOARD OF COMMISSIONERS
MONTEZUMA COUNTY, COLORADO
June 24, 2025

STATE OF COLORADO)
) ss.
COUNTY OF MONTEZUMA)

At a regular meeting of the Board of Commissioners, Montezuma County, Colorado, held on Tuesday June 24, 2025, at the Montezuma County Administration building in Cortez, Colorado, there were present:

Jim Candelaria, Chairman
Kent Lindsay, Vice Chairman,
Gerald Koppenhafer, Commissioner of Deeds
Travis Anderson, County Administrator, (Absent)
Stephen Tarnowski, County Attorney
Kim Percell, County Clerk, (Absent)
Danielle Wells, Deputy Clerk

CHAIRMAN CANDELARIA opened the meeting of June 24, 2025, with the Pledge of Allegiance.

MINUTES: Commissioner Koppenhafer moved to approve the Proceedings of the Board of County Commissioners of Montezuma County, for Tuesday, June 17, 2025 as presented. The motion was seconded by Commissioner Lindsay and carried.

PUBLIC HEARING: It being the time set aside a continued public hearing is held for New Evidence on Remand for review and determination regarding a proposed High Impact Permit Application to approve a Retail Sales use, submitted by **Leaf Properties, Inc**, on property located at 27078 Road N, Dolores, CO consisting of 3.78 acres, more or less, located South of Road N, east of Highway 145, situated in Section 7, Township 36N, Range 15W, N.M.P.M. The roll was called, the public notice read, and the proceedings were recorded for the record. **Doug Kinsey**, **Cristina Pitts**, **Andrew Peters** (by Zoom), **Vic Romano** (by Zoom), and **May Gormley** (by Zoom) were present. **Planning Director, Don Haley** along with **Assistant, S. Jane Duncan** were present. **County Attorney, Stephen Tarnowski** discussed the history of the application and remand that was issued by the District Court on April 11, 2025. Due to technical difficulties, Commissioner Candelaria announced a recess until the issues could be resolved.

NEW BUSINESS:
LIQUOR LICENSE: Deputy Clerk Jerri Frizzell met with the Commissioners to present a liquor license renewal application for **G-Whil Liquors**, located at 7033 Hwy 160, Cortez CO 81321. Commissioner Koppenhafer moved to approve the retail liquor license renewal application for G-Whil Liquors, located at 7033 Hwy 160, Cortez CO 81321. Second by Commissioner Lindsay and carried. (See attached)

RESUMED PUBLIC HEARING: After the technical issues were corrected, Commissioner Candelaria resumed the public hearing for **Leaf Properties, Inc**. **Doug Kinsey, Andrew Peters** (by Zoom), **Vic Romano** (by Zoom), and **May Gormley** (by Zoom) presented the new evidence to the board. Commissioner Candelaria opened the hearing to public comment. Public comment was made by **Brad DeMond, Rick Collin, Pete Montaño, Stacy Gallaher, Phil Schmitt, Laura Bauer, Wendy Watkins, Ken Porter, Molly Cooper, Carolyn Landis, Paul Koops, Mona Porter,** and **Shelia Wheeler**. Hearing no further public comment, that portion of the hearing was closed. After hearing all the evidence presented Commissioner Lindsay moved to continue the public hearing for Leaf Properties, Inc, until July 8th at 9:30 am to review the newly presented materials and evidence. No new written submittals will be accepted at the continued public hearing. Second by Commissioner Koppenhafer and carried. (See attached)

RECESS: Commissioner Candelaria announced a recess for lunch and that the meeting would be reconvened at 1:30pm.
RECOVENE: Commissioner Candelaria reconvened the meeting at 1:30 pm.

ANNOUNCEMENT: Commissioner Candelaria addressed a **City of Cortez Transportation Master Plan** flyer being placed into people's mailboxes. The meeting is on June 25, 2025, from 5 to 7 pm. The placing of flyers or other non-postmarked materials is illegal and a federal offense. Please contact the US Post Office with other questions. (See attached)

PUBLIC HEARING: It being the time set aside a public hearing is held for review and determination regarding a proposed 4 Lot Moderate Subdivision and Rezoning Application submitted by **Ellis Lewis**, on property located at 14171 Road 36.75, Mancos, CO, consisting of 39.66 acres, more or less, located south and west of Hwy 184, situated in Section 34, Township 37N, Range 14W, N.M.P.M. The roll was called, the public notice read, and the proceedings were recorded for the record. **Ellis Lewis** was present. **Planning Director, Don Haley** along with **Assistant, S. Jane Duncan** were present. **Planning Director, Don Haley** presented a review of the application. **Ellis Lewis** presented his application and materials. Commissioner Candelaria opened the hearing to public comment. Public comments were made by **Wray Boswell, Andrea Martin, Dan Greene,** and **Mary Katherine Rousset.** After hearing all the evidence presented Commissioner Candelaria moved to deny the 4 Lot Moderate Subdivision and Rezoning Application submitted by Ellis Lewis, on property located at 14171 Road 36.75, Mancos. Second by Commissioner Koppenhafer and carried. Commissioner Candelaria closed the hearing at this time. (See attached Resolution of Denial of Subdivision Application)

PLANNING: Planning Director, Haley along with **Assistant, Duncan** presented for discussion and approval of a Boundary Line Adjustment Reversal Application submitted by **Janice Lyons & Elbert & Donna Colcord**, on properties located at 5732 Road 25, Cortez, CO, consisting of

9.98 acres, more or less & 5754 Road 25, Cortez, CO, consisting of 2.32 acres, more or less, both located south of Road F, east of Road 25, situated in Section 14, Township 35N, Range 16W, N.M.P.M. Commissioner Lindsay moved to grant the Reversal Application submitted by Janice Lyons & Elbert & Donna Colcord, on properties located at 5732 Road 25, Cortez CO. Seconded by Commissioner Koppenhafer and carried. (See attached)

PUBLIC COMMENT: No public comment was made.

SENIOR SERVICES & MONTEZUMA COUNTY PUBLIC TRANSPORTATION (MCCO): Director, Kelli Hargraves met with the Commissioners to present the May 2025 minutes and financial reports. (See attached)

UNFINISHED BUSINESS:
GRANT DISCUSSION: At the Monday Workshop, **Sheriff Steven Nowlin** met with the Commissioners to discuss the **Peace Officer Mental Health Grant.** Commissioner Koppenhafer moved to approve the Montezuma County Grant Application Submission Form for the Peace Officer Behavioral Health Support Grant for the Sheriff's Office through the Colorado Department of Local Affairs in the amount of $30,000 reimbursement with no cash match. Second by Commissioner Lindsay and carried. (See attached)

CONTRACT: During the Monday Workshop **Sheriff Steven Nowlin** met with the commissioners to discuss the **Jail-Based Behavioral Health Contract**. Commissioner Koppenhafer moved to approve the Professional Services Agreement between the Montezuma County Sheriff's Office and Southwest Colorado Mental Health Center, D.B.A Axis Health, amend contract #25 IBEH 196557 for Jail Based Behavioral Health Services. Second by Commissioner Lindsay and carried. (See attached)

COUNTY ATTORNEY REPORT: Attorney, Stephen Tarnowski reported that he had some court hearings, made one offer for the assistant county attorney position, and spent time preparing for today's land use planning issues. Preparing for depositions next week in child protection cases. Next week he will be out of town but will be available for calls and emails.

COUNTY CLERK & RECORDER: Deputy Clerk, Danielle Wells no report.

COUNTY COMMISSIONER REPORT: Topics within the Commissioner reports included:
Commissioner Koppenhafer discussed a meeting with Southwest discussing Colorado River issues and river commissioner concerns.
Commissioner Lindsay no report.
Commissioner Candelaria no report.

MOTION TO ADJOURN: Commissioner Lindsay moved to adjourn, seconded by Commissioner Koppenhafer and carried.
ADJOURNED: 3:09 pm

_____ _____

Clerk June 24, 2025 Chairman

PROCEEDINGS OF THE BOARD OF COMMISSIONERS
MONTEZUMA COUNTY, COLORADO
July 1, 2025

STATE OF COLORADO)
) ss.
COUNTY OF MONTEZUMA)

At a regular meeting of the Board of Commissioners, Montezuma County, Colorado, held on Tuesday July 1, 2025, at the Montezuma County Administration building in Cortez, Colorado, there were present:

Jim Candelaria, Chairman
Kent Lindsay, Vice Chairman,
Gerald Koppenhafer, Commissioner of Deeds
Travis Anderson, County Administrator,
Stephen Tarnowski, County Attorney, (Absent)
Kim Percell, County Clerk,

CHAIRMAN CANDELARIA opened the meeting of July 1, 2025, with the Pledge of Allegiance.

MINUTES: Commissioner Koppenhafer moved to approve the Proceedings of the Board of County Commissioners of Montezuma County, for Tuesday, June 24, 2025 as presented. The motion was seconded by Commissioner Lindsay and carried.

PUBLIC COMMENT: Public comment was made by **Allen Maez**.

UNFINISHED BUSINESS:

RESOLUTION #8-2025 Fire Ban: A resolution reinstating the ban on open fires and the use of fireworks was presented for approval. Commissioner Koppenhafer moved to approve, Resolution #8-2025, a resolution reinstating the ban on open fires and the use of fireworks, effective 6:00 a.m., Wednesday July 2, 2025. The Commissioners agreed during this time to include a waiver of fees for green waste at the Landfill. Seconded by Commissioner Lindsay and carried. (See attached)

AGREEMENT: At the Monday Workshop, **Sheriff Steven Nowlin** met with the Commissioners to present for approval, the **Cooperative Law Enforcement Agreement** between the Montezuma County Sheriff's Office and the USDA, Forest Service San Juan National Forest. Commissioner Koppenhafer moved to approve the Cooperative Law

Enforcement Agreement between the Montezuma County Sheriff's Office and the USDA, Forest Service San Juan National Forest as presented. Second by Commissioner Lindsay and carried. (See attached)

LETTER OF SUPPORT: During the Monday Workshop, **Shak Powers** from **Region 9**, met with the Commissioners to request a letter of support, addressed to the **Colorado Department of Local Affairs, HPLN Selection Committee**, related to the **Housing Planning Grant Program**, application**.** Commissioner Koppenhafer moved to sign the letter on behalf of Montezuma County, to confirm our support for Southwest Colorado's grant application to the Colorado Department of Local Affairs, for the HPLN Program. Second by Commissioner Lindsay and carried. (See attached)

RACETRACK LEASE ADDENDUM: During the Monday Workshop **Fairgrounds Manager Justin McGuire** presented for discussion the **Addendum to Racetrack Lease to add "B&B Investments, LLC" as a tenant.** Commissioner Koppenhafer moved to approve the addendum to the Racetrack Lease to add "B&B Investments, LLC" as a tenant, along with Brace Motor Sports. Second by Commissioner Lindsay and carried. (See attached)

COUNTY ATTORNEY REPORT: Attorney, Stephen Tarnowski was absent.

COUNTY ADMINISTRATOR REPORT: Administrator Anderson, no report.

COUNTY CLERK & RECORDER: County Clerk, Kim Percell, no report.

COUNTY COMMISSIONER REPORT: Topics within the Commissioners reports included:

Commissioner Lindsay mentioned constituent conversations, expressed gratitude of service to the resigning La Plata County Commissioner, **Clyde Church** and that the retirement of Cortez City Clerk, **Linda Smith.** He also discussed a current available position within the Clerk's office and reported that the Landfill was closed today due to high winds.

Commissioner Koppenhafer no report given.

Commissioner Candelaria discussed the recently held meeting at Cortez City Hall, related to the Transportation Plan and public propaganda.

MOTION TO ADJOURN: Commissioner Lindsay moved to adjourn, seconded by Commissioner Koppenhafer and carried.

CORRESPONDENCE: The following correspondence was read and noted: The June 25 Emergency Management Situation Report

ADJOURNED: 9:14 a.m.

_____ _____

Clerk July 1, 2025 Chairman

PROCEEDINGS OF THE BOARD OF COMMISSIONERS
MONTEZUMA COUNTY, COLORADO
July 8, 2025

STATE OF COLORADO)
) ss.
COUNTY OF MONTEZUMA)

At a regular meeting of the Board of Commissioners, Montezuma County, Colorado, held on Tuesday July 8, 2025, at the Montezuma County Administration building in Cortez, Colorado, there were present:

Jim Candelaria, Chairman
Kent Lindsay, Vice Chairman,
Gerald Koppenhafer, Commissioner of Deeds
Travis Anderson, County Administrator
Stephen Tarnowski, County Attorney
Kim Percell, County Clerk

CHAIRMAN CANDELARIA opened the meeting of July 8, 2025, with the Pledge of Allegiance.

MINUTES: Commissioner Koppenhafer moved to approve the Proceedings of the Board of County Commissioners of Montezuma County, for Tuesday, July 1, 2025 as presented. The motion was seconded by Commissioner Lindsay and carried.

PUBLIC HEARING: It being the time set aside a public hearing is held for review and determination regarding a proposed Subdivision Amendment Application and Rezoning, to Lot 1 of the **Laughing Bear Orchard LTD** Moderate Subdivision, submitted by **Kim Welty Alle**n; agent**: Cap Allen**, on property located at 14757 Road 26, Dolores, CO, consisting of 11.89 acres, more or less, located west of Hwy 145, north of Road P, situated in Section 35, Township 37N, Range 16W, N.M.P.M. The roll was called, the public notice read, and the proceedings were recorded for the record. Agent, Cap Allen, was present. **Planning Director, Don Haley** along with **Assistant, S. Jane Duncan** presented the details of the application and the findings of the Planning and Zoning Commission. Commissioner Candelaria opened the hearing to public comment. Hearing no public comment, that portion of the hearing was closed. After hearing all the evidence presented Commissioner Lindsay moved to accept the proposed Subdivision Amendment Application and Rezoning, to Lot 1 of the Laughing Bear Orchard LTD Moderate Subdivision, submitted by Kim Welty Allen; agent: Cap Allen, on property located at 14757 Road 26, Dolores. Second by Commissioner Koppenhafer and carried. Commissioner Candelaria closed the hearing at this time. (See attached)

Planning Director, Haley along with **Assistant, Duncan** presented for signatures of a Mylar for a 3 Lot Minor Subdivision, submitted by **Kerry Ritland & Faith Szafranski** Living Trust; agent: **Kerry Ritland**, on property located at 15842 Road 30, Dolores, CO, consisting of 40.87 acres, more or less, located west of Road 30.5, south of Hwy 184, situated in Section 27, Township 37N, Range 15W, N.M.P.M.

Planning Director, Haley along with **Assistant, Duncan** presented for signatures of a Mylar for a 4 Lot Moderate Subdivision and AR3-9 & AR10-34 Rezoning, submitted by **Troy Jaskowski**, on property located at 30261 Road H, Cortez, CO, consisting of 38.80 acres, more or less, located south of Hwy 160, east of Road 27, situated in Section 34, T.36N, R.15W, N.M.P.M.

PUBLIC HEARING: It being the time set aside a public hearing is held for review and determination regarding a proposed Single Lot Development and AR10-34 Rezoning Application submitted by **Joe & Jo Anna Benson**, on property located at 15248 Road 22, Dolores, CO, consisting of 47.10 acres, more or less, located south of Road S, west of Hwy 491, situated in Section 39, Township 37N, Range 16W, N.M.P.M. The roll was called, the public notice read, and the proceedings were recorded for the record. Mr. and Mrs. Benson were present. **Planning Director, Don Haley** along with **Assistant, S. Jane Duncan** presented the details of the application and the findings of the Planning and Zoning Commission. Commissioner Candelaria opened the hearing to public comment. Hearing no public comment, that portion of the hearing was closed. After hearing all the evidence presented Commissioner Koppenhafer moved to approve the Single Lot Development and AR10-34 Rezoning Application submitted by Joe & Jo Anna Benson, on property located at 15248 Road 22, Dolores, CO, consisting of 47.10 acres. Second by Commissioner Lindsay and carried. Commissioner Candelaria closed the hearing at this time. (See attached)

The Planning Department presented for discussion and approval of a Boundary Line Adjustment Application submitted by **Busted Bronc Ranch, LLC, agent: Kendall Burgemeister,** on properties located at 44501 Hwy 160, Mancos, CO, consisting of 22.06 acres, more or less & TBD Hwy 160, Mancos, CO, consisting of 68.28 acres, more or less, both located north of Hwy 160, east of Road 44, situated in Section 24, Township 36N, Range 13W, N.M.P.M. Agent, Burgemeister was present. Commissioner Lindsay moved to accept the Boundary Line Adjustment Application submitted by Busted Bronc Ranch, LLC, agent: Kendall Burgemeister, on properties located at 44501 Hwy 160, Mancos. Second by Commissioner Koppenhafer and carried. (See attached)

Planning Director, Haley along with **Assistant, Duncan** presented for signatures of a Mylar for a Boundary Line Adjustment Application submitted by **Busted Bronc Ranch, LLC, agent: Kendall Burgemeister,** on properties located at 44501 Hwy 160, Mancos, CO, consisting of 22.06 acres, more or less & TBD Hwy 160, Mancos, CO, consisting of 68.28 acres, more or less, both located north of Hwy 160, east of Road 44, situated in Section 24, Township 36N, Range 13W, N.M.P.M.

COUNTY ADMINISTRATOR REPORT: Administrator Anderson, no report.

COUNTY CLERK & RECORDER: County Clerk, Kim Percell, mentioned applications received for the available position within the department.

COUNTY COMMISSIONER REPORT: Topics within the Commissioner reports included:

Commissioner Lindsay discussed the scheduled Cortez City Council meeting.

Commissioner Koppenhafer mentioned spending time with family during the holiday weekend.

Commissioner Candelaria highlighted items available on the County surplus auction site Purple Wave Auctions.

PUBLIC HEARING: It being the time set aside a continued public hearing is held for New Evidence on Remand for review and determination regarding a proposed High Impact Permit Application to approve a Retail Sales use, submitted by **Leaf Properties, Inc**, on property located at 27078 Road N, Dolores, CO consisting of 3.78 acres, more or less, located South of Road N, east of Highway 145, situated in Section 7, Township 36N, Range 15W, N.M.P.M. Such hearing shall be in addition to the public hearings held on April 23, 2024, and April 30, 2024, on this application, to allow the applicant to respond to the written and electronic submittals from the public and for such new information as is relevant to the rehearing, and for the Board of County Commissioners to issue a written decision. The roll was called, the public notice read, and the proceedings were recorded for the record. **Doug Kinsey** and **Andrew Peters** (by Zoom) were present. **Planning Director, Don Haley** along with **Assistant, S. Jane Duncan** were present. County Attorney Tarnowski gave an overview of the application, the previously held hearings and discussed the purpose of this continued hearing was to allow the Commissioners and the public the opportunity to review documents presented during the previous hearing. Commissioner Candelaria opened the hearing to public comment. Public comments were made by: **Amy Jacobs, Brad DeMond, Dale Ward**, and **Dawn Utrup.** Hearing no further public comment, that portion of the hearing was closed. After hearing all the evidence presented Commissioner Lindsay moved to deny the application, based on the following: public safety as previously stated, traffic hazards, fire safety concerns, a disruption of local identity that far outweighs the benefits of chain boxed stores, especially when alternative retail options exist nearby. Second by Commissioner Koppenhafer. Attorney Tarnoski recommended the adoption of a resolution to this effect when the minutes have been adopted. With two votes in favor from Commissioner's Lindsay and Koppenhafer and one vote against from Commissioner Candelaria the motion carried. Commissioner Candelaria closed the hearing at this time. (See attached)

PUBLIC COMMENT: Public comment was made by **Allen Maez**.

UNFINISHED BUSINESS:

SOUTHWEST HEALTH SYSTEMS: (CEO) Chief Executive Officer, Joe Thein met with the Commissioners to give an update on the local hospital.

ROAD & BRIDGE DEPARTMENT: **Road Superintendent, Curt Logsdon** met with the Commissioners to present the Commissioner Report as required by CRS Title 43-2-111. Other topics discussed included: weed mowing operations, a new pothole bonding product and the current chip seal projects. Attorney Tarnowski gave an update on the Road 25 and Hwy 184 road alignment project. (See attached)

EMERGENCY MANAGEMENT: Emergency Manager, Jim Spratlen met with the Commissioner to present for approval, the **National Disaster Mitigation Enterprise** grant application. Commissioner Koppenhafer moved to approve the Montezuma County Grant Application Submission Form, for the Emergency Management Department, through the National Disaster Mitigation Enterprise, in the amount of $115,955.56, with no cash match. Second by Commissioner Lindsay and carried. (See attached)

COUNTY ATTORNEY REPORT: Attorney Stephen Tarnowski reported that the new Assistant County Attorney, Gus Maxwell, will start August 11, 2025.

MOTION TO ADJOURN: Commissioner Lindsay moved to adjourn, seconded by Commissioner Koppenhafer and carried.

CORRESPONDENCE: The following correspondence was read and noted:

ADJOURNED: 10:47 a.m.

_____ _____

Clerk July 8, 2025 Chairman

PROCEEDINGS OF THE BOARD OF COMMISSIONERS
MONTEZUMA COUNTY, COLORADO
July 22, 2025

STATE OF COLORADO)
) ss.
COUNTY OF MONTEZUMA)

At a regular meeting of the Board of Commissioners, Montezuma County, Colorado, held on Tuesday July 22, 2025, at the Montezuma County Administration building in Cortez, Colorado, there were present:

Jim Candelaria, Chairman
Kent Lindsay, Vice Chairman,
Gerald Koppenhafer, Commissioner of Deeds
Travis Anderson, County Administrator
Stephen Tarnowski, County Attorney
Kim Percell, County Clerk

CHAIRMAN CANDELARIA opened the meeting of July 22, 2025, with the Pledge of Allegiance.

MINUTES: Commissioner Koppenhafer moved to approve the Proceedings of the Board of County Commissioners of Montezuma County, for Tuesday, July 8, 2025 as presented. The motion was seconded by Commissioner Lindsay and carried.

RESOLUTION: As part of the proceedings of Tuesday July 8, 2025, **County Attorney Stephen Tarnowksi,** presented as an addendum to the minutes, **Resolution 10-2025** a resolution of the Board of County Commissioners of Montezuma County, Denying the High Impact Permit Application submitted by **Leaf Properties Inc**. Commissioner Koppenhafer moved to approve Resolution 10-2025 a resolution of the Board of County Commissioners of Montezuma County, Denying the High Impact Permit Application submitted by Leaf Properties Inc. Second by Commissioner Lindsay and carried. (See attached)

PUBLIC HEARING: It being the time set aside a public hearing is held for review and determination regarding of a proposed High Impact Permit Application, submitted by **Lamp Post Creative Learning Center**; agent: **Nicholaus & Corinne Sandner**, on property located at 32171 Hwy 160, Cortez, CO, consisting of 65.22 acres, more or less, located north of Hwy 160, west of Road 34, situated in Section 25, Township 36N, Range 15W, N.M.P.M.. The roll was called, the public notice read, and the proceedings were recorded for the record. Mr. & Mrs. Sandner were present. **Planning Director, Don Haley** along with **Assistant, S. Jane Duncan**

presented the details of the application and the findings of the Planning and Zoning Commission. Commissioner Candelaria opened the hearing to public comment. Hearing no public comment, that portion of the hearing was closed. After hearing all the evidence presented Commissioner Lindsay moved to accept the proposed High Impact Permit Application, submitted by Lamp Post Creative Learning Center; agent: Nicholaus & Corinne Sandner, on property located at 32171 Hwy 160, Cortez. Second by Commissioner Koppenhafer and carried. Commissioner Candelaria closed the hearing at this time. (See attached)

Planning Director, Haley along with **Assistant, Duncan** presented for discussion and approval of a Boundary Line Adjustment Application submitted by **Michael Merkley & Leslie Lewis,** on property located at 28251 Road H.6, Cortez, CO, consisting of 11.27 acres, more or less and 842 Holdings, LLC, on property located at 28255 Road H.6, Cortez, CO, consisting of 40.70 acres, more or less, both located south of Hwy 160, east of Road 27, situated in Section 23, Township 36N, Range 15W, N.M.P.M. **Attorney Paul Kosnik** representing the parties was present. Commissioner Koppenhafer moved to approve the Boundary Line Adjustment Application submitted by Michael Merkley & Leslie Lewis**,** on property located at 28251 Road H.6, Cortez, CO. Second by Commissioner Lindsay and carried. (See attached)

Director, Haley along with **Assistant, Duncan** presented for signatures a Mylar for a 2 Lot Minor Subdivision and AR10-34 Rezoning, submitted by Adam & Brittany Bryan, on property located at 26510 Road K.5, Cortez, CO, consisting of 35 acres, more or less, located north of E. Empire Street, west of Hwy 145, situated in Section 24, Township 36N, Range 16W, N.M.P.M.

PUBLIC HEARING: It being the time set aside a public hearing is held for review and determination regarding of a proposed Subdivision Amendment and Rezoning Application to Lot 1 of the **Pinyon Perch Subdivision**, submitted by **Tova Spector**, on property located at 13699 Road 32.4, Mancos, CO, consisting of 21.16 acres, more or less, and Boundary Line Adjustment Application, submitted by Tova Spector & **Catherine Kraus**, on properties located at 13699 Road 32.4 & 32289 Road P, Mancos, CO, consisting of 21.16 acres & 5.62 acres, more or less, both located west of Road 33, north of Road P, situated in Section 1, Township 36N, Range 15W, N.M.P.M. The roll was called, the public notice read, and the proceedings were recorded for the record. Ms. Spector and Ms. Kraus were present. **Planning Director, Don Haley** along with **Assistant, S. Jane Duncan** presented the details of the application and the findings of the Planning and Zoning Commission. Commissioner Candelaria opened the hearing to public comment. Hearing no public comment, that portion of the hearing was closed. After hearing all the evidence presented Commissioner Lindsay moved to accept the proposed Subdivision Amendment and Rezoning Application to Lot 1 of the Pinyon Perch Subdivision, submitted by Tova Spector, on property located at 13699 Road 32.4, Mancos, CO, consisting of 21.16 acres, more or less, and Boundary Line Adjustment Application, submitted by Tova Spector & Catherine Kraus, on properties located at 13699 Road 32.4 & 32289 Road P, Mancos. Second by Commissioner Koppenhafer and carried. Commissioner Candelaria closed the hearing at this time. (See attached)

Director, Haley along with **Assistant, Duncan** presented for discussion and approval of an Amendment to Resolution P-30A-87 submitted by **Danny & Linda Archibeque**, on property located at 33281 Road M, Mancos, CO, consisting of 10.00 acres, more or less and **Mary**

Roessel & Edward Neidhardt, on property located at TBD Road M, Mancos, CO, consisting of 52.50 acres, more or less, both located north of Road M, east of Road 33, situated in Section 7, Township 36N, Range 14W, N.M.P.M. Mrs. Archibeque was present. Commissioner Koppenhafer moved to approve this boundary line adjustment at 33281 Road M, Mancos, consisting of 10.00 acres, more or less, and property located at TBD Road M, consisting of the original 10.00 acres and 52.50 acres, exchange of 5.00 acres to be added to the 10.00 acres. Second by Commissioner Lindsay and carried. (See attached)

Director, Haley along with **Assistant, Duncan** presented for signatures a Mylar for an Amendment to Resolution P-30A-87 submitted by Danny & Linda Archibeque, on property located at 33281 Road M, Mancos, CO, consisting of 10.00 acres, more or less and Mary Roessel & Edward Neidhardt, on property located at TBD Road M, Mancos, CO, consisting of 52.50 acres, more or less, both located north of Road M, east of Road 33, situated in Section 7, Township 36N, Range 14W, N.M.P.M.

PUBLIC COMMENT: Public comment was made by **Allen Maez**.

BOARD OF SOCIAL SERVICES MONTHLY REPORT: It being the time set aside, the Board of Social Services was conducted. **Director, Kelli Hargraves** and **Finance Officer, Lori Higgins** were present. (See attached)
During the Monday Workshop Director Hargraves presented for approval the following:
MOCO Public Transit, CDOT admin/Operating 5311 Grant application in the amount of $171,033.63. Commissioner Koppenhafer moved to approve the Montezuma County Grant Application Submission Form, for MOCO Public Transit, through the grant funder CDOT, in the amount of $171,033.63. Second by Commissioner Lindsay and carried. (See attached)
Montezuma County CORE Services Plan, the second year of a three-year plan. Commissioner Koppenhafer moved to approve the **CORE Services Plan**, the second year of a three-year plan, for Montezuma County. Second by Commissioner Lindsay and carried. (See attached)
OAA Service Contract between the **San Juan Basin Area on Aging Inc**. and Montezuma County Senior Services. Commissioner Koppenhafer moved to approve the Service Contract between the San Juan Basin Area on Aging Inc. and Montezuma County Senior Services, as presented. Second by Commissioner Lindsay and carried. (See attached)
State of Colorado Intergovernmental Agreement with the **Department of Health Care Policy and Financing Contract #26-198127**. Commissioner Koppenhafer moved to approve the State of Colorado Intergovernmental Agreement between the Department of Health Care Policy and Financing and Montezuma County, contract #26-198127. Second by Commissioner Lindsay and carried. (See attached)
Montezuma County Grant Application Submission Forms to the **Town of Dolores, City of Cortez** and **Town of Mancos,** to help fund Senior Services within those communities. Commissioner Koppenhafer moved to approve the three Montezuma County Grant Application Submission Forms, one for the Town of Dolores, one for the City of Cortez and one for the Town of Mancos, in the amount of $5000.00 each. Second by Commissioner Lindsay and carried. (See attached)
Letter of Support, addressed to the **Colorado Department of Transportation, DTR** related to MOCO, FTA Section 5311 grant funds request. Commissioner Koppenhafer moved to sign the

letter of support to the Colorado Department of Transportation, for MOCO relies on the FTA Section 5311 grant funds. Second by Commissioner Lindsay and carried. (See attached)

UNFINISHED BUSINESS:

RESOLUTION: IsOLVED Payroll Software and **Contract.** No action taken.

FAIRGROUNDS ADA Parking: During the Monday workshop **Fairgrounds Manager, Justin McGuire** met with the Commissioners to discuss the ADA parking proposals**.** The Commissioners agreed to proceed with option #2. (See attached)

NATURAL RESOURCES, PLANNING & PUBLIC LANDS: During the Monday Workshop, **Resource Director, James Dietrich**, presented for approval the **GOCO, Paths to Mesa Verde segments C & D Mancos side** Montezuma County Grant Application Submission Form, reimbursement amount $1,721,519.00. Commissioner Koppenhafer moved to approve the Montezuma County Grant Application Submission Form for the Department of Natural Resources, for the Paths to Mesa Verde through GOCO in the amount of $1,721,519.00. Second by Commissioner Lindsay and carried. (See attached)

COUNTY CORONER: During the Monday workshop **County Grant Coordinator, Faedra Grubbs** presented the Montezuma County Grant Application Submission Form for the CDPHE, **OD2A (Overdose Data in action) – Toxicology Grant** reimbursement in the amount of $45,000.00. Commissioner Koppenhafer moved to approve the Montezuma County Grant Application Submission Form, through the Coroner's Department, for George Deavers, through the CDPHE, a reimbursement of $45,000.00. Second by Commissioner Lindsay and carried, (See attached)

Paths to Mesa Verde, State of Colorado Amendment #2, Project #MTF C320-005 was presented for approval. Commissioner Koppenhafer moved to approve the State of Colorado Amendment #2 for the Paths to Mesa Verde project #MTF C320-005. Second by Commissioner Lindsay and carried**.** (See attached)

FLEET Auction Recommendations: Administrator Anderson presented for approval a list of Fleet Auction Recommendations. Commissioner Lindasy moved to approve the fleet auction reduction plan as presented. Second by Commissioner Koppenhafer and carried. (see attached)

EXECUTIVE SESSION Pursuant to Attorney Tarnowski's suggestion, Commissioner Lindsay moved to go into executive session for a conference with the attorney for the purpose of receiving legal advice on specific legal questions under C.R.S. Section 24-6-402(4)(b) and for the purpose of determining positions relative to matters that may be subject to negotiations, developing strategy for negotiations, and/or instructing negotiations under C.R.S. Section 24-6-402(4)(e). Seconded by Commissioner Koppenhafer and carried. Included in the session will be Commissioners Candelaria, Lindsay and Koppenhafer, Administrator Anderson, Attorney Tarnowski and Clerk Percell. Topics of the executive session included: powers of the BOCC as it relates to controlling county finances and intergovernmental agreements, and for negotiations

relating to an ongoing employment lawsuit. Commissioner Lindsay moved to go out of executive session, seconded by Commissioner Koppenhafer and carried. (See attached)

COUNTY ATTORNEY REPORT: Attorney Stephen Tarnowski mentioned the Child Protection court schedule, the attended meeting with Child Support staff and the two land exchange projects.

COUNTY CLERK & RECORDER: County Clerk, Kim Percell, no report.

COUNTY ADMINISTRATOR REPORT: Administrator Anderson, discussed budget meetings, the new fleet vehicles, and personnel issues

COUNTY COMMISSIONER REPORT: Topics within the Commissioners' reports included:

Commissioner Lindsay no report given.
Commissioner Koppenhafer mentioned he attended the Mancos Board of Trustees meeting.
Commissioner Candelaria no report given.

MOTION TO ADJOURN: Commissioner Lindsay moved to adjourn, seconded by Commissioner Koppenhafer and carried.

CORRESPONDENCE: The following correspondence was read and noted:

ADJOURNED: 11:23 a.m.

_____ _____

Clerk July 22, 2025 Chairman

PROCEEDINGS OF THE BOARD OF COMMISSIONERS
MONTEZUMA COUNTY, COLORADO
July 29, 2025

STATE OF COLORADO)
) ss.
COUNTY OF MONTEZUMA)

At a regular meeting of the Board of Commissioners, Montezuma County, Colorado, held on Tuesday July 29, 2025, at the Montezuma County Administration building in Cortez, Colorado, there were present:

Jim Candelaria, Chairman
Kent Lindsay, Vice Chairman,
Gerald Koppenhafer, Commissioner of Deeds
Travis Anderson, County Administrator
Stephen Tarnowski, County Attorney
Kim Percell, County Clerk

CHAIRMAN CANDELARIA opened the meeting of July 29, 2025, with the Pledge of Allegiance.

MINUTES: Commissioner Koppenhafer moved to approve the Proceedings of the Board of County Commissioners of Montezuma County, for Tuesday, July 22, 2025 as presented. The motion was seconded by Commissioner Lindsay and carried.

PLANNING: Planning Director, Don Haley along with **Assistant, S. Jane Duncan** for discussion and approval of an Amendment to Resolution P-17-97E submitted by **Jerald & Jo Ann Cauley**, on property located at 24720 Road L, Cortez, CO, consisting of 4.87 acres, more or less, and **Frederick Reinfeld**, on property located at 24654 Road L, Cortez, CO, consisting of 7.37 acres, more or less, both located south of Road L, east of Hwy 491, situated in Section 22, Township 36N, Range 16W, N.M.P.M. Commissioner Lindsay moved to accept the Amendment to Resolution P-17-97E submitted by Jerald & Jo Ann Cauley, on property located at 24720 Road L, Cortez, CO. Second by Commissioner Koppenhafer and carried. (See attached)

Director, Haley along with **Assistant, Duncan** presented for signatures a Mylar and Amendment to Resolution P-17-97E submitted by **Jerald & Jo Ann Cauley**, on property located at 24720 Road L, Cortez, CO, consisting of 4.87 acres, more or less, and **Frederick Reinfeld**, on property located at 24654 Road L, Cortez, CO, consisting of 7.37 acres, more or less, both

located south of Road L, east of Hwy 491, situated in Section 22, Township 36N, Range 16W, N.M.P.M.

PUBLIC COMMENT: No public comment was made.

UNFINISHED BUSINESS:

GROUNDS AND BUILDINGS: During the Monday Workshop, **Maintenance Supervisor, Dustin Sattler** met with the Commissioners to present the **Annex 3 Gas Line Replacement Project** and the **Sheriff's Office Light Fixture Replacement** bids. Bids for the gas line replacement: **Montezuma Vally Plumbing LLC.,** in the amount of $10,998.75. Bids for the light fixture replacement: **American Electric Company** in the amount of $11,632.94 and **Seginus Lighting** in the amount of $10,277.24. Commissioner Lindsay moved to accept the proposals for the gas line replacement project and the light fixture replacement project at the jail, as presented. Second by Commissioner Koppenhafer and carried. (See attached)

RESOLUTION: Administrator Anderson presented for approval **Resolution #9-2025** a resolution Declaring the Intent of Montezuma County, Colorado to **Issue Revenue Bonds** in Connection with Financing Residential Facilities for Low-and Middle- Income Families or Persons**.** Commissioner Koppenhafer moved to approve Resolution #9-2025**,** a resolution Declaring the Intent of Montezuma County, to Issue Revenue Bonds in Connection with Financing Residential Facilities for Low-and Middle-Income Families or Persons**.** Second by Commissioner Lindsay and carried. (See attached)

SETTLEMENT: Attorney Tarnowski presented for approval, the **New National Opioids Settlement: Purdue.** Commissioner Koppenhafer moved to sign the New National Opioids Settlement, this documentation for Colorado local political subdivisions, to participate in the new National Opioids Settlement with Perdue. Second by Commissioner Lindsay and carried. (See attached)

PUBLIC HEALTH: During the Monday Workshop **Public Health Director Bobbie Lock** presented the following documents for approval:
Intergovernmental Agreement for the provision of **Public Health Services** between **La Plata County** and **Montezuma County**. Commissioner Koppenhafer moved to sign the Intergovernmental Agreement for the provision of Public Health Services between La Plata County and Montezuma County. Second by Commissioner Lindsay and carried. (See attached)

State of Colorado Department of Public Health and Environment Contract Amendment #2, the original contract was #2025*0132 and the amendment contract number is 2026*0040 amendment #2. Commissioner Lindsay moved to authorize the Chairman to Docusign, the Colorado Department of Health and Environment Contract Amendment #2, the original contract number is 2025*0132 and the amendment is 2026*0040 amendment #2. Second by Commissioner Koppenhafer and carried. (See attached)

Secure Transportation Service License and **Permit** applications for **Guardian Transport & Security LLC.** Commissioner Koppenhafer moved to sign the Secure Transportation Service

License and the Secure Transportation Service Vehicle Permit for Guardian Transport & Security LLC. Second by Commissioner Lindsay and carried. (See attached)

DISCUSSION: During the Monday Workshop the Planning Department presented options related to the December 31, 2025 deadline for counties with more than 20,000 people to comply to **HB24-1173**. It was the recommendation of the Planning Department to adopt an ordinance or resolution stating that the local government does not wish to change its existing land use codes and opts out of revising its codes. Commissioner Lindsay moved to authorize the staff to prepare an ordinance or resolution stating that the local government does not wish to change its existing land use codes and opts out of revising its codes as it pertains to House Bill 24-1173. Second by Commissioner Koppenhafer and carried. (See attached)

RESOLUTION: Attorney Tarnowski presented for approval **Resolution #11-2025**, a Resolution for Exemption at Highway 184/CR-25, a Resolution **Creating a New Parcel of Land** Pursuant to the Exemption Process. Commissioner Koppenhafer moved to approve Resolution #11-2025, a Resolution Creating a New Parcel of Land Pursuant to the Exemption Process. Second by Commissioner Lindsay and carried. (See attached)

RESOLUTION: Attorney Tarnowski presented for approval **Resolution #12-2025,** a Resolution and Warranty Deed related to the **Paul Dunn Land Transfer**. Commissioner Koppenhafer moved to approve Resolution #12-2025, to conduct a land exchange with the Paul Dunn Living Trust and the Montezuma Valley Irrigation Company related to the realignment of County Road 23. Second by Commissioner Lindsay and carried. (See attached)

FINANCIAL AUDIT 2024: During the Monday Workshop **Robert Dobry** presented the 2024 Financial Audit. Commissioner Lindsay moved to accept and adopt the 2024 financial audit and authorize the Chairman to sign documents associated with the basic financial statements. Second by Commissioner Koppenhafer and carried. (See attached)

COUNTY ATTORNEY REPORT: Attorney, Stephen Tarnowski mentioned the Child Support court schedule, the new Assistant County Attorney and discussed the Ironwood property case.

COUNTY ADMINISTRATOR REPORT:
PAYABLE EXPENDITURE REPORT: Administrator Anderson presented for approval the May 2025 Accounts Payable Expenditure Reports in the amount of $4,735,833.95. Commissioner Lindsay moved to approve the payables for the month of May in the amount of $4,735,833.95. Second by Commissioner Koppenhafer and carried. (See attached)

PAYABLE EXPENDITURE REPORT: Administrator Anderson presented for approval, the June 2025 Accounts Payable Expenditure Reports in the amounts of $3,608,373.41. Commissioner Lindsay moved to approve the June payables in the amount of $3,608,373.41. Second by Commissioner Koppenhafer and carried. (See attached)

COUNTY CLERK & RECORDER: County Clerk, Kim Percell, no report.

COUNTY COMMISSIONER REPORT: Topics within the Commissioners' reports included:

Commissioner Koppenhafer invited everyone to the County Fair to support our youth.
Commissioner Lindsay gave an overview of the attended Cortez City Council meeting and mentioned several events scheduled at the County Fair.
Commissioner Candelaria discussed the attended interview session at the Housing Authority for the Executive Director position, the attended engineer meeting at the Fairgrounds related to the ADA project, the Monday Workshop, the discussion with Senator Cleve Simpson, and the attended Dolores Town Board meeting.

EXECUTIVE SESSION Pursuant to Attorney Tarnowski's suggestion, Commissioner Lindsay moved to go into an executive session for a conference with the attorney for the purpose of receiving legal advice on specific legal questions under C.R.S. Section 24-6-402(4)(b). Seconded by Commissioner Koppenhafer and carried. Included in the session will be Commissioners Candelaria, Lindsay and Koppenhafer, Administrator Anderson, Attorney Tarnowski, Assessor Leslie Bugg and Clerk Percell. Topics of the executive session included: training for the Board of Equalization Assessment Appeals Hearings. Commissioner Lindsay moved to go out of the executive session, seconded by Commissioner Koppenhafer and carried. (See attached)

MOTION TO ADJOURN: Commissioner Lindsay moved to adjourn, seconded by Commissioner Koppenhafer and carried.

CORRESPONDENCE: The following correspondence was read and noted:

ADJOURNED: 10:00 a.m.

_____ _____

Clerk July 29, 2025 Chairman

PROCEEDINGS OF THE BOARD OF COMMISSIONERS
MONTEZUMA COUNTY, COLORADO
August 5, 2025

STATE OF COLORADO)
) ss.
COUNTY OF MONTEZUMA)

At a regular meeting of the Board of Commissioners, Montezuma County, Colorado, held on Tuesday August 5, 2025, at the Montezuma County Administration building in Cortez, Colorado, there were present:

Jim Candelaria, Chairman
Kent Lindsay, Vice Chairman,
Gerald Koppenhafer, Commissioner of Deeds
Travis Anderson, County Administrator
Stephen Tarnowski, County Attorney
Kim Percell, County Clerk

CHAIRMAN CANDELARIA opened the meeting of August 5, 2025 with the Pledge of Allegiance

MINUTES: Commissioner Koppenhafer moved to approve the Proceedings of the Board of County Commissioners of Montezuma County, held on Tuesday, July 29, 2025 as presented. The motion was seconded by Commissioner Lindsay and carried.

PUBLIC HEARING: It being the time set aside a public hearing is held for review and determination regarding a proposed 2 Lot Moderate Subdivision Application submitted by **Dolores State Bank; agent: Brian McLaughlin**, on property located at 27880 Hwy 160, Cortez, CO, consisting of 9.14 acres, more or less, located south of Hwy 160, situated in Section 30, Township 36N, Range 15W, N.M.P.M. The roll was called, the public notice read, and the proceedings were recorded for the record. Agent, Brian McLaughlin was present. **Planning Director, Don Haley** along with **Assistant, S. Jane Duncan** presented the details of the application and the findings of the Planning and Zoning Commission. Commissioner Candelaria opened the hearing to public comment. Public Comment was made by **Mike Lynch**. Hearing no further public comment, that portion of the hearing was closed. After hearing all the evidence presented Commissioner Koppenhafer moved to approve the proposed 2 Lot Moderate Subdivision Application submitted by Dolores State Bank; agent: Brian McLaughlin, on property located at 27880 Hwy 160, Cortez, CO, consisting of 9.14 acres, with the addition of the 90x100 septic system location added to lot 1 instead of being in lot 2. Second by Commissioner Lindsay and carried. Commissioner Candelaria closed the hearing at this time. (See attached)

PUBLIC HEARING: It being the time set aside a public hearing is held for review and determination regarding a proposed Subdivision Amendment Application, to Lots 1 & 2 of the Phelps Farms Subdivision, submitted by **Fred Phelps**, on properties located at 24351 & TBD Road T, Dolores, CO, consisting of 6.40 & 3.99 acres, more or less, both located north of Road T, west of Road 25, situated in Section 15, Township 37N, Range 16W, N.M.P.M. The roll was called, the public notice read, and the proceedings were recorded for the record. Mr. Phelps was present. **Planning Director, Don Haley** along with **Assistant, S. Jane Duncan** presented the details of the application and the findings of the Planning and Zoning Commission. Commissioner Candelaria opened the hearing to public comment. Hearing no public comment, that portion of the hearing was closed. After hearing all the evidence presented Commissioner Lindsay moved to accept the proposed Subdivision Amendment Application, to Lots 1 & 2 of the Phelps Farms Subdivision, submitted by Fred Phelps, on properties located at 24351 & TBD Road T, Dolores, CO. Second by Commissioner Koppenhafer and carried. Commissioner Candelaria closed the hearing at this time. (See attached)

PUBLIC HEARING: It being the time set aside a public hearing is held for review and determination regarding a proposed 3 Lot Minor Subdivision an AR10-34 and AR3-9 Rezoning Application submitted by **Ruddy & Jackie Archuleta**, on property located at 9000 Road 45.6, Mancos, CO, consisting of 40.02 acres, more or less, located west of Hwy 160, situated in Section 31, Township 36N, Range 12W, N.M.P.M.. The roll was called, the public notice read, and the proceedings were recorded for the record. Mr. and Mrs. Archuleta were present. **Planning Director, Don Haley** along with **Assistant, S. Jane Duncan** presented the details of the application and the findings of the Planning and Zoning Commission. Commissioner Candelaria opened the hearing to public comment. Hearing no public comment, that portion of the hearing was closed. After hearing all the evidence presented Commissioner Lindsay moved to accept the proposed 3 Lot Minor Subdivision an AR10-34 and AR3-9 Rezoning Application submitted by Ruddy & Jackie Archuleta, on property located at 9000 Road 45.6, Mancos, contingent upon CDOT's access permit approval. Second by Commissioner Koppenhafer. With two votes in favor from Commissioners Lindsay and Candelaria and one vote against from Commissioner Koppenhafer, the motion carried. Commissioner Candelaria closed the hearing at this time. (See attached)

PUBLIC COMMENT: Public comment was made by **Allen Maez** and **Mike Lynch**.

UNFINISHED BUSINESS:

LETTER OF SUPPORT: During the Monday Workshop, from the **Southwest Health Systems, Bridgett Jabour** met with the Commissioners to request a letter of support addressed to the **Southwest Opioid Response District,** as it related to the proposed purchase of an automated pill counter. Commissioner Koppenhafer moved to approve the letter of support for the Southwest Health Systems, through the (SWORD) Southwest Opioid Response District for a pill counter to make sure that the counting of opioids is more accurate. Second by Commissioner Lindsay and carried. (See attached)

PUBLIC HEALTH: During the Monday Workshop **Public Health Director Bobbie Lock** presented the following documents for approval:
Categorial and Retail Food License fee increase. Commissioner Lindsay moved to accept the Public Health, Categorial and Retail Food License fee increase as presented. Second by Commissioner Koppenhafer and carried. (See attached)

Montezuma County Grant Application Submission Form for the Public Health Department, **Colorado National Collaborative Suicide Prevention Grant,** a reimbursement grant in the amount of $103,000.00. Commissioner Koppenhafer moved to approve the Montezuma County Grant Application Submission Form, to CDPHE for reimbursement of $103,000.00 for the CNC Coordinator. Second by Commissioner Lindsay and carried. (See attached)

Secure Transportation Service License and Permit applications for **Axis Health System.** Commissioner Koppenhafer moved to approve the Secure Transportation Vehicle Permit for Axis Health System, for the period of the 5th day of August 2025 and ending the 5th day of August 2026. Second by Commissioner Lindsay and carried. (See attached)

GRANT DISCUSSION: During the Monday Workshop the **County Grant Coordinator, Faedra Grubbs,** presented the Montezuma County Grant Application Submission Form for the Sheriff's Office **DUI/High Visibility grant.** Commissioner Koppenhafer moved to approve the Montezuma County Grant Application Submission Form for the Sheriff's Office, CDOT, DUI/High Visibility Enforcement program, in the amount of $ 3,000.00. Second by Commissioner Lindsay and carried. (See attached)

COUNTY ATTORNEY REPORT: Attorney, Stephen Tarnowski mentioned civil case updates, the Ironwood property, the Kinder Morgan / COT Committee Case, the Ellis Lewis denial appeal, the FOP Unionization Vote, the Social Services court schedule, the new Assistant County Attorney and the proposed Unfunded Mandates Committee.

COUNTY ADMINISTRATOR REPORT: Administrator Anderson mentioned the Traveling Town Hall, scheduled August 11, 2025, to be held at the Yellow Jacket Livestock Auction on County Road X, from 6:00 p.m. to 8:00 p.m. Other topics mentioned included a new consent agenda process, the Dolores Law Enforcement Service Contract, the proposed Unfunded Mandates Committee and the attended Region 9 meeting.

COUNTY CLERK & RECORDER: County Clerk, Kim Percell, no report.

COUNTY COMMISSIONER REPORT: Topics within the Commissioners' reports included:
Commissioner Koppenhafer discussed his attendance and constituent discussions at the County Fair.

Commissioner Lindsay mentioned that there would not be a Cortez City Council meeting this week and discussed his attendance at the County Fair. Commissioner Lindsay also reminded constituents to be cognizant of school zones as school would be starting soon and to be cautious as fire season is upon us.

Commissioner Candelaria discussed working with Administration, the attended Region 9 meeting, a discussion with the new aide Amy Huff, at the Durango Office of Representative Hurd and the Monday Workshop.

EXECUTIVE SESSION Pursuant to Attorney Tarnowski's suggestion, Commissioner Lindsay moved to go into an executive session for a conference with the attorney for the purpose of receiving legal advice on specific legal questions under C.R.S. Section 24-6-402(4)(b). Seconded by Commissioner Koppenhafer and carried. Included in the session will be Commissioners Candelaria, Lindsay and Koppenhafer, Administrator Anderson, Attorney Tarnowski,and Clerk Percell. Topics of the executive session included: **Colorado Ute Mountain Ute Gaming Compact**. Commissioner Lindsay moved to go out of the executive session, seconded by Commissioner Koppenhafer and carried. (See attached)

MOTION TO ADJOURN: Commissioner Lindsay moved to adjourn, seconded by Commissioner Koppenhafer and carried.

CORRESPONDENCE: The following correspondence was read and noted:

ADJOURNED: 11:11 a.m.

BOARD OF EQUALIZATION
1:30 P.M.

BOARD OF EQUALIZATION: It being the time set aside the following Board of Equalization appeal was heard. The proceedings were recorded for the record. The appeal is from **Leroy V. Miller** on account #R017275. The petitioner, Mr. Miller, was present. Mr. Miller gave an overview of his appeal. **Assessor, Leslie Kennedy-Bugg** discussed the petition for appeal and the process of valuation of said land. After hearing the evidence presented, Commissioners Lindsay moved to take the Assessors, recommendation, because they were not allowed to go on the property, at $313,385.00. Second by Commissioner Koppenhafer and carried. Commissioner Candelaria closed the hearing at this time. (See attached)

ADJOURNED: 2:28 p.m.

_____ _____

Clerk August 5, 2025 Chairman

PROCEEDINGS OF THE BOARD OF COMMISSIONERS
MONTEZUMA COUNTY, COLORADO
August 12, 2025

STATE OF COLORADO)
) ss.
COUNTY OF MONTEZUMA)

At a regular meeting of the Board of Commissioners, Montezuma County, Colorado, held on Tuesday August 12, 2025, at the Montezuma County Administration building in Cortez, Colorado, there were present:

Jim Candelaria, Chairman
Kent Lindsay, Vice Chairman,
Gerald Koppenhafer, Commissioner of Deeds, Absent
Travis Anderson, County Administrator, by Zoom
Stephen Tarnowski, County Attorney
Kim Percell, County Clerk
Jim McClain, Director of IT

CHAIRMAN CANDELARIA opened the meeting of August 12, 2025 with the Pledge of Allegiance

MINUTES: Attorney Tarnowski presented as an addition to the August 5, 2025 minutes, **Resolution #13-2025**, A Resolution of the Board of County Commissioners of Montezuma County, Approving the Subdivision Application submitted by the Dolores State Bank, with conditions along with **Resolution #14-2025**, A Resolution of the Board of County Commissioners of Montezuma County, Approving the Subdivision Application submitted by Ruddy and Jackie Archuleta with conditions. Commissioner Lindsay moved to accept the Proceedings of the Board of County Commissioners of Montezuma County, for August 5, 2025, with the addition of the resolutions, as presented. The motion was seconded by Commissioner Candelaria and carried.

PUBLIC HEARING: It being the time set aside a public hearing is held for review and determination regarding a proposed Subdivision Amendment Application, to Lot 2 of the Pickens 2 Lot Moderate Subdivision, Amended, submitted by **Suzanne Hermon and Neil & Terri Jones;** agent: **Neil Jones**, on properties located at 13654 & 13526 Road 23, Dolores, CO, consisting of 15.12 acres & 43.42 acres, more or less, both located south of Road P, east of Hwy 491, both situated in Section 4, Township 36N, Range 16W, N.M.P.M. The roll was called, the public notice read, and the proceedings were recorded for the record. Mr. Jones was present.

Planning Director, Don Haley along with **Assistant, S. Jane Duncan** presented the details of the application and the findings of the Planning and Zoning Commission. Commissioner Candelaria opened the hearing to public comment. Hearing no public comment, that portion of the hearing was closed. After hearing all the evidence presented Commissioner Lindsay moved to accept the proposed Subdivision Amendment Application, to Lot 2 of the Pickens 2 Lot Moderate Subdivision, Amended, submitted by Suzanne Hermon and Neil & Terri Jones; agent: Neil Jones, on properties located at 13654 & 13526 Road 23, Dolores. Second by Commissioner Candelaria and carried. Commissioner Candelaria closed the hearing at this time. (See attached)

PLANNING: Planning Director, Don Haley along with **Assistant, S. Jane Duncan** presented, to the **Board of Adjustments**, for discussion and approval of an After-The-Fact Setback Variance Application, submitted by **Eugene Creany**, on property located at 9452 Road 42, Mancos, CO, consisting of 3.40 acres, more or less, located south of Road 42, east of Hwy 184, situated in Section 28, Township 36N, Range 13W, N.M.P.M. Attorney Tarnowski reminded the Board that he had advised on this issue during executive session and invited the Board to consider prosecuting Land Use violations in County or District Court. Commissioner Candelaria moved to approve the After-The-Fact Setback Variance Application, submitted by Eugene Creany, on property located at 9452 Road 42, Mancos, CO, with a consequence of the variation of $5,719.68 along with the written decision to be approved with the minutes. Second by Commissioner Lindsay and carried. (See attached)

CONSENT AGENDA: Chairman Candelaria gave an overview of the new Consent agenda process.

PUBLIC COMMENT: Public comment was made by **Allen Maez**.

LETTER OF SUPPORT: During the Monday Workshop, **Resource Director, James Dietrich** along with **Cara Gildar** made a request and presented for approval a letter of support addressed to Colorado **Parks and Wildlife,** as related to the **Montelores Coalition's** application for the Regional Partnership Initiative Outdoor Recreation and Conservation Planning, Implementation and Early Wins grant. Commissioner Lindsay moved to sign the letter of support for the Montelores Coalition. Second by Commissioner Candelaria and carried. (See attached)

COUNTY ATTORNEY REPORT: Attorney, Stephen Tarnowski mentioned court appearances, introduced the new **Assistant County Attorney Gus Maxwell**, discussed preparation for trials the Ironwood property case, the FOP Unionization Vote, child protection cases, the Land Use Code enforcement and pending appeals.

COUNTY ADMINISTRATOR REPORT: Administrator Anderson made his report by Zoom**.** Topics discussed included: the County Administrator Association discussions related to State Unfunded Mandates, parking lot evaluations for capital improvements, the FOP Unionization Vote, a discussion with the City of Cortez related to the Paths to Mesa Verde Project, a discussion with the Landfill Manger Mel Jarmon related to Rule 31, and proposed Employee Handbook updates.

COUNTY CLERK & RECORDER: County Clerk, Kim Percell, discussed, Coordinating with local School Districts on the November election. Clerk Percell mentioned that statute requires the Clerk to coordinate the election, but it is the district's responsibility to certify the ballot content, including candidates. Candidate petitions could start circulation on August 6, 2025 and must be turned into to the School Districts no later than August 29, 2025.

COUNTY COMMISSIONER REPORT: Topics within the Commissioners' reports included:

Commissioner Koppenhafer was absent from the meeting**.**

Commissioner Lindsay discussed the agenda for the scheduled Cortez City Council meeting, thanked the Yellow Jacket Livestock for hosting the Commissioner's Town Hall meeting, thanked the retiring Cortez Police Detective Tom Quinnett for his 30 years of service and discussed signing up for Veteran Services.

Commissioner Candelaria discussed the attended Commissioner's Town Hall meeting, the attended Forest Service meeting related to current active fires, poor air quality due to smoke hazards and gave an overview of Department Head reports given during the Monday Workshop.

MOTION TO ADJOURN: Commissioner Lindsay moved to adjourn, seconded by Commissioner Candelaria and carried

CORRESPONDENCE: The following correspondence was read and noted: the Montezuma County **Senior Services Newsletter** for August 2025

ADJOURNED: 10:01 a.m.

_____ _____

Clerk August 12, 2025 Chairman

PROCEEDINGS OF THE BOARD OF COMMISSIONERS
MONTEZUMA COUNTY, COLORADO
August 19, 2025

STATE OF COLORADO)
) ss.
COUNTY OF MONTEZUMA)

At a regular meeting of the Board of Commissioners, Montezuma County, Colorado, held on Tuesday August 19, 2025, at the Montezuma County Administration building in Cortez, Colorado, there were present:

Jim Candelaria, Chairman
Kent Lindsay, Vice Chairman,
Gerald Koppenhafer, Commissioner of Deeds
Travis Anderson, County Administrator
Stephen Tarnowski, County Attorney, Absent
Kim Percell, County Clerk

CHAIRMAN CANDELARIA opened the meeting of August 19, 2025 with the Pledge of Allegiance.

MINUTES: Resolution #15-2025: A Resolution of the Board of County Commissioners of Montezuma County, Approving the After the Fact Set-Back Variance Request Submitted by Eugene Creavy with the corrected acreage, address and amended consequences was presented, as an addition to the August 12, 2025 minutes. Commissioner Koppenhafer moved to approve the Proceedings of the Board of County Commissioners of Montezuma County, held on Tuesday, August 12, 2025 as presented. The motion was seconded by Commissioner Lindsay and carried.

PLANNING: Planning Director, Don Haley along with **Assistant, S. Jane Duncan** presented for signatures of an After-The-Fact Setback Variance, submitted by **Laura Webster**, on property located at 8400 Road 39, Mancos, CO, consisting of 7.82 acres, more or less, located north of Road H and east of Hwy 160, situated in Section 31, Township 36N, Range 13W, N.M.P.M.

PUBLIC COMMENT: No public comment was made.

CONSENT AGENDA: Commissioner Lindsay moved to approve the consent agenda as presented. Second by Commissioner Koppenhafer and carried.

The Consent Agenda items acted upon by the Board were as follows:
Juvenile Services Planning Committee membership list.
Land Use Agreements for use of the Fairgrounds by BIA (Water Canyon Fire)
Land Use Agreement for use of the Fairgrounds by US Forest Service (Stoner Mesa Fire)
Colorado Bureau of Investigation use of Montezuma County Law Enforcement Shooting Range. (See attached)

COUNTY ATTORNEY REPORT: Attorney Stephen Tarnowski was absent from the meeting.

COUNTY ADMINISTRATOR REPORT: Administrator Anderson discussed the collective bargaining FOP Unionization Vote, participation in the impact committee, evaluations of County parking lots, the commodity program transfer to Good Sams, and a meeting with the Road & Bridge Department related to the crusher. .

COUNTY CLERK & RECORDER: County Clerk, Kim Percell, no report.

COUNTY COMMISSIONER REPORT: Topics within the Commissioners' reports included:
Commissioner Koppenhafer no report.

Commissioner Lindsay discussed the attended Cattlemen's barbeque, the Forest Service Fire briefings and reported he would be attending the scheduled CCI meeting.

Commissioner Candelaria discussed poor air quality due to the current smoke hazards from the Stoner Mesa fire, the attended Housing Authority meeting, working with Administration and the Monday Workshop.

MOTION TO ADJOURN: Commissioner Lindsay moved to adjourn, seconded by Commissioner Koppenhafer and carried.

CORRESPONDENCE: The following correspondence was read and noted:

ADJOURNED: 9:10 a.m.

_____ _____

Clerk August 19, 2025 Chairman

PROCEEDINGS OF THE BOARD OF COMMISSIONERS
MONTEZUMA COUNTY, COLORADO
August 26, 2025

STATE OF COLORADO)
) ss.
COUNTY OF MONTEZUMA)

At a regular meeting of the Board of Commissioners, Montezuma County, Colorado, held on Tuesday August 26, 2025 at the Montezuma County Administration building in Cortez, Colorado, there were present:

Jim Candelaria, Chairman
Kent Lindsay, Vice Chairman,
Gerald Koppenhafer, Commissioner of Deeds
Travis Anderson, County Administrator
Stephen Tarnowski, County Attorney
Kim Percell, County Clerk, Absent
Malinda Fuller Chief Deputy

CHAIRMAN CANDELARIA opened the meeting of August 26, 2025 with the Pledge of Allegiance

MINUTES: Commissioner Koppenhafer moved to approve the Proceedings of the Board of County Commissioners of Montezuma County, held on Tuesday, August 19, 2025 as presented. The motion was seconded by Commissioner Lindsay and carried.

PLANNING: Planning Director, Don Haley along with **Assistant, S. Jane Duncan** presented for signatures of a High Impact Permit, submitted by **Lamp Post Creative Learning Center;** agent: Nicholaus & Corinne Sandner, on property located at 32171 Hwy 160, Cortez, CO, consisting of 65.22 acres, more or less, located north of Hwy 160, west of Road 34, situated in Section 25, Township 36N, Range 15W, N.M.P.M.

PUBLIC COMMENT: Public comment was made by A**llen Maez**.

CONSENT AGENDA:
Commissioner Koppenhafer moved to approve the consent agenda as presented. Second by Commissioner Linsay and carried.
The Consent Agenda items acted upon by the Board were as follows:

Drug & Alcohol Testing Policy for Montezuma County Public Transportation
TripMaster Cost Proposal for Montezuma County Public Transportation
Colorado Parks & Wildlife grant for Paths to Mesa Verde (**Resolution #16 and #17 -2025)**
Decision related to Unfunded Mandates and signature of a letter to the State of Colorado Leadership (See attached)

BOARD OF SOCIAL SERVICES MONTHLY REPORT: It being the time set aside, the Board of Social Services was conducted. **Director, Kelli Hargraves** and **Finance Officer, Lori Higgins** were present. (See attached)

COUNTY ATTORNEY REPORT: Attorney, Stephen Tarnowski reported on Iron Wood, Child Protection docket court, methane regulation, Landfill Coalition and a civil case for wrongful termination.

COUNTY ADMINISTRATOR REPORT: **Administrator Travis Anderson** discussed negotiation of Rule 31 and Mesa County hiring freeze.

COUNTY CLERK & RECORDER: **Chief Deputy County Clerk, Malinda Fuller**, no report.

COUNTY COMMISSIONER REPORT: Topics within the Commissioners' reports included:
Co**mmissioner Koppenhafer** discussed the leaking of Narragguinep dam, AAA director and wolves funding.

Commissioner Lindsay discussed reported attending the scheduled CCI meeting, CPW Wolverine reintroduction, water rights, Prop 123, possible AI being used in the P&Z department in Mesa County, DOLA and CSU.

Commissioner Candelaria discussed Housing Authority Director, Contract between Dolores and the Sheriff's Office, rain and the Monday Workshop.

MOTION TO ADJOURN: Commissioner Lindsay moved to adjourn, seconded by Commissioner Koppenhafer and carried.

CORRESPONDENCE: The following correspondence was read and noted:

ADJOURNED: 10:07 a.m.

_____ _____

Clerk August 26, 2025 Chairman

PROCEEDINGS OF THE BOARD OF COMMISSIONERS
MONTEZUMA COUNTY, COLORADO
September 2, 2025

STATE OF COLORADO)
) ss.
COUNTY OF MONTEZUMA)

At a regular meeting of the Board of Commissioners, Montezuma County, Colorado, held on Tuesday September 2, 2025 at the Montezuma County Administration building in Cortez, Colorado, there were present:

Jim Candelaria, Chairman
Kent Lindsay, Vice Chairman,
Gerald Koppenhafer, Commissioner of Deeds
Travis Anderson, County Administrator
Stephen Tarnowski, County Attorney
Kim Percell, County Clerk

CHAIRMAN CANDELARIA opened the meeting of September 2, 2025 with the Pledge of Allegiance

MINUTES: Commissioner Koppenhafer moved to approve the Proceedings of the Board of County Commissioners of Montezuma County, held on Tuesday, August 26, 2025 as presented. The motion was seconded by Commissioner Lindsay and carried.

PUBLIC HEARING: It being the time set aside a public hearing is held for review and determination regarding a proposed Subdivision Amendment Application to Lots 4 & 5 of the **Hartman Heights Subdivision**, 1st Amended, submitted by **Mark Hedges Trust & R Trust;** agent: **Julie Suckla**, on properties located at 9595 & TBD Road 24.3, Cortez, CO, consisting of 5.56 acres & 5.71 acres, more or less, both located south of Road K.3, west of Hwy 491, both situated in Section 27, Township 36N, Range 16W, N.M.P.M. The roll was called, the public notice read, and the proceedings were recorded for the record. **Planning Director, Don Haley** along with **Assistant, S. Jane Duncan** presented the details of the application and the findings of the Planning and Zoning Commission. Commissioner Candelaria opened the hearing to public comment. Hearing no public comment, that portion of the hearing was closed. After hearing all the evidence presented Commissioner Koppenhafer moved to approve the application to Lots 4 & 5 of the Hartman Heights Subdivision, for Mark Hedges Trust & R Trust; agent: Julie Suckla, on properties located at 9595 & TBD Road 24.3, Cortez, consisting of 5.56 acres & 5.71 acres. Second by Commissioner Lindsay and carried. Commissioner Candelaria closed the hearing at this time. (See attached)

PUBLIC COMMENT: Public comment was made by **Lenetta Shull**.

CONSENT AGENDA: No items included within the consent agenda

BUDGET REQUEST: Human Resource Technician, Dennis Bugg along with **Finance Officer, Miranda Warren** met with the Commissioners to present a **Supplemental Budget Request** and the proposed **iSolved Payroll Software Contract.** Commissioner Lindsay moved to approve the Supplemental Budget Request 2025, pursuant of 29-1-106 and 29-1-109 Colorado Revised Statutes, in the amount of $102,850.00. Second by Commissioner Koppenhafer and carried. (See attached)

DISCUSSION: Human Resource Technician, Dennis Bugg, **Finance Officer, Miranda Warren** and **Bentley Colbert** met with the Commissioners to discuss a proposed move of the **Worker's Comp, Insurance** to **Acrisure.** Commissioner Lindsay moved to table the discussion and possible decision related to Insurance Brokerage Workmen's Comp until September 15th at 1:30p.m. Second by Commissioner Koppenhafer and carried. (See attached)

SOCIAL SERVICES: Director, Kelli Hargraves met with the Commissioners to present the State of Colorado Intergovernmental Agreement Modification Amendment #6 **Promoting Safe and Stable Families spending authorization,** for fiscal year 2025, in the amount of $200,000.00. Commissioner Koppenhafer moved to approve the Agreement Modification Intergovernmental agreement amendment #6 between the Colorado Department of Early Childhood and Montezuma County Department of Social Services for fiscal year 2026, in the amount of $200,000.00. Second by Commissioner Lindsay and carried. (See attached)

PUBLIC HEALTH: Public Health Assistant Director, Laurel Schafer met with the Commissioners to present for approval, the Montezuma County Gant Application Submission Form for the (OPHP) **Office of Public Health Practice Preventive Block Grant Request.** Commissioner Koppenhafer moved to approve the Montezuma County Gant Application Submission Form for Montezuma County Public Health Department for the (OPHP) Preventive Block Grant through CDPHE, in the amount of $25,000.00 with no cash match. Second by Commissioner Lindsay and carried. (See attached)

BOARD APPOINTMENT: County Attorney Tarnowski presented letters of interest from **Douglas Muscanell, Dustin Noyes, Rick Newby, Michael Higman** and **Bill Blackmer** to be appointed to the **Lewis-Arriola Fire Protection District Board.** Commissioner Koppenhafer moved to appoint, to the Lewis-Arriola Fire Department Board, Douglas Muscanell, Dustin Noyes, Rick Newby, Michael Higman and Bill Blackmer, until a special election can be held to fill this Board. Second by Commissioner Lindsay and carried. (See attached)

COUNTY ATTORNEY REPORT: Attorney, Stephen Tarnowski discussed the court schedule, the Leaf Property case, a scheduled jury trial and Rule 31.

COUNTY ADMINISTRATOR REPORT: Administrator Anderson discussed the Dolores County VSO Intergovernmental Agreement, the attended Town Hall meeting in Dolores

regarding the Sherriff's Contract, Rule 31, an FBI request to use the County range, the cancelled Congressman Hurd's meeting and the collective bargaining issue.

COUNTY CLERK & RECORDER: County Clerk, Kim Percell mentioned the State Election training that she and **Deputy Diana Smith** had attended.

COUNTY COMMISSIONER REPORT: Topics within the Commissioners' reports included:
Commissioner Koppenhafer discussed the attended Southwest Water Conservation Board meeting, Shoshone water rights, project funding, Water Smart Grants and repairs to the Narragguinep dam.
Commissioner Lindsay discussed the cancelled Congressman Hurd's meeting that turned into a community meeting and the attended Cortez City Council meeting.
Commissioner Candelaria discussed the cancelled Congressman Hurd's meeting and addressed current Social Media misinformation.

EXECUTIVE SESSION Pursuant to Attorney Tarnowski's suggestion, Commissioner Lindsay moved to go into executive session for a conference with the attorney for the purpose of receiving legal advice on specific legal questions under C.R.S. Section 24-6-402(4)(b). Seconded by Commissioner Koppenhafer and carried. Included in the session will be Commissioners Candelaria, Lindsay and Koppenhafer, Administrator Anderson, Attorney Tarnowski and Clerk Percell. Topics for the executive session were legal advice on the Town of Dolores Contract for law enforcement services. Commissioner Lindsay moved to go out of executive session, seconded by Commissioner Koppenhafer and carried. (See attached)

EXECUTIVE SESSION Pursuant to Attorney Tarnowski's suggestion, Commissioner Lindsay moved to go into executive session for a conference with the attorney for the purpose of receiving legal advice on specific legal questions under C.R.S. Section 24-6-402(4)(b). Seconded by Commissioner Koppenhafer and carried. Included in the session will be Commissioners Candelaria, Lindsay and Koppenhafer, Administrator Anderson, Attorney Tarnowski, Clerk Percell and Dennis Bugg. Topics for the executive session were legal advice on Human Resources policies and oversight. Commissioner Lindsay moved to go out of executive session, seconded by Commissioner Koppenhafer and carried. (See attached)

MOTION TO ADJOURN: Commissioner Lindsay moved to adjourn, seconded by Commissioner Koppenhafer and carried.

CORRESPONDENCE: The following correspondence was read and noted: the September 2025 newsletters from **Montezuma County Senior Services** and the August 2025 **Emergency Management Situation Report**. (See attached)

ADJOURNED: 11:10 a.m.

_____ _____

Clerk September 2, 2025 Chairman

PROCEEDINGS OF THE BOARD OF COMMISSIONERS
MONTEZUMA COUNTY, COLORADO
September 9, 2025

STATE OF COLORADO)
) ss.
COUNTY OF MONTEZUMA)

At a regular meeting of the Board of Commissioners, Montezuma County, Colorado, held on Tuesday September 9, 2025 at the Montezuma County Administration building in Cortez, Colorado, there were present:

Jim Candelaria, Chairman, Absent
Kent Lindsay, Vice Chairman,
Gerald Koppenhafer, Commissioner of Deeds
Travis Anderson, County Administrator
Stephen Tarnowski, County Attorney
Kim Percell, County Clerk

VICE CHAIRMAN LINDSAY opened the meeting of September 9, 2025 with the Pledge of Allegiance

MINUTES: Commissioner Koppenhafer moved to approve the Proceedings of the Board of County Commissioners of Montezuma County, held on Tuesday, September 2, 2025 as presented. The motion was seconded by Commissioner Lindsay and carried.

PLANNING: Planning Director, Don Haley along with **Assistant, S. Jane Duncan** presented for discussion and approval of Vested Property Rights extension, submitted by **Mark Cox;** agent: **Andy Cox**, on property located at TBD Road 25, Dolores, CO, consisting of 59.27 acres, more or less, located south of Hwy 184 & Road 25, situated in Section 7, Township 37N, Range 15W, N.M.P.M. On September 13, 2022, the Board of County Commissioners approved the proposed 19 Lot Major Subdivision & Rezoning application, whereby creating a vested property right pursuant to Section 1102 of the Montezuma County Land Use Code and 24-68-103 et seq., C.R.S., as amended. Commissioner Koppenhafer moved to approve the Vested Property Rights extension, for Mark Cox; agent: Andy Cox, on property located at TBD Road 25, Dolores, CO, consisting of 59.27 acres, to a year from this date. Second by Commissioner Lindsay and carried.

Director, Haley along with **Assistant, Duncan** presented for signatures an Exemption mylar, for the for the realignment of Road 25 at the intersection of Road 25 & Hwy 184, submitted by **Young Roman, LLC**; agent: **Travis Anderson**, County Administrator, on property located at 18400 Road 27, Dolores, CO, consisting of 2.2 acres, more or less, located north of Road 25, west of Hwy 184, situated in Section 7, Township 37N, Range 15W, N.M.P.M.

Director, Haley along with **Assistant, Duncan** presented for signatures for an After-The-Fact Setback Variance, submitted by **Eugene Creany,** on property located at 9452 Road 42, Mancos, CO, consisting of 3.40 acres, more or less, located south of Road 42, east of Hwy 184, situated in Section 28, Township 36N, Range 13W, N.M.P.M.

Director, Haley along with **Assistant, Duncan** presented for signatures of a Mylar for a Single Lot Development and AR3-9 Rezoning Application, submitted by **L. Chappell, LLC**.; agent: **Keenen Lovett**, on property located at 16795 Road S, Cortez, CO, consisting of 280 acres, more or less, located west of Road 18, north of Road S, situated in Section 20, Township 37N, Range 17W, N.M.P.M**.**

PUBLIC COMMENT: Public comment was made by **Allen Maez**.

CONSENT AGENDA: No items were included within the consent agenda

DISCUSSION: Ty Koppenhafer along with **McClain Farmer** from **Jones & DeMille Engineering, Inc** met with the Commissioners to discuss, and review, assessments on the County's parking lots. (See attached)

SETTLEMENT: Administrator Anderson presented for discussion part two of the **Purdue Pharma L.P. Opioid Settlement**. Commissioner Koppenhafer moved to sign part two of the Purdue Pharma Opioid Settlement Overview. Second by Commissioner Lindsay and carried. (See attached)

COUNTY ATTORNEY REPORT: Attorney, Stephen Tarnowski discussed the court schedule, working with the Planning Department, civil cases, the Hwy 184 and Road 25 project, follow up with the Ute Mountain Ute Tribe on the Sheriff's services, the Road 35.9 turn around issue, a new Notice of Claim and transition of the new Assistant County Attorney.

COUNTY ADMINISTRATOR REPORT: Administrator Anderson discussed the front-end loader bid opening at the Landfill, review of HR services, the Road 35.9 turn around issue, Collective Bargaining and the Dolores County VSO Intergovernmental Agreement.

SCHEDULE OF RECEIPTS & DISBURSEMENTS: On behalf of **County Treasurer, Ellen Black,** Administrator, Anderson presented for approval, January 1, 2025 through June 30, 2025, **Schedule of Receipts and Disbursements.** Commissioner Koppenhafer moved to approve the Schedule of Receipts and Disbursements, starting date 1/1/25 through 6/30/25. Second by Commissioner Lindsay and carried. (See attached)

COUNTY CLERK & RECORDER: County Clerk, Kim Percell reported that the following entities would be participating in the 2025 November Coordinated Election: the State of Colorado, Cortez Cemetery District, Montezuma Water District #1, Montezuma Cortez School District Re-1 and Mancos School District RE-6.

COUNTY COMMISSIONER REPORT: Topics within the Commissioners' reports included: **Commissioner Koppenhafer** mentioned the scheduled Montezuma Valley Irrigation meeting.

Commissioner Lindsay discussed the scheduled Cortez City Council meeting.

Commissioner Candelaria was absent from the meeting.

MOTION TO ADJOURN: Commissioner Koppenhafer moved to adjourn, seconded by Commissioner Lindsay and carried.

CORRESPONDENCE: The following correspondence was read and noted:

ADJOURNED: 9:50 a.m.

_____ _____

Clerk September 9, 2025 Chairman

PROCEEDINGS OF THE BOARD OF COMMISSIONERS
MONTEZUMA COUNTY, COLORADO
September 16, 2025

STATE OF COLORADO)
) ss.
COUNTY OF MONTEZUMA)

At a regular meeting of the Board of Commissioners, Montezuma County, Colorado, held on Tuesday September 16, 2025 at the Montezuma County Administration building in Cortez, Colorado, there were present:

Jim Candelaria, Chairman
Kent Lindsay, Vice Chairman
Gerald Koppenhafer, Commissioner of Deeds
Travis Anderson, County Administrator
Stephen Tarnowski, County Attorney
Kim Percell, County Clerk

CHAIRMAN CANDELARIA opened the meeting of September 16, 2025 with the Pledge of Allegiance

MINUTES: Commissioner Koppenhafer moved to approve the Proceedings of the Board of County Commissioners of Montezuma County, held on Tuesday, September 9, 2025 as presented. The motion was seconded by Commissioner Lindsay and carried.

PUBLIC HEARING: It being the time set aside a public hearing is held for review and determination regarding a proposed Subdivision Amendment Application for a Common Lot Line Change, to Lots 2A East & 2A West & 2B East & 2B West of the **Rolling Hills Estates Subdivision** submitted by **842 Holdings, LLC**; agents: **Sean & Cassi Rooks**, on property located at 28255 Road H.6, Cortez, CO, consisting of 40.70 acres, more or less, a proposed Subdivision Amendment Application for a Common Lot Line Change, to Lots 4B & 4A of the Rolling Hills Estates Subdivision submitted by **Hurst Family Revocable Trust,** on property located at 28250 Road H.6, Cortez, CO, consisting of 10 acres, more or less, and Sean & Cassi Rooks, on property located at 28260 Road H.6, Cortez, CO, consisting of 31.11 acres, more or less, & a Subdivision Amendment & Rezoning Application for subdividing Lot 4A of the Rolling Hills Estates Subdivision into 3 Lots, submitted by Sean & Cassi Rooks, on property located at 28260 Road H.6, Cortez, CO, consisting of 31.11 acres, more or less, all located north

of Road H, east of Road 27, situated in Section 32, Township 36N, Range 15W, N.M.P.M. The roll was called, the public notice read, and the proceedings were recorded for the record. Mr. and Mrs. Rooks were present. **Planning Director, Don Haley** along with **Assistant, S. Jane Duncan** presented the details of the application and the findings of the Planning and Zoning Commission. Commissioner Candelaria opened the hearing to public comment. Public comments were made by **Leslie Lewis, Greg Bryan** and **Don Foth**. Hearing no further public comment, that portion of the hearing was closed. After hearing all the evidence presented Commissioner Koppenhafer moved to approve all three of the applications submitted by Sean & Cassi Rooks, on the property located at 28255 Road H.6, Cortez, as presented. Second by Commissioner Lindsay and carried. Commissioner Candelaria closed the hearing at this time. (See attached)

PUBLIC HEARING: It being the time set aside a public hearing is held for review and determination of a proposed Subdivision Amendment & Rezoning Application to Lot 1 of the Antholz 2 Lot Minor Subdivision, submitted by **Kyle & Rickie Cruzan**, on property located at 27567 Road M, Dolores, CO, consisting of 17.31 acres, more or less, located north of Road M, east of Hwy 145, situated in Section 7, Township 36N, Range 15W, N.M.P.M. The roll was called, the public notice read, and the proceedings were recorded for the record. Mrs. Cruzan was present. **Planning Director, Don Haley** along with **Assistant, S. Jane Duncan** presented the details of the application and the findings of the Planning and Zoning Commission. Commissioner Candelaria opened the hearing to public comment. Hearing no public comment, that portion of the hearing was closed. After hearing all the evidence presented Commissioner Lindsay moved to approve the proposed Subdivision Amendment & Rezoning Application to Lot 1 of the Antholz 2 Lot Minor Subdivision, submitted by Kyle & Rickie Cruzan, on property located at 27567 Road M, Dolores, CO. Second by Commissioner Koppenhafer and carried. Commissioner Candelaria closed the hearing at this time. (See attached)

PUBLIC HEARING: It being the time set aside a public hearing is held for review and determination regarding a proposed Subdivision Amendment Application to Lots 1 & 2 of the Herrington Minor Subdivision, 3rd Amended, A Moderate Subdivision, submitted by **Edward Tevault**, on property located at 21555 Road F, Cortez, CO, consisting of 7.50 acres, more or less, and Robert Field, on property located at 21424 Road F, Cortez, CO, consisting of 11.74 acres, more or less, both located south of Road F and east of Road 21, situated in Section 18, T.35N, R.16W, N.M.P.M.. The roll was called, the public notice read, and the proceedings were recorded for the record. Mr. Tevault was present. **Planning Director, Don Haley** along with **Assistant, S. Jane Duncan** presented the details of the application and the findings of the Planning and Zoning Commission. Commissioner Candelaria opened the hearing to public comment. Hearing no public comment, that portion of the hearing was closed. After hearing all the evidence presented Commissioner Koppenhafer moved to approve the proposed Subdivision Amendment Application to Lots 1 & 2 of the Herrington Minor Subdivision, 3rd Amended, A Moderate Subdivision, submitted by Edward Tevault, on property located at 21555 Road F, Cortez, CO, consisting of 7.50 acres, more or less. Second by Commissioner Lindsay and carried. Commissioner Candelaria closed the hearing at this time. (See attached)

PLANNING: Planning Director, Don Haley along with **Assistant, S. Jane Duncan** presented a Mylar of a Subdivision Amendment to Lots 1 & 2 of the **Herrington Minor Subdivision,** 3rd

Amended, A Moderate Subdivision, submitted by **Edward Tevault**, on property located at 21555 Road F, Cortez, CO, consisting of 7.50 acres, more or less, and Robert Field, on property located at 21424 Road F, Cortez, CO, consisting of 11.74 acres, more or less, both located south of Road F and east of Road 21, situated in Section 18, T.35N, R.16W, N.M.P.M.

Director, Haley along with **Assistant, Duncan** presented for signatures an Exemption, for the realignment of Road 25 at the intersection of Road 25 & Hwy 184, submitted by **Young Roman, LLC**; agent: **Travis Anderson**, County Administrator, on property located at 18400 Road 27, Dolores, CO, consisting of 2.2 acres, more or less, located north of Road 25, west of Hwy 184, situated in Section 7, Township 37N, Range 15W, N.M.P.M.

Director, Haley along with **Assistant, Duncan** presented for signatures for a Mylar of a Subdivision Amendment and Rezoning, to Lot 1 of the **Laughing Bear Orchard LTD** Moderate Subdivision, submitted by **Kim Welty Allen; agent: Cap Allen**, on property located at 14757 Road 26, Dolores, CO, consisting of 11.89 acres, more or less, located west of Hwy 145, north of Road P, situated in Section 35, Township 37N, Range 16W, N.M.P.M.

Director, Haley along with **Assistant, Duncan** presented for signatures for a Mylar of a Subdivision Amendment to Lot 2 of the **Pickens** 2 Lot Moderate Subdivision, Amended, submitted by Suzanne Hermon and **Neil & Terri Jones**; agent: **Neil Jones**, on properties located at 13654 & 13526 Road 23, Dolores, CO, consisting of 15.12 acres & 43.42 acres, more or less, both located south of Road P, east of Hwy 491, both situated in Section 4, Township 36N, Range 16W, N.M.P.M.

Director, Haley along with **Assistant, Duncan** presented for signatures for a revocation of a Certificate of Designation for **49 Square Ventures**, which would prohibit the operations of the Class II composting facility now owned by CLM Composting, Inc. on property located at 9294 Road 39, Mancos, CO, situated in Sec.30; T.36N., R.13W., N.M.P.M.

PUBLIC COMMENT: Public comment was made by **Mike Lynch**.

CONSENT AGENDA: No items included within the consent agenda

DISCUSSION: The Commissioners agreed to take no further action on the decision related to insurance brokerage for workers' comp.

DISCUSSION: During the Monday Workshop, **Landfill Manager Mel Jarmon** met with the Commissioners to discuss the bids received for the proposed loader purchase. His recommendation was to purchase the available machine from Wagner Caterpillar. Commissioner Lindsay moved to approve **Wagner Cat's** bid of $214,417.65, for the Landfill loader. Second by Commissioner Koppenhafer and carried. (See attached)

SPECIAL EVENT LIQUOR LICENSE: **Deputy Clerk, Jerri Frizzell**, along with **Tiffany Randal, Susan Keck** and **Joyce Wegher** from the **Cancer Resource Alliance** met with the Commissioners to present for approval a Special Event liquor license application for the Cancer Resource Alliance, **Pretty in Pink** event to be held at the **Four Seasons Greenhouse and**

Nursery, located at 26650 Road P, Dolores CO. 81323, scheduled on October 16, 2025, from 6:00p.m. – 10:00p.m.. Commissioner Lindsay moved to approve the application for a Special Events permit for the Cancer Resource Alliance, to be held at 26650 Road P., Dolores. Second by Commissioner Koppenhafer and carried. (See attached)

COUNTY ATTORNEY REPORT: Attorney, Stephen Tarnowski reported that he had received the Vista Verde Village Mobile Home Park's Notice of Sale. Attorney Tarnowski, clarified that he has received two Notice of Claims related to two separate vehicle accidents, discussed the Property transfer case, civil and child protection cases and the Leaf Property case.

PAYABLE EXPENDITURE REPORT: Administrator Anderson presented for approval, the July 2025 Accounts Payable Expenditure Reports in the amount of $3,537,207.43. Commissioner Koppenhafer moved to approve the payables for Montezuma County, for July 1st through July 31st 2025, in the amount of $3,537,207.43. Second by Commissioner Lindsay and carried. (See attached)

COUNTY ADMINISTRATOR REPORT: Administrator Anderson mentioned his follow-up on the new Sheriff's Office transport vehicle, the Enterprise Fleet Management software, posting of the available Road & Bridge supervisor position, the food and kitchen services for the Detention Center, gave an update on the attended CCI budget meeting, and discussed the proposed Dolores County VSO Intergovernmental Agreement.

COUNTY CLERK & RECORDER: County Clerk, Kim Percell, no report.

COUNTY COMMISSIONER REPORT: Topics within the Commissioners' reports included:
Commissioner Koppenhafer mentioned attending the Mancos Town Board and Montezuma Valley Irrigation meetings and working on the Southwest Water Conservation Board budget.

Commissioner Lindsay reminded the public of the scheduled Veteran's Stand Down event, reported that he would be attending the Dispatch meetings and reviewed the attended Cortez City Council meeting.

Commissioner Candelaria discussed the attended CCI Public Land Traveling Team Washington event related to PILT and SRS funding.

MOTION TO ADJOURN: Commissioner Lindsay moved to adjourn, seconded by Commissioner Koppenhafer and carried.

CORRESPONDENCE: The following correspondence was read and noted:

ADJOURNED: 10:11 a.m.

_____ _____

Clerk September 16, 2025 Chairman

PROCEEDINGS OF THE BOARD OF COMMISSIONERS
MONTEZUMA COUNTY, COLORADO
September 23, 2025

STATE OF COLORADO)
) ss.
COUNTY OF MONTEZUMA)

At a regular meeting of the Board of Commissioners, Montezuma County, Colorado, held on Tuesday September 23, 2025 at the Montezuma County Administration building in Cortez, Colorado, there were present:

Jim Candelaria, Chairman
Kent Lindsay, Vice Chairman
Gerald Koppenhafer, Commissioner of Deeds
Travis Anderson, County Administrator
Stephen Tarnowski, County Attorney
Kim Percell, County Clerk

CHAIRMAN CANDELARIA opened the meeting of September 23, 2025 with the Pledge of Allegiance

MINUTES: Commissioner Koppenhafer moved to approve the Proceedings of the Board of County Commissioners of Montezuma County, held on Tuesday, September 16, 2025 as presented. The motion was seconded by Commissioner Lindsay and carried.

ABATEMENT: It being the time set aside for the **Cori Cavalier** Abatement hearing on property located at 32560 Road P, Mancos, CO. 81328. The proceedings were recorded for the record. Ms. Cavalier joined the hearing by Zoom. The Petitioner along with Assessor, Leslie Kennedy Bugg gave an overview of the process of valuation of said land. Assessor Bugg gave her recommendations. Commissioner Lindsay moved to deny the abatement. Second by Commissioner Koppenhafer and carried. (See attached)

ABATEMENT: It being the time set aside for the **Anthony & Marie Roan** Abatement hearing on property located at 101 S. 5th Street Dolores CO. 81323. The proceedings were recorded for the record. The petitioner was not present for the hearing. The Assessor, Leslie Kennedy Bugg gave an overview of the process of valuation of said land. Assessor Bugg gave her recommendations. Commissioner Lindsay moved to deny the abatement request from Anthony

and Marie Roan, PO Box 1290 Dolores, on property located at 101 S. 5th Street Dolores. Second by Commissioner Koppenhafer and carried. (See attached**)**

PUBLIC COMMENT: Public comments were made by **Susan Kemnetz** and **Allan Maez**

CONSENT AGENDA:
Commissioner Koppenhafer moved to approve the consent agenda with the deletion of the decision related to the lifting of the Fire Ban, as presented. Second by Commissioner Lindsay and carried.
The Consent Agenda items acted upon by the Board were as follows:
- Decision related to Road & Bridge paint striping estimates
- Decision related to Summit Food Service Management Proposal for 2026
- MoCo Bus Fund Transfer Request Order 8-2025 (see attached)
- Supplemental Budget Request resolution – OpenGov Budgeting Software
- OpenGov Budget Software Contract Resolution 18-2025 (See attached)
- Colorado National Collaborative suicide prevention grant signature (See attached)
- Decision and possible signature for a 3-year Dispatch user agreement with the City of Cortez Dispatch Center (See attached)

COUNTY ATTORNEY REPORT: Attorney, Stephen Tarnowski discussed a review of the proposed draft amendments to the Land Use Code, a Notice of Claim received, the Ellis Lewis civil case, court appearances and child protection issues.

COUNTY ADMINISTRATOR REPORT: Administrator Anderson discussed a driveway access off County Road N, working with Road & Bridge / Planning related to a fiber cut, the Enterprise Fleet Management software, the Dispatch Accountability meeting, the Hwy 184 and County Road 25 project, the Collective Bargaining discussions, budget reviews and the Declaration of Designee for the CCI legislative committees. The Commissioners agreed to keep the current designations as Commissioner Candelaria as primary and Commissioner Lindsay as secondary.

PAYABLE EXPENDITURE REPORT: Administrator Anderson presented for approval, the August 2025 Accounts Payable Expenditure Reports in the amount of $3,705,657.16. Commissioner Lindsay moved to approve the August payables, in the amount of $3,705,657.16. Second by Commissioner Koppenhafer and carried. (See attached)

COUNTY CLERK & RECORDER: County Clerk, Kim Percell, no report.

COUNTY COMMISSIONER REPORT: Topics within the Commissioners' reports included:
Commissioner Lindsay mentioned the scheduled Cortez City Council meeting, the attended Energy Summit and the scheduled Region 9 meeting.

Commissioner Koppenhafer reported that the Southwest Water Conservation District meeting will be held in Mancos October 9, 2025. (More information to come)

Commissioner Candelaria discussed the Energy Summit attended, the Monday Workshop, and working on budget items.

EXECUTIVE SESSION Pursuant to Attorney Tarnowski's suggestion, Commissioner Lindsay moved to go into executive session for the purpose of determining positions relative to matters that may be subject to negotiations, developing strategy for negotiations, and/or instructing negotiations under C.R.S. Section 24-6-402(4)(e). Seconded by Commissioner Koppenhafer and carried. Included in the session will be Commissioners Candelaria, Lindsay and Koppenhafer, Administrator Anderson, Attorney Tarnowski and Clerk Percell. Topics for the executive session were legal advice for **collective bargaining with the FOP.** Commissioner Lindsay moved to come out of executive session, seconded by Commissioner Koppenhafer and carried. (See attached)

EXECUTIVE SESSION Pursuant to Attorney Tarnowski's suggestion, Commissioner Lindsay moved to go into executive session for a conference with the attorney for the purpose of receiving legal advice on specific legal questions under C.R.S. Section 24-6-402(4)(b). Seconded by Commissioner Koppenhafer and carried. Included in the session will be Commissioners Candelaria, Lindsay and Koppenhafer, Administrator Anderson, Attorney Tarnowski and Clerk Percell. Topics for the executive session were legal advice related **to outside counsel in the FOP negotiations.** Commissioner Lindsay moved to come out of executive session, seconded by Commissioner Koppenhafer and carried. (See attached)

Item Needing Individual Consideration:

• Decision related to lifting the fire ban

RESOLUTION: Attorney Tarnowski presented for approval **Resolution #19-2025**: a resolution lifting the ban on open fires and use of fireworks. Commissioner Lindsay moved to adopt resolution #19-2025, a resolution lifting the ban on open fires and use of fireworks, in Montezuma County. Second by Commissioner Koppenhafer and carried. (See attached)

MOTION TO ADJOURN: Commissioner Lindsay moved to adjourn, seconded by Commissioner Koppenhafer and carried.

CORRESPONDENCE: The following correspondence was read and noted:

ADJOURNED: 11:43 a.m.

_____ _____

Clerk September 23, 2025 Chairman

PROCEEDINGS OF THE BOARD OF COMMISSIONERS
MONTEZUMA COUNTY, COLORADO
September 30, 2025

STATE OF COLORADO)
) ss.
COUNTY OF MONTEZUMA)

At a regular meeting of the Board of Commissioners, Montezuma County, Colorado, held on Tuesday September 30, 2025 at the Montezuma County Administration building in Cortez, Colorado, there were present:

Jim Candelaria, Chairman
Kent Lindsay, Vice Chairman
Gerald Koppenhafer, Commissioner of Deeds
Travis Anderson, County Administrator (Zoom)
Stephen Tarnowski, County Attorney
Kim Percell, County Clerk

CHAIRMAN CANDELARIA opened the meeting of September 30, 2025 with the Pledge of Allegiance

MINUTES: Commissioner Koppenhafer moved to approve the Proceedings of the Board of County Commissioners of Montezuma County, held on Tuesday, September 23, 2025 as presented. The motion was seconded by Commissioner Lindsay and carried.

PUBLIC HEARING: It being the time set aside a public hearing is held for review and determination of regarding a proposed 16 Lot Major Subdivision and Rezoning Application submitted by **Paul & Dana Weyand, Agent: Cody Maxwell**, on property located at TBD Hwy 145, Cortez, CO, consisting of 91.76 acres, more or less, located south of Road M, west of Hwy 145, situated in Section 13, Township 36N, Range 16W, N.M.P.M. The roll was called, the public notice read, and the proceedings were recorded for the record. Mr. Maxwell was present. **Planning Director, Don Haley** along with **Assistant, S. Jane Duncan** presented the details of the application and the findings of the Planning and Zoning Commission. Commissioner Candelaria opened the hearing to public comment. Hearing no public comment, that portion of the hearing was closed. After hearing all the evidence presented Commissioner Lindsay moved to approve the proposed 16 Lot Major Subdivision and Rezoning Application submitted by Paul & Dana Weyand, Agent: Cody Maxwell, on property located at TBD Hwy 145, Cortez, CO.

Second by Commissioner Koppenhafer and carried. Commissioner Candelaria closed the hearing at this time. (See attached)

PLANNING: Planning Director, Don Haley along with **Assistant, S. Jane Duncan** presented for signatures of a Mylar for a Subdivision Amendment to Lots 4 & 5 of the **Hartman Heights Subdivision**, 1st Amended, submitted by **Mark Hedges Trust & R Trust; agent: Julie Suckla,** on properties located at 9595 & TBD Road 24.3, Cortez, CO, consisting of 5.56 acres & 5.71 acres, more or less, both located south of Road K.3, west of Hwy 491, both situated in Section 27, Township 36N, Range 16W, N.M.P.M.

Director, Haley along with **Assistant, Duncan** presented for signatures of a Mylar for a 3 Lot Minor Subdivision and AR10-34 Rezoning Application submitted by **Ruddy & Jackie Archuleta**, on property located at 9000 Road 45.6, Mancos, CO, consisting of 40.02 acres, more or less, located west of Hwy 160, situated in Section 31, Township 36N, Range 12W, N.M.P.M.

PUBLIC COMMENT: No public comments were made.

CONSENT AGENDA:
Commissioner Lindsay moved to approve the consent agenda as amended. Second by Commissioner Koppenhafer and carried.
The Consent Agenda items acted upon by the Board were as follows:

- Montezuma County Hotline County Connection Center contract approval

Item Needing Individual Consideration:
No action was taken at this time on the following:
Colorado Parks and Wildlife Paths to Mesa Verde Grant decision
Decision on funding Paths to Mesa Verde

LIQUOR LICENSE: Deputy Clerk, Jerri Frizzell met with the Commissioners to present a liquor license renewal application for the **Maverick Inc. Store #275**, located at 10223 US Hwy. 491, Cortez Co 81321. Commissioner Koppenhafer moved to approve the retail liquor license renewal application from Maverick Inc., 275 located at 10223 US Hwy. 491, Cortez, CO. Second by Commissioner Lindsay and carried. (See attached)

COUNTY ATTORNEY REPORT: Attorney, Stephen Tarnowski discussed Notice of Claims, the solar regulation update project, child protection hearings, the FOP Collective Bargaining process and Land Use Code enforcement issues.

COUNTY ADMINISTRATOR REPORT: Administrator Anderson mentioned shared data to the Town of Dolores and Dolores School District related to time allocations, follow up on the kitchen services contract for the Detention Center, inquiries from the County Administrator Association related to unfunded mandates, funding for the proposed tire disposal program, reported the Road & Bridge would be working on rain damaged roads, and that the back pack sprayer program will be transitioning to High Desert Conservation, mentioned the FOP

Collective Bargaining process, road easement issues, personnel issues and the attended Town of Dolores Budget meeting.

COUNTY CLERK & RECORDER: County Clerk, Kim Percell, no report.

COUNTY COMMISSIONER REPORT: Topics within the Commissioners' reports included: **Commissioner Koppenhafer** discussed the scheduled Southwest Water Conservation meeting and the recently held motorcross event at the Fairgrounds.

DISCUSSION: During the Monday Workshop, the Board of Social Services Director, Kelli Hargraves met with the Commissioner to present the monthly report. Commissioner Lindsay moved to approve the minutes of the regular session of the Board of Social Services for Tuesday, Auguust 26, 2025, and also the financials in the amount of $1,489,573.64. Second by Commissioner Koppenhafer and carried. (See attached)

Commissioner Lindsay mentioned attending the Rocky Mountain Gun Owners meeting, the Cortez City Council meeting, the BMX / Motorcross event, the Region 9 meetings, the Colorado / United States 150 /250 Birthday Project and reported that Durango will host the 2030 World Mountain Bike Championships.

Commissioner Candelaria discussed the attended WIR Board meeting, PILT and SRS funding, the Coffee with the County meeting, the Monday Workshop, the E-911 Board meeting and the Town of Dolores Budget meeting

MOTION TO ADJOURN: Commissioner Lindsay moved to adjourn, seconded by Commissioner Koppenhafer and carried.

CORRESPONDENCE: The following correspondence was read and noted: October 2025 newsletters from Montezuma County Senior Services

ADJOURNED: 9:34 a.m.

_____ _____

Clerk September 30, 2025 Chairman

PROCEEDINGS OF THE BOARD OF COMMISSIONERS
MONTEZUMA COUNTY, COLORADO
October 7, 2025

STATE OF COLORADO)
) ss.
COUNTY OF MONTEZUMA)

At a regular meeting of the Board of Commissioners, Montezuma County, Colorado, held on Tuesday October 7, 2025 at the Montezuma County Administration building in Cortez, Colorado, there were present:

Jim Candelaria, Chairman
Kent Lindsay, Vice Chairman
Gerald Koppenhafer, Commissioner of Deeds
Travis Anderson, County Administrator
Stephen Tarnowski, County Attorney
Kim Percell, County Clerk

CHAIRMAN CANDELARIA opened the meeting of October 7, 2025 with the Pledge of Allegiance

MINUTES: Commissioner Koppenhafer moved to approve the Proceedings of the Board of County Commissioners of Montezuma County, held on Tuesday, September 30, 2025 as presented. The motion was seconded by Commissioner Lindsay and carried.

PUBLIC HEARING: It being the time set aside a public hearing is held for review and determination regarding a proposed 5-acre Single Lot Development and Rezoning Application, submitted by **Brenda Daves;** agent**: Brenna Webb**, on property located at 25580 Road 18, Pleasant View, CO, consisting of 328.38 acres, more or less, located south of Road CC and east of Hwy 491, situated in Section 3, Township 37N, Range 17W, N.M.P.M. The roll was called, the public notice read, and the proceedings were recorded for the record. Ms. Webb was present. **Planning Director, Don Haley** along with **Assistant, S. Jane Duncan** presented the details of the application and the findings of the Planning and Zoning Commission. Commissioner Candelaria opened the hearing to public comment. Hearing no public comment, that portion of the hearing was closed. After hearing all the evidence presented Commissioner Koppenhafer moved to approve the proposed 5-acre Single Lot Development and Rezoning Application, submitted by Brenda Daves; agent: Brenna Webb, on property located at 25580 Road 18,

Pleasant View, CO. Second by Commissioner Lindsay and carried. Commissioner Candelaria closed the hearing at this time. (See attached)

PLANNING: Planning Director, Don Haley along with **Assistant, S. Jane Duncan** presented for signatures of a Mylar of a 10-acre Single Lot Development and AR10-34 Rezoning, submitted by **Douglas Family Trust**.; agent: **Lori Tuntland**, on property located at 10900 Road 20, Cortez, CO, consisting of 160 acres, more or less, located east of Road 20, south of Road M, situated in Section 24, Township 36N, Range 17W, N.M.P.M.

PUBLIC HEARING: It being the time set aside a public hearing is held for review and determination of a proposed 2 Lot Moderate Subdivision and Rezoning Application, submitted by **Harold & Linda Randolph**, on property located at 13348 Hwy 145, Dolores, CO, consisting of 15.89 acres, more or less, located north of Road N, east of Hwy 145, situated in Section 6, Township 36N, Range 15W, N.M.P.M The roll was called, the public notice read, and the proceedings were recorded for the record. Mr. Randolph was present. **Planning Director, Don Haley** along with **Assistant, S. Jane Duncan** presented the details of the application and the findings of the Planning and Zoning Commission. Commissioner Candelaria opened the hearing to public comment. Hearing no public comment, that portion of the hearing was closed. After hearing all the evidence presented Commissioner Lindsay moved to accept the proposed 2 Lot Moderate Subdivision and Rezoning Application, submitted by Harold & Linda Randolph, on property located at 13348 Hwy 145, Dolores. Second by Commissioner Koppenhafer and carried. Commissioner Candelaria closed the hearing at this time. (See attached)

CONSENT AGENDA:
Commissioner Lindsay moved to approve the consent agenda consisting of a Transfer Order for the Law Enforcement Authority, a Transfer Order for the E-911 Fund, and a Transfer Order for the Public Health Per Capita and also approving Resolution #20 for the Lewis Arriola Fire Protection District vacancy appointment Second by Commissioner Koppenhafer and carried.

The Consent Agenda items acted upon by the Board were as follows:

- Law Enforcement Authority: Transfer Order #9-2025 (See attached)
- E911 Transfer Order #10-2025 (See attached)
- Public Health Per Capita Transfer Order #11-2025 (See attached)
- Lewis Arriola Fire Protection District vacancy appointment: Resolution #20-2025 (See attached)

LIQUOR LICENSE: Deputy, Jerri Frizzell presented for approval a liquor license renewal application for **Booze Stop LLC,** located at 18794 Hwy 491, Lewis Co. 81327. Commissioner Koppenhafer moved to approve the renewal application for a liquor license for the Booze Stop LLC, located at 18794 Hwy 491, Lewis, CO. Second by Commissioner Lindsay and carried. (See attached)

PUBLIC HEARING: It being the time set aside a public hearing is held for review and determination of a proposed Subdivision Amendment Application for a Common Lot Line Change to Lots A & B of the **Bear Dance Ranch** 2 Lot Minor Development, submitted by

Katherine & William Voiles, on property located at 13550 Road 42, Mancos, CO, consisting of 23.61 acres, more or less, and Aaron & Melissa Wallis, on property located at 13520 Road 42, Mancos, CO, consisting of 3.88 acres, more or less, and a Subdivision Amendment Application for subdividing Lot A of the Bear Dance Ranch 2 Lot Minor Development into 2 lots, submitted by **Katherine & William Voiles**, on property located at 13550 Road 42, Mancos, CO, consisting of 23.61 acres, more or less, all located east of Road 42, situated in Section 2, Township 36N, Range 13W, N.M.P.M. The roll was called, the public notice read, and the proceedings were recorded for the record. Mr. and Mrs. Voiles were present. **Planning Director, Don Haley** along with **Assistant, S. Jane Duncan** presented the details of the application and the findings of the Planning and Zoning Commission. Commissioner Candelaria opened the hearing to public comment. Hearing no public comment, that portion of the hearing was closed. After hearing all the evidence presented Commissioner Koppenhafer moved to approve the Common Lot Line Change to Lots A & B of the Bear Dance Ranch 2 Lot Minor Development, submitted by Katherine & William Voiles, on property located at 13550 Road 42, Mancos, CO, and moved to approve the Subdivision Amendment Application for subdividing Lot A of the Bear Dance Ranch 2 Lot Minor Development into 2 lots, submitted by Katherine & William Voiles, on property located at 13550 Road 42, Mancos, CO, consisting of 23.61 acres, contingent on the available water supply prior to building on the lot that was created. Second by Commissioner Lindsay and carried. Commissioner Candelaria closed the hearing at this time. (See attached)

PUBLIC COMMENT: Public comments were made by **Eleanor Macfarlene**

COUNTY ATTORNEY REPORT: Attorney, Stephen Tarnowski discussed the revised Solar Regulations, a review of state requirements from bills that were passed in 2024, the Wildland-urban interface (WUI) code, the county enforcement of a turf ban, local licensing responsibilities of massage facilities, the priority list for Land Use Code enforcement, an update on the Leaf property civil case, a scheduled child protection docket and the Summit Foods Contract.

AGREEMENT: Administrator Andreson presented the **Agreement for Transfer of Equipment** (backpack sprayers) between Montezuma County and the **High Desert Conservation District**. Commissioner Koppenhafer moved to approve the agreement for a transfer of equipment between Montezuma County and the High Desert Conservation District involving ownership of 12 backpack sprayers and associated repair kits, from Montezuma County to the High Desert Conservation District, for availability to residents of Montezuma County. Seconded by Commissioner Lindsay and carried. (See attached)

COUNTY ADMINISTRATOR REPORT: Administrator Anderson mentioned the Community Grant program grant requests, the Town of Dolores Contract, proposed RFP for the Fairgrounds ADA Improvement project, the Dolores County VSO position, the Summit Foods Contract the attended CCI meeting and discussions held with the Sheriff's Office related to the budget.

COUNTY CLERK & RECORDER: County Clerk, Kim Percell, gave an update on the November 4, 2025 Coordinated Election.

COUNTY COMMISSIONER REPORT: Topics within the Commissioners' reports included:

Commissioner Koppenhafer discussed the scheduled Southwest Water Conservation Board meeting and the scheduled (AAA) Area Agency on Aging Director interviews.

Commissioner Lindsay discussed the current Federal Government shutdown.

Commissioner Candelaria mentioned the discussions held with the Sheriff's Office related to the budget, the CCI meeting, the Monday Workshop, and the scheduled Board of Health meeting.

MOTION TO ADJOURN: Commissioner Lindsay moved to adjourn, seconded by Commissioner Koppenhafer and carried.

CORRESPONDENCE: The following correspondence was read and noted: September 2025, Monthly Situation Report from the Montezuma County Office of Emergency Management

ADJOURNED: 10:10a.m.

_____ _____

Clerk October 7, 2025 Chairman

PROCEEDINGS OF THE BOARD OF COMMISSIONERS
MONTEZUMA COUNTY, COLORADO
October 14, 2025

STATE OF COLORADO)
) ss.
COUNTY OF MONTEZUMA)

At a regular meeting of the Board of Commissioners, Montezuma County, Colorado, held on Tuesday October 14, 2025 at the Montezuma County Administration building in Cortez, Colorado, there were present:

Jim Candelaria, Chairman
Kent Lindsay, Vice Chairman
Gerald Koppenhafer, Commissioner of Deeds
Travis Anderson, County Administrator
Stephen Tarnowski, County Attorney
Kim Percell, County Clerk

CHAIRMAN CANDELARIA opened the meeting of October 14, 2025 with the Pledge of Allegiance

MINUTES: Commissioner Koppenhafer moved to approve the Proceedings of the Board of County Commissioners of Montezuma County, held on Tuesday, October 7, 2025 as presented. The motion was seconded by Commissioner Lindsay and carried.

PUBLIC HEARING: It being the time set aside a public hearing is held for review and determination regarding a proposed Subdivision Amendment & Rezoning Application to Lot 2 of the **Lynch Minor** Subdivision, 1st Amended, submitted by **Paul Abate & Staci Cost**, on property located at 14587 Road 29.75, Dolores, CO, consisting of 21.05 acres, more or less, located south of Road R and east of Road 29, situated in Section 33, Township 37N, Range 15W, N.M.P.M. The roll was called, the public notice read, and the proceedings were recorded for the record. Mr. Abate was present. **Planning Director, Don Haley** along with **Assistant, S. Jane Duncan** presented the details of the application and the findings of the Planning and Zoning Commission. Commissioner Candelaria opened the hearing to public comment. Hearing no public comment, that portion of the hearing was closed. After hearing all the evidence presented Commissioner Koppenhafer moved to approve the proposed Subdivision Amendment & Rezoning Application for Lot 2 of the Lynch Minor Subdivision, located at 14587 Road 29.75,

Dolores, consisting of 21.05 acres. Second by Commissioner Lindsay and carried. Commissioner Candelaria closed the hearing at this time. (See attached)

PUBLIC HEARING: It being the time set aside a public hearing is held for review and determination regarding a proposed 3 Lot Minor Subdivision and Rezoning Application, submitted by **Tracy Westfall**; agent: **Cheyenne Stowers**, on property located at 22252 Road 22, Lewis, CO, consisting of 36.54 acres, more or less, located south of Road Z and east of Hwy 491, situated in Section 20, Township 38N, Range 16W, N.M.P.M. The roll was called, the public notice read, and the proceedings were recorded for the record. Ms. Stowers was present. **Planning Director, Don Haley** along with **Assistant, S. Jane Duncan** presented the details of the application and the findings of the Planning and Zoning Commission. Commissioner Candelaria opened the hearing to public comment. Hearing no public comment, that portion of the hearing was closed. After hearing all the evidence presented Commissioner Koppenhafer moved to approve the proposed 3 Lot Minor Subdivision and Rezoning Application, submitted by Tracy Westfall; agent: Cheyenne Stowers, on property located at 22252 Road 22, Lewis, CO, consisting of 36.54, as presented. Second by Commissioner Lindsay and carried. Commissioner Candelaria closed the hearing at this time. (See attached)

PLANNING: Planning Director, Don Haley along with **Assistant, S. Jane Duncan** presented for signatures of a Subdivision Amendment to Lots 1 & 2 of the **Phelps Farms Subdivision**, submitted by **Fred Phelps**, on properties located at 24351 & TBD Road T, Dolores, CO, consisting of 6.40 & 3.99 acres, more or less, both located north of Road T, west of Road 25, situated in Section 15, Township 37N, Range 16W, N.M.P.M..

CONSENT AGENDA: No items included within the consent agenda

PUBLIC COMMENT: Public comments were made by **Allen Maez** and **David Paradise.**

Item Needing Individual Consideration:

IT: IT Director, Jim McClain met with the Commissioners to present for approval the Montezuma County Grant Application Submission Form for the **DHSEM State / Local Cybersecurity Grant Program - Crowd Strike Falcon**. Commissioner Koppenhafer moved to approve the Montezuma County Grant Application Submission Form, for the IT Department, for the project titled DHSEM State / Local Cybersecurity Grant Program - Crowd Strike Falcon. Second by Commissioner Lindsay and carried. (See attached)

DISCUSSION: Administrator Anderson presented the proposed Sheriff's Office Taser purchase from **Axon Enterprises, Inc**., for a 60-month program, total cost of $161,187.60, fiscal year 2026 in the amount of $32,719.82. Commissioner Lindsay moved to accept Axon Enterprises, Inc., out of Scottsdale Arizona, for the purchase of Tasers for the Sheriff's Office, in the amount of $32,719.82. Second by Commissioner Koppenhafer and carried. (See attached)

2026 BUDGET: Administrator Anderson presented the proposed 2026 Budget for review and discussion. (See attached)

COUNTY ATTORNEY REPORT: Attorney, Stephen Tarnowski discussed Land Use Code enforcement actions, the proposed Solar Regulations, the Hwy 184 / County Road 25 project, county contracts and the Child Protection court docket.

COUNTY ADMINISTRATOR REPORT: Administrator Anderson mentioned working on the proposed budget, a meeting held with the Road & Bridge Department, road signs at Lebanon and County Road P, the parking lot assessments, the Hwy 184 / County Road 25 Project, the Enterprise software and the Town of Dolores Law Enforcement Contract.

COUNTY CLERK & RECORDER: County Clerk, Kim Percell, mentioned the recent sale of Dominion Voting Systems to Liberty Vote.

COUNTY COMMISSIONER REPORT: Topics within the Commissioners' reports included: **Commissioner Lindsay** mentioned the recently received rain, the scheduled Cortez City Council Meeting, the scheduled Traveling Town Hall and the Coffee with the County events.

Commissioner Koppenhafer gave a report on the attended Southwest Water Conservation Board meeting.

Commissioner Candelaria mentioned the recently received rain along with outreach to neighboring La Plata and Archuleta County Commissioners related to their flooding issues, a discussion with Congressman Jeff Hurd and the attended Town of Dolores Board meeting.

MOTION TO ADJOURN: Commissioner Lindsay moved to adjourn, seconded by Commissioner Koppenhafer and carried.

CORRESPONDENCE: The following correspondence was read and noted:

ADJOURNED: 9:57.m.

_____ _____

Clerk October 14, 2025 Chairman

PROCEEDINGS OF THE BOARD OF COMMISSIONERS
MONTEZUMA COUNTY, COLORADO
October 21, 2025

STATE OF COLORADO)
) ss.
COUNTY OF MONTEZUMA)

At a regular meeting of the Board of Commissioners, Montezuma County, Colorado, held on Tuesday October 21, 2025 at the Montezuma County Administration building in Cortez, Colorado, there were present:

Jim Candelaria, Chairman
Kent Lindsay, Vice Chairman
Gerald Koppenhafer, Commissioner of Deeds
Travis Anderson, County Administrator
Stephen Tarnowski, County Attorney
Kim Percell, County Clerk

CHAIRMAN CANDELARIA opened the meeting of October 21, 2025 with the Pledge of Allegiance

MINUTES: Commissioner Koppenhafer moved to approve the Proceedings of the Board of County Commissioners of Montezuma County, held on Tuesday, October 14, 2025 as presented. The motion was seconded by Commissioner Lindsay and carried.

PLANNING: Planning Director, Don Haley along with **Assistant, S. Jane Duncan** presented for discussion and approval of an Exemption Application for 1.5 acres, more or less, submitted by **Eric & Mackenzie White**; agent: **Angela Rohwer, PV Fire Protection District Chief,** on property located at 25386 Road 10, Pleasant View, CO, consisting of 149.44 acres, more or less, located north of Road BB, east of Road 10, situated in Section 5, Township 38N, Range 18W, N.M.P.M... Ms. Rohwer was present. Commissioner Lindsay moved to approve the Exemption Application for the 1.5 acres submitted by Eric & Mackenzie White; agent: Angela Rohwer, PV Fire Protection District, on property located at 25386 Road 10, Pleasant View, CO., including the rezoning to light industrial. Second by Commissioner Koppenhafer and carried. (See attached)

PLANNING: Planning Director, Haley along with **Assistant Duncan** presented for signatures of a Mylar for Subdivision Amendment & Rezoning to Lot 1 of the Antholz 2 Lot Minor Subdivision, submitted by **Kyle & Rickie Cruzan**, on property located at 27567 Road M, Dolores, CO, consisting of 17.31 acres, more or less, located north of Road M, east of Hwy 145, situated in Section 7, Township 36N, Range 15W, N.M.P.M.

PLANNING DISCUSSION: Planning Director, Haley held a discussion related to a Notice of Violation for the **Hoch** property located on Road L.

CONSENT AGENDA: No items included within the consent agenda

PUBLIC COMMENT: No public comments were made.

Item Needing Individual Consideration:
JANITORIAL SERVICES BIDS: Maintenance Supervisor, Dustin Sattler met with the Commissioners to discuss the received janitorial services bids and made his recommendations for the 2026 janitorial services. Recommendations included the Administration Building to **Stockwell Cleaning Service** in the amount of $48,000.00, Annex I to **Heritage** in the amount of $22,500.00, Annex III to **Care Beyond Care** in the amount of $13,826.54, the MCCC to **Care Beyond Care** in the amount of $52,520.00, the Montezuma County Sheriff's Office to **The Key People LLC**. in the amount of 10,200.00, the MOCO to **Heritage** in the amount of $2,400.00 and the Road and Bridge to **Kerr Janitorail** in the amount of $4,316.66. Commissioner Lindsay moved to accept the bids for janitorial services for Montezuma County, as presented. Second by Commissioner Koppenhafer and carried. (See attached)

GROUNDS AND BUILDINGS: Maintenance Supervisor, Dustin Sattler met with the Commissioners to give an update on the grounds and buildings. Topics discussed included the HVAC installs, a gas line replacement at Annex III, the generator installation, a shower project at the Jail, winterizing the irrigation, received ice melt, the janitorial walkthrough, structural assessments, stucco repairs, parking areas, and duct work inspections.

DISCUSSION: Attorney Tarnowski presented **Resolution #21-2025,** a **Resolution Opting Out of the Requirements of the EV Charger Code created by H.B. 24-1173**. Commissioner Koppenhafer moved to approve Resolution #21-2025 a Resolution Opting Out of the Requirements of the EV Charger Code created by House Bill 24-1173. Second by Commissioner Lindsay and carried. (See attached)

COUNTY ASSESSOR: Montezuma County Assessor, Leslie Bugg met with the Commissioners to give a department update. Topics discussed included the new Eagle View flyover software, a reported Kinder Morgan 10% decrease in production, mailed Special Notices of Values, and held a discussion related to the omitted taxes two-year recovery statute.

GIS MAPPING: GIS Manager, Doug Roth met with the Commissioners to give an update. Topics discussed included the deployment of the 2025 imagery map, an intersection mapping project for 911 dispatch, plat processing, road signs, new subdivisions, red road sign replacements and the County's vacant lot numbers.

VEHICLE MAINTENANCE: Road & Bridge Office Manager, Virgina McKinney met with the Commissioners to give a monthly report. Topics discussed included maintenance for the snowplows, fleet maintenance, the MOCO State inspections, decommission of unit #19-03 and delivery of the replacement vehicle to the Assessor's office and placing the landfill loaders in the end of the year Purple Wave auction.

IT: IT Director, Jim McClain, no report.

COUNTY ATTORNEY REPORT: Attorney, Stephen Tarnowski discussed Land Use actions, the briefing schedule for the Leaf Property / Dollar Store case, scheduled trials for Child Protection matters, addressing Legislative State requirements, the Air Quality Rule Making Committee meetings, and the proposed Summit Foods Contract.

COUNTY ADMINISTRATOR REPORT: Administrator Anderson mentioned working on the Town of Dolores Law Enforcement Services Contract, the attended Gaming Impact Committee meeting, a conversation regarding Geotab, discussions with the Courts related to cameras and access systems at the Court House, follow up on some Road & Bridge concerns, scheduling a discussion with Attorney Tarnowski related to County Road 39.5, the Summit Food Service Contract, the announcement that Air Gas in Dolores County would be shutting down, conversations related to the SNAP benefit loss, the Kinder Morgan 10% reduction, and the CCI priority list. (See attached)

COUNTY CLERK & RECORDER: County Clerk, Kim Percell, discussed the 2025 Coordinated Election schedule for the 24-hour ballot drop boxes. The drop box at the Montezuma County Clerk and Recorder's Office, will be open October 13 – November 4 until 7:00pm. All other 24 hour drop boxes will be open October 28 – November 4 until 7:00pm

COUNTY COMMISSIONER REPORT: Topics within the Commissioners' reports included:
Commissioner Koppenhafer mentioned discussions with constituents.

Commissioner Lindsay mentioned discussions with constituents and gave a report on the attended Cortez City Council Meeting.

Commissioner Candelaria mentioned the attended Lincoln Day dinner held in La Plata County, the attended Colorado Fire Commission meeting and the scheduled Traveling Town Hall.

MOTION TO ADJOURN: Commissioner Lindsay moved to adjourn, seconded by Commissioner Koppenhafer and carried.

CORRESPONDENCE: The following correspondence was read and noted:

ADJOURNED: 9:45 a.m.

_____ _____

Clerk October 21, 2025 Chairman

PROCEEDINGS OF THE BOARD OF COMMISSIONERS
MONTEZUMA COUNTY, COLORADO
October 27, 2025

STATE OF COLORADO)
) ss.
COUNTY OF MONTEZUMA)

At a scheduled special meeting of the Board of Commissioners, Montezuma County, Colorado, held on Monday, October 27, 2025 at the Montezuma County Administration building in Cortez, Colorado, there were present:

Jim Candelaria, Chairman
Kent Lindsay, Vice Chairman
Gerald Koppenhafer, Commissioner of Deeds
Travis Anderson, County Administrator (Absent)
Stephen Tarnowski, County Attorney
Kim Percell, County Clerk
IT Director Jim. McClain

CHAIRMAN Candelaria opened the special meeting.

EXECUTIVE SESSION Pursuant to Attorney Tarnowski's suggestion, Commissioner Lindsay moved to go into a special session of the Board of County Commissioners of Montezuma County for the purpose of an Executive Session pursuant to Colorado CRS 24-6-402(4)(e). Seconded by Commissioner Koppenhafer and carried. Included in the session will be Commissioners Candelaria, Lindsay and Koppenhafer, Attorney Tarnowski, Clerk Percell, and Landfill Manager Mel Jarmon. The specific issue to be discussed is Rule 31, the methane landfill rulemaking. Commissioner Lindsay moved to go out of executive session, seconded by Commissioner Koppenhafer and carried. (See attached)

MOTION TO ADJOURN: was made by Commissioner Lindsay seconded by Commissioner Koppenhafer and carried.

MEETING ADJOURNED 4:05 p.m.

_____ _____
County Clerk October 27, 2025 Chairman

PROCEEDINGS OF THE BOARD OF COMMISSIONERS
MONTEZUMA COUNTY, COLORADO
October 28, 2025

STATE OF COLORADO)
) ss.
COUNTY OF MONTEZUMA)

At a regular meeting of the Board of Commissioners, Montezuma County, Colorado, held on Tuesday October 28, 2025 at the Montezuma County Administration building in Cortez, Colorado, there were present:

Jim Candelaria, Chairman
Kent Lindsay, Vice Chairman
Gerald Koppenhafer, Commissioner of Deeds
Travis Anderson, County Administrator, Absent
Stephen Tarnowski, County Attorney
Kim Percell, County Clerk
IT Director Jim. McClain

CHAIRMAN CANDELARIA opened the meeting of October 28, 2025 with the Pledge of Allegiance

MINUTES: Commissioner Koppenhafer moved to approve the Proceedings of the Board of County Commissioners of Montezuma County, held on Tuesday, October 21, 2025 as presented. The motion was seconded by Commissioner Lindsay and carried.

CONSENT AGENDA: The **Resolution adopting a prohibition against non-functional turf to conserve water in accordance with SB24-005** was removed from the Consent agenda.

Commissioner Lindsay moved to approve the consent agenda as presented. Second by Commissioner Koppenhafer and carried.

The Consent Agenda items acted upon by the Board were as follows:

- **Social Services approval of financials** (See attached)
- **Elevating Prevention in Colorado (EPIC) Grant** (See attached)

PUBLIC COMMENT: No public comments were made.

Item Needing Individual Consideration:

COUNTY ATTORNEY REPORT: Attorney Stephen Tarnowski was absent from the meeting.

COUNTY ADMINISTRATOR REPORT: Administrator Anderson was absent from the meeting.

PAYABLE EXPENDITURE REPORT: Finance Manager, Robert Dobry, presented for approval, the September 2025 Accounts Payable Expenditure Reports in the amount of $3,599,800.99. Commissioner Koppenhafer moved to approve the payables, for September 1, 2025 through September 30th, 2025 in the amount of $3,599,800.99. Second by Commissioner Lindsay and carried. (See attached)

COUNTY CLERK & RECORDER: County Clerk, Kim Percell, discussed the **November Coordinated Election** and reminded the public to use the 24 hour drop boxes because mailed ballots would not be received in time. Ballots must be received no later than 7:00 p.m. on November 4th.

COUNTY COMMISSIONER REPORT: Topics within the Commissioners' reports included:

Commissioner Lindsay mentioned helping constituents and thanked Senator Cleeve Simpson and Representative Larry Don Suckla for their assistance in the matters.

Commissioner Koppenhafer gave an update on the Narraguinnep Reservoir repairs and reported that November 1st starts the new water year.

Commissioner Candelaria discussed the attended Traveling Town Hall and Coffee with the County events, the Health Department's Health Clinic, the attended Public Lands meeting, interviews for the Road & Bridge Supervisor position and gave an overview of items included during the Monday Workshop.

MOTION TO ADJOURN: Commissioner Lindsay moved to adjourn, seconded by Commissioner Koppenhafer and carried.

CORRESPONDENCE: The following correspondence was read and noted:

ADJOURNED: 9:09 a.m.

_____ _____

Clerk October 28, 2025 Chairman

PROCEEDINGS OF THE BOARD OF COMMISSIONERS
MONTEZUMA COUNTY, COLORADO
November 18, 2025

STATE OF COLORADO)
) ss.
COUNTY OF MONTEZUMA)

At a regular meeting of the Board of Commissioners, Montezuma County, Colorado, held on Tuesday November 18, 2025 at the Montezuma County Administration building in Cortez, Colorado, there were present:

Jim Candelaria, Chairman
Kent Lindsay, Vice Chairman
Gerald Koppenhafer, Commissioner of Deeds
Travis Anderson, County Administrator
Stephen Tarnowski, County Attorney
Kim Percell, County Clerk

CHAIRMAN CANDELARIA opened the meeting of November 18, 2025 with the Pledge of Allegiance

MINUTES: Commissioner Koppenhafer moved to approve the Proceedings of the Board of County Commissioners of Montezuma County, held on Monday October 27, 2025 for the special meeting and for the regular meeting on, October 28, 2025 as presented. The motion was seconded by Commissioner Lindsay and carried.

PUBLIC HEARING: It being the time set aside a public hearing is held review and consideration of either adopting new Land Use Code revisions concerning alternate energy sources or issue another moratorium prohibiting acceptance or processing of utility-scale energy development (particularly and including solar energy) applications in the unincorporated area of Montezuma County for 6 months, or until appropriate standards for such development have been developed. The roll was called, the public notice read, and the proceedings were recorded for the record. **Planning Director, Don Haley** along with **Assistant, S. Jane Duncan** were present**. Attorney Tarnowski** gave an overview of the proposed land Use Code Amendment. Commissioner Candelaria opened the hearing to public comment. Public comment was made by **Eleanore Macfarlane, Elise Goggin, Marianne Mate, Adrianna Stimax, Rebecca Busic, Kelly Reagan, Louise Jackson, Angela Montgomery, Sharon Bradford, Julie Hudak, Kate**

Bennett, Bob Waggoner, Scott Calhoun, Don Howell, Colleen Edwards, Allen Maez, Beth Howell, Miriam Dunbar, Josephine Lare, Elisabeth Wilson, Myra Kay, Tamara Hamilton, Aaron Cato, Landan Wilson, Ed Rice, Bruce Anderson, Jim Ward, Jessica Cowen and **Cathrine Vogel**. Hearing no further public comment, that portion of the hearing was closed. After hearing all the evidence presented Commissioner Lindsay moved to adopt the Planned Land Use Code additions 11.18.2025 with the changes to the setbacks of 500 feet, from the property line. Second by Commissioner Koppenhafer and carried. Commissioner Candelaria closed the hearing at this time. (See attached)

PLANNING: Planning Director, Don Haley along with **Assistant, S. Jane Duncan** presented for discussion and approval of a Boundary Line Adjustment & Rezoning Application, submitted by **John Rutledge and Lisa Buchanan**, on properties located at 26505 & 26455 Road N, Cortez, CO, consisting of 12.65 & 20.07 acres, more or less, both located north of Road N, west of Hwy 145, situated in Section 1, Township 36N, Range 16W, N.M.P.M Mr. . Rutledge was present. Commissioner Lindsay moved to approve the application for the Boundary Adjustment & agreement for John Rutledge owner in care of Jon Lewis Kelly and Lisa Buchanan, address given is 26505 Road N Cortez. Second by Commissioner Koppenhafer and carried. (See attached)

PLANNING: Planning Director, Haley along with **Assistant Duncan** presented for signatures of a Mylar for Single Lot Development and AR10-34 Rezoning submitted by **Joe & Jo Anna Benson**, on property located at 15248 Road 22, Dolores, CO, consisting of 47.10 acres, more or less, located south of Road S, west of Hwy 491, situated in Section 39, Township 37N, Range 16W, N.M.P.M.

PLANNING: Planning Director, Haley along with **Assistant Duncan** presented for signatures of a Mylar for a 10 Lot Major Subdivision & AR3-9 Rezoning submitted by **Elevated Smoke, LLC**, agent: **Cole Clark**, on property located at 7185 Road 25, Cortez, CO, consisting of 35 acres, more or less, located north of Road G, west of Road 25, situated in Section 3, T.36N, R.16W, N.M.P.M.

PLANNING: Planning Director, Haley along with **Assistant Duncan** presented for signatures of a Mylar Subdivision Amendment Application & Rezoning to Lot North of the **Hema-Casey Subdivision**, submitted by **Waldey Harris Mikkelson Family Trust**; agent: Michael Mikkelson, on property located at 14902 Road 29.75, Dolores, CO, consisting of 20.32 acres, more or less, located east of Road 29.75, south of Hwy 184, situated in Section 33, Township 37N, Range 15W, N.M.P.M.

PLANNING: Planning Director, Haley along with **Assistant Duncan** presented for signatures of a Mylar Boundary Line Adjustment & Rezoning Application, submitted by **John Rutledge and Lisa Buchanan**, on properties located at 26505 & 26455 Road N, Cortez, CO, consisting of 12.65 & 20.07 acres, more or less, both located north of Road N, west of Hwy 145, situated in Section 1, Township 36N, Range 16W, N.M.P.M

•**2026 BUDGET PUBLIC HEARING**: It being the time set aside a public hearing is held for review and determination regarding the proposed 2026 budget. The public notice was read, the roll was called, and the proceedings were recorded for the record. **Finance and Budget Manager, Rober Dobry,** presented the synopsis of the proposed budget. Commissioner Candelaria opened the hearing to public comment. Hearing no public comment, that portion of the hearing was closed. Manager, Rober Dobry presented the following resolutions for approval:
•**Resolution #22-2025**: a resolution adopting a budget for Montezuma County, Colorado for the calendar year beginning on the first day of January 2026 and ending on the last day of December 2026. Commissioner Koppenhafer moved to approve Resolution #22-2025, a resolution adopting a budget for Montezuma County, Colorado for the calendar year beginning on the first day of January 2026 and ending on the last day of December 2026. Second by Commissioner Lindsay and carried. (See attached)

•**Resolution #23-2025:** a resolution adopting a budget for the Montezuma County E-911 Authority, Colorado for the calendar year beginning on the first day of January 2026 and ending on the last day of December 2026. Commissioner Koppenhafer moved to approve Resolution #23-2025, a resolution adopting a budget for Montezuma County, E-911 Authority, Colorado for the calendar year beginning on the first day of January 2026 and ending on the last day of December 2026. Second by Commissioner Lindsay and carried. (See attached)

•**Resolution #24-2025:** a resolution adopting a budget for the Montezuma County Law Enforcement Authority, Colorado for the calendar year beginning on the first day of January 2026 and ending on the last day of December 2026. Commissioner Koppenhafer moved to approve Resolution #24-2025, a resolution adopting a budget for Montezuma County, Law Enforcement Authority, Colorado for the calendar year beginning on the first day of January 2026 and ending on the last day of December 2026. Second by Commissioner Lindsay and carried. (See attached)

•**Resolution #25-2025:** A resolution appropriating sums of money for 2026. Commissioner Koppenhafer moved to approve resolution #25-2025. A resolution to appropriate sums of money for 2026, for Montezuma County. Second by Commissioner Lindsay and carried. (See attached)

•**Resolution #26-2025:** A resolution levying general property taxes for the year 2025, to help defray the costs of Government for Montezuma County Colorado for the 2026 budget. Commissioner Koppenhafer moved to approve resolution #26-2025, A resolution levying general property taxes for the year 2025, to help defray the costs of Government for Montezuma County Colorado for the 2026 budget. Second by Commissioner Lindsay and carried. (See attached)

•**Resolution #27-2025:** a resolution levying general property taxes for the year 2026, to help defray the costs of for the Law Enforcement Authority, of Montezuma County Colorado for the 2026 budget. Commissioner Koppenhafer moved to approve Resolution #27-2025, a resolution levying general property taxes for the year 2026, to help defray the costs of for the Law Enforcement Authority, of Montezuma County Colorado for the 2026 budget. Second by Commissioner Lindsay and carried. (See attached)
Commissioner Candelaria closed the hearing at this time.

PUBLIC COMMENT: Public comment was made by Allen Maez.

Deletions/Changes to Agenda:

CONSENT AGENDA: The **Resolution adopting a prohibition against non-functional turf to conserve water in accordance with SB24-005** was removed from the Consent agenda.

Commissioner Lindsay moved to approve the consent agenda as proposed. Second by Commissioner Koppenhafer and carried.

The Consent Agenda items acted upon by the Board were as follows:

- **Isolved attract and hire module addition.** (See attached)
- **FY 2026 Acrisure Insurance Premiums Proposal (Health, Dental, Vision & Life)** (See attached)
- **Approval of 2026 Holiday Schedule: Resolution # 27-2025,** a resolution designating annual holiday schedule. (See attached)
- **Colorado Parks and Wildlife Noxious Weed Cost Share Grant Program** (See attached)
- **ERTB Grant Application Acceptance.** (See attached)
- **Appointment to Sylvan Cemetery District Board** (See attached)
- **Fairgrounds ADA Parking Project bid award** (See attached)
- **Road & Bridge purchasing decision (from 11-10-25)** (See attached)

COUNTY ATTORNEY REPORT: Attorney, Stephen Tarnowski mentioned child protection cases trials, the Leaf Properties case, working with the Planning Department on various projects and contract reviews.

COUNTY ADMINISTRATOR REPORT: Administrator Anderson mentioned meeting with Enterprise related to county vehicles, the Assessor office Eagleview software, a meeting with Bechtolt Engineering the Road 25 and Hwy 184 project, the Summitt Food Service Contract, a review of the gravel tonnage at the Beaver Rim pit, a meeting with Travelers related to Workmen's Comp evaluations, a proposed cost share transition IGA, the Road & Bridge temporary lead Foreman position and follow up on the Rule 31 cost.

COUNTY CLERK & RECORDER: County Clerk, Kim Percell, discussed the November Coordinated Election.

COUNTY COMMISSIONER REPORT: Topics within the Commissioners' reports included:
Commissioner Koppenhafer discussed the attended Mancos Town meeting and constituent phone calls.

Commissioner Lindsay reported that he had not made the City of Cortez Council meeting, but they were available to the public online. He also mentioned constituent discussions.

Commissioner Candelaria discussed the attended Dolores Town meeting, the Land Use Code issues and concerns, short term rental fees, and the joint 6 County Commissioner meeting held in La Plata County.

EXECUTIVE SESSION Pursuant to Attorney Tarnowski's suggestion, Commissioner Lindsay moved to go into executive session for a conference with the attorney for the purpose of receiving legal advice on specific legal questions under C.R.S. Section 24-6-402(4)(b). Seconded by Commissioner Koppenhafer and carried. Included in the session will be Commissioners Candelaria, Lindsay and Koppenhafer, Administrator Anderson, Attorney Tarnowski and Clerk Percell. The specific topic to be discussed is the terms of the proposed contract for the Sheriff's services with the town of Dolores. Commissioner Lindsay moved to go out of executive session, seconded by Commissioner Koppenhafer and carried. (See attached)

EXECUTIVE SESSION Pursuant to Attorney Tarnowski's suggestion, Commissioner Lindsay moved to go into executive session for a conference with the attorney for the purpose of receiving legal advice on specific legal questions under C.R.S. Section 24-6-402(4)(b). Seconded by Commissioner Koppenhafer and carried. Included in the session will be Commissioners Candelaria, Lindsay and Koppenhafer, Administrator Anderson, Attorney Tarnowski, Clerk Percell and HR Manager Dennis Bugg. The specific topic to be discussed is the **Peace Officer Mental Health Agreement.** Commissioner Lindsay moved to go out of executive session, seconded by Commissioner Koppenhafer and carried. Commissioner Lindsay moved to approve and sign the Peace Officer Mental Health Agreement by and between Randolph A West and the Montezuma County Board of County Commissioners, including the substitute paragraph 10 accepted for offsite location. Second by Commissioner Koppenhafer and carried. (See attached)

MOTION TO ADJOURN: Commissioner Lindsay moved to adjourn, seconded by Commissioner Koppenhafer and carried.

CORRESPONDENCE: The following correspondence was read and noted:

ADJOURNED: 12:09 p.m.

_____ _____

Clerk November 18, 2025 Chairman

PROCEEDINGS OF THE BOARD OF COMMISSIONERS
MONTEZUMA COUNTY, COLORADO
November 25, 2025

STATE OF COLORADO)
) ss.
COUNTY OF MONTEZUMA)

At a regular meeting of the Board of Commissioners, Montezuma County, Colorado, held on Tuesday November 25, 2025 at the Montezuma County Administration building in Cortez, Colorado, there were present:

Jim Candelaria, Chairman
Kent Lindsay, Vice Chairman
Gerald Koppenhafer, Commissioner of Deeds
Travis Anderson, County Administrator
Stephen Tarnowski, County Attorney
Kim Percell, County Clerk

CHAIRMAN CANDELARIA opened the meeting of November 25, 2025 with the Pledge of Allegiance

MINUTES: Commissioner Koppenhafer moved to approve the Proceedings of the Board of County Commissioners of Montezuma County, held on Tuesday, November 18 2025 as presented. The motion was seconded by Commissioner Lindsay and carried.

PLANNING: Planning Assistant, S. Jane Duncan presented for discussion and approval **Resolution 29-2025,** A resolution amending Resolution NOS. 2-1998, 12-2000, 4-2002, 10-2003, 17-2003, 13-2004, 4-2006, 11-2007, 7-2008, 12-2009, 09-2010, 2012-6, 3-2015, 21-2020 and 5-2025**.** Commissioner Lindsay moved to approve Resolution 29-2025 to adopt the amended Land Use Code to include the Chapter 10 regarding Alternative Energy, including Solar, into the code. Second by Commissioner Koppenhafer and carried. (See attached)

PLANNING: Planning Assistant Duncan presented for signatures of a Mylar for a Boundary Line Adjustment Application, submitted by **Tova Spector & Catherine Kraus**, on properties located at 13699 Road 32.4 & 32289 Road P, Mancos, CO, consisting of 21.16 acres & 5.62 acres, more or less, both located west of Road 33, north of Road P, situated in Section 1, Township 36N, Range 15W, N.M.P.M.

PUBLIC COMMENT: Public comment was made by **Allen Maez** and **Eleanor Macfarlane**.

Deletions/Changes to Agenda:

CONSENT AGENDA: The **Decision on IGA Grant for the Sheriff on mobile ID devices** was removed from the Consent agenda.

Commissioner Lindsay moved to approve the consent agenda with the deletion and postponement of the Decision on IGA Grant for the Sheriff on mobile ID devices. Second by Commissioner Koppenhafer and carried.

The Consent Agenda items acted upon by the Board were as follows:

- **Decision regarding Summit Food Service Contract.** (See attached)
- **Decision regarding Southern Health Partners Contract** (See attached)
- **Letter of Support, City of Cortez** (See attached)
- **Letter of Support, Heritage Museum** (See attached)
- **Emergency Managers Performance Grant** (See attached)
- **Road and Bridge Crusher repair parts approval** (See attached)

COUNTY ATTORNEY REPORT: Attorney, Stephen Tarnowski reported that the property purchase had been executed for the Road 25 and Highway 184 intersection road realignment project. He also mentioned a scheduled child protection trial, contract reviews, and the Leaf Properties briefing.

COUNTY ADMINISTRATOR REPORT: Administrator Anderson mentioned the Road 25 and Highway 184 realignment project, and mentioned the Fairgrounds closure to Open Riding/Equine Activities.

PAYABLE EXPENDITURE REPORT: Administrator Anderson presented for approval, the October 2025 Accounts Payable Expenditure Reports in the amount of $3,116,843.39. Commissioner Koppenhafer moved to approve the October 1st to October 31st payables for Montezuma County, for 2025 in the amount of $3,116,843.39. Second by Commissioner Lindsay and carried. (See attached)

COUNTY CLERK & RECORDER: County Clerk, Kim Percell, reported that the post-election testing for the November Coordinated Election had been completed and the election had been certified to the State.

COUNTY COMMISSIONER REPORT: Topics within the Commissioners' reports included: **Commissioner Koppenhafer** discussed the Road 25 and Highway 184 realignment project and discussed the Fairgrounds temporary closure to equine activities due to EHV-1 Concerns.

Commissioner Lindsay mentioned the scheduled City of Cortez Council meeting and wished everyone a happy holiday and reminded them to stay safe.

Commissioner Candelaria discussed the Road 25 and Highway 184 alignment project, the attended Health Day Lunch event at the hospital, the attended Housing Authority Board meeting, and a proposed draft letter related to the NCA.

MOTION TO ADJOURN: Commissioner Lindsay moved to adjourn, seconded by Commissioner Koppenhafer and carried.

CORRESPONDENCE: The following correspondence was read and noted:
BOARD OF SOCIAL SERVICES MONTHLY REPORT: During the Monday Workshop held on November 24, 2025, the Board of Social Services was conducted. **Director Kelli Hargraves** was present. (See attached)

ADJOURNED: 9:26 a.m.

_____ _____

Clerk November 25, 2025 Chairman

PROCEEDINGS OF THE BOARD OF COMMISSIONERS
MONTEZUMA COUNTY, COLORADO
December 9, 2025

STATE OF COLORADO)
) ss.
COUNTY OF MONTEZUMA)

At a regular meeting of the Board of Commissioners, Montezuma County, Colorado, held on Tuesday December 9, 2025 at the Montezuma County Administration building in Cortez, Colorado, there were present:

Jim Candelaria, Chairman
Kent Lindsay, Vice Chairman
Gerald Koppenhafer, Commissioner of Deeds
Travis Anderson, County Administrator
Stephen Tarnowski, County Attorney
Kim Percell, County Clerk

CHAIRMAN CANDELARIA opened the meeting of December 9, 2025 with the Pledge of Allegiance

MINUTES: Commissioner Koppenhafer moved to approve the Proceedings of the Board of County Commissioners of Montezuma County, held on Tuesday, November 25, 2025 as presented. The motion was seconded by Commissioner Lindsay and carried.

PUBLIC HEARING: It being the time set aside a public hearing is held for review and determination regarding of a proposed 14.5 acre Single Lot Development & Rezoning Application submitted by **GCU, LLC**; agent: **Jessamin Joanne Goode**, on property located at 10420 Hwy 491, Cortez, CO, consisting of 67.22 acres, more or less, located east of Hwy 491, south of Road L, situated in Section 22, Township 36N, Range 16W, N.M.P.M. The roll was called, the public notice read, and the proceedings were recorded for the record. Ms. Goode and Tanner Young were present. **Planning Assistant, S. Jane Duncan** presented the details of the application and the findings of the Planning and Zoning Commission. Commissioner Candelaria opened the hearing to public comment. Hearing no public comment, that portion of the hearing was closed. After hearing all the evidence presented Commissioner Koppenhafer moved to approve the proposed 14.5 acre Single Lot Development & Rezoning Application submitted by GCU, LLC; agent: Jessamin Joanne Goode, on property located at 10420 Hwy 491, Cortez, CO.

Second by Commissioner Lindsay and carried. Commissioner Candelaria closed the hearing at this time. (See attached)

PRESENTATION: The following employees were presented YEARS OF SERVICE AWARDS: 5 Years: James Spratlen- Emergency Management, Mallorye Bane- Public Health, Tyler McKinney- Detentions, Andrew Daulton – SO, Daniel Ruiz- SO, Peter Schmalz- SO, Marc West- SO, Linda Hill- Public Health, Melissa Markhart- Social Services, Nina Dattola- DA's Office, Cassandra Robinson- DA's Office, Fawn Allen – MoCo.
10 Years: Katherine Harris- Road & Bridge, Courtney Sikes- Public Health, Ellen Black- Treasurer, Steve Nowlin- SO, Faedra Grubbs- Administration, George Deavers- Coroners, Gary Nelson- Landfill, Oliver Millican- Maintenance, Gary Hampton- Road & Bridge, Heath Higgins- Road & Bridge.
15 Years: Laurel Schafer – Public Health, Junial Hurst- Road & Bridge, Ryan Hancock- SO, Clarisa Osborn- DA's Office.
20 Years: Kim Percell- Clerk & Recorder, Tommy Endres- Detentions, Brenda Jarmon- Social Services, Tyson Cox- SO.
25 Years: Lori Higgins- Social Services, Chris Veach- Social Services.

PUBLIC COMMENT: Public comment was made by **Allen Maez**.

CONSENT AGENDA:
Commissioner Lindsay moved to approve the consent agenda as presented. Second by Commissioner Koppenhafer and carried.
The Consent Agenda items acted upon by the Board were as follows:

- Decision on IGA Grant for the Sheriff on mobile ID devices. (See attached)
- Decision on Bulletproof vest grant request. (See attached)
- Possible Decision on proposed Dolores Law Enforcement Contract. (See attached)
- Decision on Cortez Cemetery District board appointment. (See attached)

Item (s) Needing Individual Consideration:

TRANSFER ORDER: Finance Director, Robert Dobry presented the following **Transfer Orders:**
#12-2025 – Transfer $346,524.51 from the General Fund (001) to Capital Fund (055) to move $207,161.12 of Paths to Mesa Verde grant funds and $139,363.39 of Generator grant funds to the correct fund. Commissioner Koppenhafer moved to approve Order #12-2025, a transfer $346,524.51 from the General Fund to Capital Fund. Second by Commissioner Lindsay and carried. (See attached)
#13-2025 – Transfer $10,924.42 from Clerks Cash (040) the General Fund (001) move ERTB grant funds to the correct fund. Commissioner Koppenhafer moved to approve Order #13-2025,

a transfer $10,924.42 from Clerks Cash the General Fund move ERTB grant funds to the correct fund. Second by Commissioner Lindsay and carried (See attached)
#14-2025- Transfer $205,280.00 from Conservation Trust Fund (052) to General Fund (001) for the operation of the County Fairgrounds from December 28th 2024 through November 30th 2025. Commissioner Koppenhafer moved to approve Order #14-2025 a transfer $205,280 from Conservation Trust Fund to General Fund for the operation of the County Fairgrounds from December 28th 2024 through November 30th 2025. Second by Commissioner Lindsay and carried (See attached)

LIQUOR LICENSE: Deputy Clerk, Jerri Frizzell, presented for approval and signatures a Retail Liquor License Renewal Application for **Pleasant View Liquors LLC.,** located at 26060 Hwy. 491 Pleasant View Co. 81331. Commissioner Lindsay moved to approve the Retail Liquor License Renewal Application for Pleasant View Liquors doing business as, Pleasant View Liquor LLC., at 26060 Hwy. 491 Pleasant View Second by Commissioner Koppenhafer and carried. (See attached)

COUNTY ATTORNEY REPORT: Attorney, Stephen Tarnowski discussed the Ironwood Property case, the Leaf Properties briefing, child support court cases that the Assistant County Attorney, Gus Maxwell has completed, working with the Health Department and Administration on some different issues.

COUNTY ADMINISTRATOR REPORT: Administrator Anderson discussed the attended CCI conference, reported that he would be representing the Western Region County Administrators for the ACCA and gave an overview of the sessions attended. He also mentioned the Distinguished Service Award presented to Commissioner Candelaria during the Conference.

COUNTY CLERK & RECORDER: County Clerk, Kim Percell, no report given.

COUNTY COMMISSIONER REPORT: Topics within the Commissioners' reports included:
Commissioner Koppenhafer discussed the attended CCI conference and the attended Colorado Department of Agriculture's meeting related to Colorado's wolf reintroduction program.
Commissioner Lindsay discussed the attended CCI conference and the scheduled City of Cortez Council meeting.
Commissioner Candelaria discussed the attended CCI conference, transparency, the attended Dolores Town Meeting, and serving on Special District Boards.

MOTION TO ADJOURN: Commissioner Lindsay moved to adjourn, seconded by Commissioner Koppenhafer and carried.

CORRESPONDENCE: The following correspondence was read and noted: December 2025 Senior Services newsletter,

ADJOURNED: 9:53 a.m.

_____ _____

Clerk December 9, 2025 Chairman

PROCEEDINGS OF THE BOARD OF COMMISSIONERS
MONTEZUMA COUNTY, COLORADO
December 16, 2025

STATE OF COLORADO)
) ss.
COUNTY OF MONTEZUMA)

At a regular meeting of the Board of Commissioners, Montezuma County, Colorado, held on Tuesday December 16, 2025 at the Montezuma County Administration building in Cortez, Colorado, there were present:

Jim Candelaria, Chairman
Kent Lindsay, Vice Chairman
Gerald Koppenhafer, Commissioner of Deeds
Travis Anderson, County Administrator
Stephen Tarnowski, County Attorney
Kim Percell, County Clerk

CHAIRMAN CANDELARIA opened the meeting of December 16, 2025 with the Pledge of Allegiance

MINUTES: Commissioner Koppenhafer moved to approve the Proceedings of the Board of County Commissioners of Montezuma County, held on Tuesday, December 9, 2025 as presented. The motion was seconded by Commissioner Lindsay and carried.

PUBLIC HEARING: It being the time set aside a public hearing is held for review and determination regarding a proposed Subdivision Amendment, boundary line adjustment & Rezoning Application of the **Walck Minor Subdivision**, submitted by **Lewis & Elsie Walck** and **Annie Walck**, on properties located at 6206 Hwy 160-491 & 6176 Road 24, Cortez, CO, consisting of 4.04 & 35.91 acres, more or less, both located east of Hwy 160-491, south of Road G, situated in Section 9, Township 35N, Range 16W, N.M.P.M. The roll was called, the public notice read, and the proceedings were recorded for the record. Mr. and Mrs. Walck were present. **Planning Director, Don Haley** along with **Assistant, S. Jane Duncan** presented the details of the application and the findings of the Planning and Zoning Commission. Commissioner Candelaria opened the hearing to public comment. Hearing no public comment, that portion of the hearing was closed. After hearing all the evidence presented Commissioner Koppenhafer moved to approve the boundary line adjustment & Rezoning Application of the

Walck Minor Subdivision, submitted by Lewis & Elsie Walck and Annie Walck, on properties located at 6206 Hwy 160-491 & 6176 Road 24, Cortez, CO, consisting of 4.04 & 35.91 acres. Second by Commissioner Lindsay and carried. Commissioner Candelaria closed the hearing at this time. (See attached)

PLANNING: Director, Haley along with **Assistant, Duncan** presented **Resolution #30-2025: a Resolution Establishing Expedited Review Policies for Affordable Housing projects. (Proposition 123)** Commissioner Koppenhafer moved to approve resolution #30-2025, a resolution establishing expedited review policies for affordable housing projects for Montezuma County. Second by Commissioner Lindsay and carried. (See attached)

Deletions / Changes to Agenda:

PUBLIC COMMENT: No public comments were made.

CONSENT AGENDA:
Commissioner Lindsay moved to approve the consent agenda with the change to the proposed Landfill fee increase. Second by Commissioner Koppenhafer and carried.

The Consent Agenda items acted upon by the Board were as follows:

- Decision related to proposed **Landfill fee increase** (See attached)
- Intergovernmental Agreement with **High Desert Conservation District** for Cost Share Program funds. (See attached)
- Resolution Opting Out of the Requirements of the Colorado Wildfire Resiliency Code **Resolution 31-2025** A Resolution requesting the Colorado Division of Fire Prevention and Control Assume Local Enforcement of the Colorado Wildfire Resiliency Code in Montezuma County. (See attached)

Item Needing Individual Consideration:

COUNTY ATTORNEY REPORT: Attorney, Stephen Tarnowski discussed the Leaf Properties briefing, CORA requests, working with the Health Department, reported that he had joined a County Attorney's small group to discuss changes to the benefits programs that Counties are responsible for, working with the Planning Department related to possible public nuisance properties, property enforcement cases, enforcement mechanisms, the Ironwood property and the scheduled Air Quality Control Division Rule 31 meeting.

COUNTY ADMINISTRATOR REPORT: Administrator Anderson mentioned working with Social Services on the regionalized restructure, the attended CCI Zoom meeting, items listed on the Purple Wave auction site, the submitted road access permits and a scheduled Special meeting to certify the mills.

COUNTY CLERK & RECORDER: County Clerk, Kim Percell, no report given.

COUNTY COMMISSIONER REPORT: Topics within the Commissioners' reports included: **Commissioner Lindsay** gave an overview of the attended City of Cortez Council meeting, mentioning the Coffee with the County meeting, the Monday Workshop and a scheduled Traveling Commissioner Town Hall meeting scheduled for January 26, 2026.

Commissioner Koppenhafer discussed the attended Southwest Water Conservation District meeting and gave an overview of the attended Town of Mancos meeting.

Commissioner Candelaria discussed enforcement on properties, gave an overview of the attended Southwest TPR meeting, reported he had been working with Administration, mentioned the regionalization of Social Services, the approved 3-year authorization for the SRS funding, and a personal conversation with Congressman Hurd related to the NCA.

EXECUTIVE SESSION Pursuant to Attorney Tarnowski's suggestion, Commissioner Lindsay moved to go into executive session for a conference with the attorney for the purpose of receiving legal advice on specific legal questions under C.R.S. Section 24-6-402(4)(b). Seconded by Commissioner Koppenhafer and carried. Included in the session will be Commissioners Candelaria, Lindsay and Koppenhafer, Administrator Anderson, Attorney Tarnowski and Clerk Percell. Topics for the executive session were legal advice on the specific legal question of status and possible next steps in litigation relating to the **Ironwood property**. Commissioner Lindsay moved to go out of executive session, seconded by Commissioner Koppenhafer and carried. (See attached)

MOTION TO ADJOURN: Commissioner Lindsay moved to adjourn, seconded by Commissioner Koppenhafer and carried.

CORRESPONDENCE: The following correspondence was read and noted:

ADJOURNED: 10:30 a.m.

_____ _____

Clerk December 16, 2025 Chairman

PROCEEDINGS OF THE BOARD OF COMMISSIONERS
MONTEZUMA COUNTY, COLORADO
December 22, 2025

STATE OF COLORADO)
) ss.
COUNTY OF MONTEZUMA)

At a scheduled special meeting of the Board of Commissioners, Montezuma County, Colorado, held on Monday, December 22, 2025 at the Montezuma County Administration building in Cortez, Colorado, there were present:

Jim Candelaria, Chairman
Kent Lindsay, Vice Chairman
Gerald Koppenhafer, Commissioner of Deeds
Travis Anderson, County Administrator
Stephen Tarnowski, County Attorney
Kim Percell, County Clerk

CHAIRMAN Candelaria opened the special meeting with the Pledge of Allegiance.

CERTIFICATION LEVIES AND REVENUES: Robert Dobry, Montezuma County Finance and Budget Manager presented for approval the **Budget Year 2025 Certification of Levies and Revenues** by the Montezuma County Commissioners, to be sent to the State of Colorado. Commissioner Koppenhafer moved to approve the certification of levies and revenue, for the mill levies for the school district local government and local government for Montezuma County. Second by Commissioner Lindsay and carried. (See attached)

MOTION TO ADJOURN: Commissioner Lindsay moved to adjourn the Special meeting seconded by Commissioner Koppenhafer and carried.

MEETING ADJOURNED 1:35 p.m.

_____ _____
County Clerk December 22, 2025 Chairman

PROCEEDINGS OF THE BOARD OF COMMISSIONERS
MONTEZUMA COUNTY, COLORADO
December 23, 2025

STATE OF COLORADO)
) ss.
COUNTY OF MONTEZUMA)

At a regular meeting of the Board of Commissioners, Montezuma County, Colorado, held on Tuesday December23, 2025 at the Montezuma County Administration building in Cortez, Colorado, there were present:

Jim Candelaria, Chairman
Kent Lindsay, Vice Chairman
Gerald Koppenhafer, Commissioner of Deeds
Travis Anderson, County Administrator
Stephen Tarnowski, County Attorney
Kim Percell, County Clerk

CHAIRMAN CANDELARIA opened the meeting of December 23, 2025 with the Pledge of Allegiance

MINUTES: Commissioner Koppenhafer moved to approve the Proceedings of the Board of County Commissioners of Montezuma County, held on Tuesday, December 16, 2025 as presented. The motion was seconded by Commissioner Lindsay and carried.

PLANNING: Planning Director, Don Haley along with **Assistant, S. Jane Duncan** for signatures of a Mylar for a Subdivision Amendment Application for a Common Lot Line Change, to Lots 4B & 4A of the **Rolling Hills Estates Subdivision** submitted by **Hurst Family Revocable Trust,** on property located at 28250 Road H.6, Cortez, CO, consisting of 10 acres, more or less, and **Sean & Cassi Rooks**, on property located at 28260 Road H.6, Cortez, CO, consisting of 31.11 acres, more or less, all located north of Road H, east of Road 27, situated in Section 32, Township 36N, Range 15W, N.M.P.M.

Deletions / Changes to Agenda:

PUBLIC COMMENT: Public comment was made by **Allen Maez.**

CONSENT AGENDA:
Commissioner Lindsay moved to approve the consent agenda as presented. Second by Commissioner Koppenhafer and carried.

The Consent Agenda items acted upon by the Board were as follows:

- Resolution #32-2025 setting office hours for 2026 (See attached)
- Resolution #33-2025 setting Emergency Telephone Charges for 2026 (See attached)
- Resolution #34-2025 amending the 2025 budget (See attached)
- Letter of Support regarding non-deployment BEAD Funding. (See attached)
- MOU with the Fraternal Order of Police and BOCC. (See attached)

Item (s) Needing Individual Consideration:

SPECIAL EVENT LIQUOR LICENSE: Deputy Clerk, Jerri Frizzell presented for approval a Special Event liquor license application for the **Southwestern Colorado Livestock Association**. The event is scheduled to be held at the County Fairgrounds on February 14, 2026, from 6:00 p.m. to 11:00 p.m. Commissioner Koppenhafer moved to approve the Liquor License permit for a Special Event for the Southwestern Colorado Livestock Association, for February 14th, from 6:00 to 11:00 p.m., at the Montezuma County Fairgrounds. Second by Commissioner Lindsay and carried. (See attached)

LIQUOR LICENSE: Deputy Clerk Jerri Frizzell presented for approval a liquor license renewal application for the **Love's Travel Stop and Country Store Inc.,** located at 7006 Hwy. 160/491 Cortez Co. 81321. The Commissioners agreed to postpone the application until the December 30th meeting.

COUNTY ATTORNEY REPORT: Attorney Stephen Tarnowski gave an update on the Leaf Properties case.

COUNTY ADMINISTRATOR REPORT: Administrator Anderson no report given.

COUNTY CLERK & RECORDER: County Clerk, Kim Percell, wished everyone Merry Christmas.

COUNTY COMMISSIONER REPORT: Topics within the Commissioners' reports included:

Commissioner Lindsay reported that there would be no City of Cortez Council meeting until after the New Year, wished everyone Merry Christmas, and discussed the proposed NCA.

Commissioner Koppenhafer wished everyone Merry Christmas, a prosperous New Year and addressed recent social media content along with a commissioner's historical review related to the proposed NCA.

Commissioner Candelaria discussed the proposed NCA, local control, the opening of the new Maverik South Store, gave an update on the attended Dolores Town workshop and Housing Authority meetings, reported a letter will be mailed from the Montezuma County Board of County Commissioners addressed to the Board of County Commissioners of Montrose County, mentioned a discussion held with Congressman Hurd related to the NCA and articles read related to the Summit County Sheriffs lawsuit.

MOTION TO ADJOURN: Commissioner Lindsay moved to adjourn, seconded by Commissioner Koppenhafer and carried.

CORRESPONDENCE: The following correspondence was read and noted: The **Montezuma County Social Services** Record of Proceedings.

ADJOURNED: 9:37 a.m.

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Clerk December 23, 2025 Chairman

PROCEEDINGS OF THE BOARD OF COMMISSIONERS
MONTEZUMA COUNTY, COLORADO
December 30, 2025

STATE OF COLORADO)
) ss.
COUNTY OF MONTEZUMA)

At a regular meeting of the Board of Commissioners, Montezuma County, Colorado, held on Tuesday December 30, 2025 at the Montezuma County Administration building in Cortez, Colorado, there were present:

Jim Candelaria, Chairman
Kent Lindsay, Vice Chairman
Gerald Koppenhafer, Commissioner of Deeds
Travis Anderson, County Administrator
Stephen Tarnowski, County Attorney
Kim Percell, County Clerk

CHAIRMAN CANDELARIA opened the meeting of December 30, 2025 with the Pledge of Allegiance

MINUTES: Commissioner Koppenhafer moved to approve the Proceedings of the Board of County Commissioners of Montezuma County, held on Monday December 22, 2025 and the minutes from the regular meeting of Board of County Commissioners of Montezuma County, held on Tuesday, December 23, 2025 as presented. The motion was seconded by Commissioner Lindsay and carried.

Deletions / Changes to Agenda:

PUBLIC COMMENT: Public comment was made by **Allen Maez** and **Mike Lynch**.

COUNTY POLICIES: Human Resource Technician, Dennis Bugg met with the Commissioners to present for approval, the **Use of a County-Supplied Vehicles** and the **On-call Pay Schedule,** policies. (See attached)

CONSENT AGENDA: Commissioner Lindsay moved to approve the consent agenda, having heard from the policy approval for the Use of County-Supplied Vehicles and On-call Pay Schedule. Second by Commissioner Koppenhafer and carried.
The Consent Agenda items acted upon by the Board were as follows:
- Use of a County-Supplied Vehicle Policy
- On-call Pay Schedule Policy

Item (s) Needing Individual Consideration:

LIQUOR LICENSE: Deputy Clerk Jerri Frizzell presented for approval a liquor license renewal application for the **Love's Travel Stop and Country Store Inc.,** located at 7006 Hwy. 160/491 Cortez Co. 81321. Commissioner Lindsay moved to approve the Retail License renewal application for Love's Travel Stop and Country Stores Inc., located at 7006 Highway 160/491. Second by Commissioner Koppenhafer and carried. (See attached)

LIQUOR LICENSE: **Deputy Clerk, Frizzell** presented for approval a liquor license renewal application for the **Westview RV Resort**, located at 12092 Hwy 145, Dolores CO. 81323. Commissioner Koppenhafer moved to approve the Retail License renewal application for Westview RV Resort, at 12092 Hwy 145, Dolores CO. Second by Commissioner Lindsay and carried. (See attached)

RESOLUTION: Administrator Anderson presented for approval, **Resolution #35-2025**, a resolution designating the location of posted notices, agendas and legal publication. Commissioner Koppenhafer moved to approve Resolution #35-2025, a resolution designating the location of public notices, agendas and legal publication. Second by Commissioner Lindsay and carried. (See attached)

COUNTY ATTORNEY REPORT: Attorney, Stephen Tarnowski mentioned document reviews, CORA requests, a received subpoena, the reply brief for the Leaf Property / Dollar Store case and working with the Health Department related to septic system issues.

PAYABLE EXPENDITURE REPORT: Administrator Anderson presented for approval, the November 2025 Accounts Payable Expenditure Reports in the amount of $3,316,292.29. Commissioner Koppenhafer moved to approve the payables for November 1st through November 30th, 2025 for Montezuma County, in the amount of $3,316,292.29. Second by Commissioner Lindsay and carried. (See attached)

COUNTY ADMINISTRATOR REPORT: Administrator Anderson discussed attended Road and Bridge trainings, conversations held with the Road and Bridge staff and foremen, a discussion related to the Hwy 184 and Road 25 project, a round table discussion with the Foremen, and the promotion of **Heath Higgins** to the Road & Bridge Lead Foreman.

COUNTY CLERK & RECORDER: County Clerk, Kim Percell, no report given.

COUNTY COMMISSIONER REPORT: Topics within the Commissioners' reports included:

Commissioner Koppenhafer wished everyone a Happy New Year.

Commissioner Lindsay wished everyone a Happy and Prosperous New Year.

Commissioner Candelaria discussed time spent out with the Road and Bridge Department, the Lead Foreman appointment and discussions related to the proposed NCA.

MOTION TO ADJOURN: Commissioner Lindsay moved to adjourn, for the year 2025, seconded by Commissioner Koppenhafer and carried.

CORRESPONDENCE: The following correspondence was read and noted:

ADJOURNED: 9:19 a.m.

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Clerk December 30, 2025 Chairman