

property located at 13106 Hwy 491, Cortez, with the stipulation that it comes into compliance with the Land Use Code, after the survey, within 9 months. Second by Commissioner Koppenhafer and carried. Commissioner Candelaria closed the hearing at this time. (See attached)

APPOINTMENT: Director, Haley along with Assistant, Duncan reported that both **Mike Lynch** and **Ted Neergaard** had requested to be reappointed to the Planning and Zoning Commission Board. Commissioner Koppenhafer moved to reappoint Mike Lynch and Ted Neergaard to the Planning and Zoning Commission Board for 3-year terms. Second by Commissioner Lindsay and carried.

PLANNING: Planning Director, Haley along with **Assistant, Duncan** presented for signatures Exemption Resolution #RES-04-2025 and the associated mylar for the 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.

PLANNING: Planning Director, Haley along with **Assistant, Duncan** presented for signatures of a Mylar for a 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.

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

Deletions / Changes to Agenda:

CONSENT AGENDA: The **Appointment to the Southwestern Water Conservation District Board** was removed from the Consent Agenda.

Commissioner Lindsay moved to approve the consent agenda as presented, with the exception of the appointment to the Southwestern Water Conservation District Board of Directors and to determine that separately. Second by Commissioner Koppenhafer and carried.

The Consent Agenda items acted upon by the Board were as follows:

- A future proposal and review related to a sales tax ballot measure and partnership with Magellan Strategies and Advocacy Marketing
- Decision related to work order agreement for general materials testing
- 2026 Community Traffic Safety Mini Grant

Item (s) Needing Individual Consideration:

APPOINTMENT: The **Appointment to the Southwestern Water Conservation District Board** was presented. Commissioner Candelaria moved to accept Commissioner Koppenhafer to the Southwestern Water Conservation District Board, for a 3-year term. Second by Commissioner Lindsay and carried (See attached)

COUNTY ATTORNEY REPORT: Attorney, **Stephen Tarnowski** mentioned the retirement of legal assistant **Naomi Lennon-Lamke**, along with his appreciation for the 16 years of service to the county. Other topics discussed included: the Leaf Properties briefing, recent child welfare appeal notifications, working with the Health Department related to septic systems, Land Use actions, the Federal Court trial for the jail house death case and the possible criminal offenses for Land Use issues.

COUNTY ADMINISTRATOR REPORT: **Administrator Anderson** mentioned working with the Road and Bridge Department, the attended Six by Six County Commissioner meeting and concerns related to gas lines across Montezuma County.

ELECTION OF OFFICERS: Organizing the Board of County Commissioners (BOCC) for 2026. Commissioner Lindsay moved that all chair appointments and Board appointments remain the same. Second by Commissioner Koppenhafer and carried.

COUNTY CLERK & RECORDER: **County Clerk, Kim Percell**, discussed a Motor Vehicle Software Update scheduled for February 2026 and reported that the County Motor Vehicle Department will be closed to customers on Monday, February 16, 2026.

COUNTY COMMISSIONER REPORT: Topics within the Commissioners' reports included: **Commissioner Lindsay** mentioned constituent phone calls related to offensive smells coming from local ponds, reported that there was no City of Cortez Council meeting scheduled and announced that the Cattleman's Association meeting is scheduled for February 14th at the County Fairgrounds.

Commissioner Koppenhafer mentioned the 2024 La Plata County gas pipeline spill and current cleanup efforts, also discussed concerns related to the safety and replacement of the pipelines across Montezuma County.

Commissioner Candelaria discussed collaboration with the local CO2 oil companies related to repair or replacement of pipelines, including State leaders in the discussions related to the pipeline regulation, reported that Representatives and Congressional staffers attended the Six by Six County Commissioner meeting, a collective County Commissioners stand as related to unfunded mandates, the regionalization of Social Services with Montezuma County as the Hub for the region for 7 or possibly 8 counties.

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

CORRESPONDENCE: The following correspondence was read and noted: **Senior Services** January 2026 newsletter, and the December 2025 **Emergency Management** Monthly Situation Report.

ADJOURNED: 9:44 a.m.

Clerk January 6, 2026

Chairman

APPOINTMENTS: 2026 Extension Advisory Committee Terms as of Jan. 1, 2026

Jan. 1, 2026-Dec. 31, 2028

Gayel Alexander (2nd term) - proposed

Tanner Young (1st term) - proposed

Jan. 1, 2025-Dec. 31, 2027

2025-2027 expire December 31, 2027. **Abdel Berrada** (2nd term) Agriculture

Neva Connolly (1st term) - proposed

Jan. 1, 2024- Dec. 31, 2026

2024-2026, expire December 31, 2026. **Taylor Oliver** (2nd term) 4-H youth development

2024-2026, expire December 31, 2026. **Connie Clementson** (1st term) Horticulture

Terms recently expired as of Dec. 31, 2025

Jan. 1, 2023 - Dec. 31, 2025

2022-2025, expire December 31, 2025. **Don Bain** (more than 2nd term) 4-H/Agriculture

2022-2025, expire December 31, 2025. **Gayel Alexander** (1st term) Agriculture

Item (s) Needing Individual Consideration

COUNTY ATTORNEY REPORT: Assistant County Attorney, Gus Maxwell reported that Attorney Tarnowski had been busy with Civil litigations and gave an update on the Leaf Property case. Other topics discussed included: working with the Health Department related to septic system permits, a proposed Intergovernmental Agreement with Dolores County, received CORA requests and Land Use enforcement issues. Attorney Maxwell reported that there were currently 13 open cases with a couple set for trial.

COUNTY ADMINISTRATOR REPORT: Administrator Anderson no report given.

COUNTY CLERK & RECORDER: County Clerk, Kim Percell, mentioned the April 7, 2026 Municipal Elections.

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

Commissioner Lindsay mentioned the scheduled City of Cortez Council meeting.

Commissioner Koppenhafer discussed the attended Southwest Water Conservation District meeting.

Commissioner Candelaria discussed the attended Road and Bridge Department meetings, gave an overview of the recently held Coffee with the County event, reported that the next Coffee with the County event is scheduled for the 9th of February, along with the January 19th scheduled Traveling Town Hall meeting, to be held at the Pleasant View Fire Department and the attended Dolores Town Hall meeting. Commissioner Candelaria reported that for the remainder of the week, he would be attending Fire Commission meetings in Denver.

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

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

CORRESPONDENCE: The following correspondence was read and noted:

ADJOURNED: 9:10 a.m.

Clerk January 13, 2026

Chairman

Commissioner Lindsay moved to accept the proposed Subdivision Amendment Application to Lots 17 and 18 of the Butler Subdivision, submitted by Scott & Gayle Mabery, on property located at 23950 Road 37, Dolores, CO, consisting of 0.63 acres, more or less and Darren & Candida Gemmill, on property located at 23962 Road 37, Dolores,. 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 a Mylar of a 14.5-acre Single Lot Development & Rezoning 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.

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

Item (s) Needing Individual Consideration

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. Commissioner Koppenhafer moved to approve the Retail Liquor License renewal application for Triple H&J INC., doing business as Smitty's Liquors at 10255 Hwy 491, Cortez. Second by Commissioner Lindsay and carried. (See attached)

COUNTY ATTORNEY REPORT: County Attorney, Stephen Tarnowski discussed **Assistant County Attorney, Gus Maxwell** joining the BOCC meetings on a more regular basis. Other topics discussed included: Land Use, the Ironwood Property litigations, discussions with the Public Health Department related to the proposed Intergovernmental Agreement with Dolores County, and preparing for the OWTS issue that will be included in the scheduled Board of Public Health meeting.

COUNTY ADMINISTRATOR REPORT: Administrator Anderson discussed attended Road & Bridge Department meetings, equipment upgrades, Road & Bridge Foreman interviews held, an available Level II mechanics position, reviewed the Magellan Strategies sales tax proposal, clarification of information related to tax roll properties and the attended Dispatch Accountability meeting.

BOARD OF COUNTY HEALTH: Chairman Candelaria announced a recess of the Board of County Commissioner and would convene as the **Board of County Health**. Chairman Candelaria announced the meeting was adjourned as the Board of County Health and reconvened as the Board of County Commissioners.

COUNTY CLERK & RECORDER: Deputy Clerk, Jerri Frizzell reported that Clerk Percell was attending the Colorado County Clerk Association conference.

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

Commissioner Koppenhafer gave an overview of the attended Mancos Town meeting, announced the Montezuma Valley Irrigation meeting scheduled for Saturday January 24th, and mentioned a conference call held with Representative Hurd's staff related to the NCA.

Commissioner Lindsay gave an overview of the attended City of Cortez Council meeting, mentioned the attended Dispatch Accountability meeting and the attended Traveling Town Hall event.

Commissioner Candelaria gave an overview of the attended State Fire Commission meetings, mentioned the Governor's Pine Beetle Executive Order # 25-001, the Traveling Town Hall event and made a clarification of members serving on the Planning & Zoning Board as 5 Board Members with one alternate.

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 Deputy Clerk Frizzell. Topics for the executive session were legal advice on the Ironwood Property litigation. Commissioner Lindsay moved to go out of executive session, seconded by Commissioner Koppenhafer and carried. Attorney Tarnowski reported that he gave legal advice on the Ironwood Property litigations, no decisions were made, they did not discuss any topic other than those that were noticed and no one was present who wasn't noticed as participating in the meeting. (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: 10:46 a.m.

Clerk January 20, 2026

Chairman

be exceeded in the south east corner and the eastern part of the property, 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 for a Mylar of a proposed 16 Lot Major Subdivision and Rezoning 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

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:

- Change order for Planet Excavation Performance Bond (See attached)
- County-wide Road Improvement Planning Grant Application (See attached)

Item (s) Needing Individual Consideration:

DISCUSSION: During the Monday workshop the **Magellan Strategies proposal for Sales Tax Ballot Measure** was presented for discussion. Commissioner Lindsay moved to proceed with allocating the funds for the Magellan Strategies and using it in a phased approach with the survey being number one. Second by Commissioner Koppenhafer and carried. (See attached)

PUBLIC COMMENT: No public comments were made.

COUNTY ATTORNEY REPORT: County Attorney, Stephen Tarnowski reported that he was working on new Land Use Code violation cases, various issues with different County Departments, some (HR) Human Resource questions, working with the Public Health Department and a new child welfare case.

BOARD OF COUNTY HEALTH: Chairman Candelaria announced the recess of the Board of County Commissioner and that they would convene as the **Board of County Health**. Chairman Candelaria announced the Board of County Health meeting was adjourned and that they would reconvene as the Board of County Commissioners.

COUNTY ADMINISTRATOR REPORT: Administrator Anderson reported that the County was going to provide Mr. Montgomery a contracted yard dumpster for 2 weeks, to assist with the property cleanup. Other topics discussed included a conversation with the Assessor related to State property tax changes, the attended Road & Bridge Department weekly meetings, the creation of a measurable promotional format, evaluations of training and equipment needs, the purchase of a new tilt deck trailer and the purchase of protective equipment.

PAYABLE EXPENDITURE REPORT: Administrator Anderson presented for approval, the December 2025 Accounts Payable Expenditure Reports in the amount of \$2,954,559.31. Commissioner Koppenhafer moved to approve the payables for the month of December 1st 2025 through December 31st, 2025 in the amount of \$2,954,559.31. Second by Commissioner Lindsay and carried. (See attached)

COUNTY CLERK & RECORDER: County Clerk, Kim Percell, mentioned the attended (CCCA) Colorado County Clerk Association winter conference and reminded the public that the Motor Vehicle Department will be closed to customers on February 16th to allow the implementation of the new Motor Vehicle Software Update.

COUNTY COMMISSIONER REPORT: Topics within the Commissioners' reports included: Commissioner Lindsay mentioned the scheduled City of Cortez Council meeting and expressed gratitude to the Administrator and Commissioner Candelaria on their work and collaborations with the Road and Bridge Department.

Commissioner Koppenhafer discussed the attended Montezuma Valley Irrigation Shareholders meeting and the scheduled Water Congress meetings.

Commissioner Candelaria discussed the weekly Road & Bridge meetings, proposed chip seal projects, the mag chloride program, PPE equipment, the tilt deck trailer purchase, the joint meeting with Congressman Hurd and the City of Cortez related to the (EAS) Essential Air Service and the proposed (NCA) National Conservation Area. Commissioner Candelaria also mentioned the regionalization meeting of the Health and Human Services.

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 and reports. A card received from Congressman Jeff Hurd related to the FAA Airport Improvement Program award. (See attached)

ADJOURNED: 10:10 a.m.

Clerk January 27, 2026

Chairman

PLANNING: Planning Director, Don Haley along with **Assistant, S. Jane Duncan** presented for signatures an amended Mylar of a proposed 16 Lot Major Subdivision and Rezoning 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.

PUBLIC COMMENT: Public comments were made by **Dexter Gill** and **Allen Maez**.

CONSENT AGENDA: Agenda item, **Montezuma County Policy 26-01 Timekeeping** was removed from the Consent Agenda.

Commissioner Lindsay moved to approve the consent agenda, minus the approval for the of the Timekeeping Policy 26-0. Second by Commissioner Koppenhafer and carried.

The Consent Agenda items acted upon by the Board were as follows:

- The Public Health Department's, Montezuma County Grant Application Submission Form for the **Montelores Nurse-Family Partnership Program** (See attached)
- The Sheriff's Office's , Montezuma County Grant Application Submission Form for the **CDOT Click It or Ticket program**. (See attached)

Item (s) Needing Individual Consideration:

COUNTY ATTORNEY REPORT: County Attorney, Stephen Tarnowski discussed the Leaf Property case, the Kelroy Newman trial, Child Support hearings, the Ironwood Property case, Land Use Code enforcement cases and various Departmental research questions.

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

COUNTY ADMINISTRATOR REPORT: Administrator Anderson discussed working with the Road & Bridge Department, the Hwy 491 & Road CC property cleanup project, the attended HHS Regionalization meetings, the development of an access fee structure for the Eagle View data, the inmate van insert and radios for the Sheriff's Office, the GEO Tab information and various attended meetings.

COUNTY COMMISSIONER REPORT: Topics within the Commissioners' reports included: **Commissioner Koppenhafer** discussed the Water Congress meetings attended and a Mental Health presentation by the Farm Bureau.

Commissioner Lindsay mentioned attending the City of Cortez Council meeting, announced that Club 20 has a new Executive Director and reminded everyone of the Coffee with the County event scheduled Monday February 9, 2026 at 10:00 a.m.

Commissioner Candelaria discussed working with the Road & Bridge Department, gave an overview of the Monday Workshop, announced he would be attending the scheduled CCI

meetings in Denver and discussed the suggested ballot question related to term limits for Elected County officials.

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

CORRESPONDENCE: The following correspondence was read and noted: The February 2026 newsletters from Montezuma County **Senior Services**. The January 2026 **Emergency Management** Situation Report. Two registered letters from **Clearnetworx**. (See attached)

ADJOURNED: 9:23 a.m.

Clerk February 3, 2026

Chairman

submitted by Kevin Kissler & Leslie Butitta and Linda Dake, on properties located at 16333 & 16535 Road 30, Dolores, CO. 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 proposed Setback Variance application submitted by **Larry Mahaffey**, on property located at 23892 Road M, Cortez, CO, consisting of 1.12 acres, more or less, located south of Road M, west of Hwy 491, situated in Section 16, Township 36N, Range 16W, N.M.P.M. Mr. Mahaffey was present. Commissioner Lindsay moved to table the discussion to February 17, 2026 at 9:00 a.m. Second by Commissioner Koppenhafer and carried. (See attached)

PLANNING: Director, Haley wanted to warn the public about applicants receiving scam emails from the Board of County Commissioners. The emails received included an invoice for fees, that are not from the County. Another scam letter has been sent supposedly from the City of Cortez to County property owners with a list of fees due. Director Haley reported that County invoices would include a phone number to call and suggested that the public contact the Planning Department if they have questions or concerns.

Deletions/Changes to Agenda: The **Montezuma County Policy 26-01 Timekeeping**, was removed from the Consent Agenda. Under Items Needing Individual Consideration: The Treasurer's **Schedule of Receipts and Disbursements** was added. The Appointment of Montezuma County representative to the **Southwest Basins Roundtable** and the decision on **term limits** and potential ballot inclusion were postponed until next week. Commissioner Koppenhafer moved to accept the Consent Agenda as modified with the two removals. Second by Commissioner Lindsay and carried.

PUBLIC COMMENT: No public comments were made.

CONSENT AGENDA:

Commissioner Lindsay moved to approve the consent agenda, with the approval of policy 26-02 on the use of Earbuds and also the AI proposal for Veterans Services. Second by Commissioner Koppenhafer and carried.

The Consent Agenda items acted upon by the Board were as follows:

- Approval of policy 26-02 on the use of Earbuds (See attached)
- Approval of AI proposal for Veterans Services (See attached)

Item (s) Needing Individual Consideration:

LIQUOR LICENSE: Deputy Clerk, Jerri Frizzell presented a new Colorado Retail license application for **Nuchu Market LLC.**, located at 158 Hwy 160-491 Cortez, Co. 81321. Commissioner Koppenhafer moved to approve the Nuchu Market LLC, located at 158 Hwy 160-491 Cortez, Co. Colorado retail liquor store. 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 liquor license renewal application for Bubba J's LLC, at 18806 Hwy 491 Lewis, Co. Second by Commissioner Lindsay and carried. (See attached)

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 Lindsay moved to accept the Schedule of Receipts and Disbursements from July 1, 2025 through December 31, 2025, as presented by the Montezuma County Treasurer. Second by Commissioner Koppenhafer and carried. (See attached)

COUNTY ATTORNEY REPORT: County Attorney, Stephen Tarnowski discussed the Kelroy Newman trial, employment issues, preparation for the scheduled executive session related to the Road Impact fees, a scheduled vacation, the proposed term limit ballot question, the development of the public process related to the Junk/Trash/Blight situation within the Land Use Code, the Land Use enforcement cases and the vacant legal assistant position.

COUNTY ADMINISTRATOR REPORT: Administrator Anderson discussed working with the Road & Bridge Department, working with the Finance Department related to the sprinter van purchase for the Sheriff's Office, parking lot issues, collaboration with the City on a proposed project, the attended CCI meetings, and reported the RFP for the hard surface evaluation is out on the County Website.

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

COUNTY COMMISSIONER REPORT: Topics within the Commissioners' reports included: **Commissioner Koppenhafer** discussed upcoming Colorado River deadlines.

Commissioner Lindsay mentioned the scheduled City of Cortez Council meeting, and the Cattlemen's Association meeting scheduled Saturday, February 14th at the Fairgrounds.

Commissioner Candelaria discussed the attended CCI proposed bill tables meeting, a meeting with Senators Simpson and Caitlin, the Coffee with the County event, the Monday Workshop, the attended Town of Dolores Meeting, and a proposed County wide clean-up day along with a proposed temporary wave of green waste fees. (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, Don Haley and Sherri Jane Duncan from the Planning Department. Topics for the executive session were legal advice on the **Road Impact Fee Schedule**. 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: 11:25 a.m.

Clerk February 10, 2026

Chairman

PLANNING: Planning Director, Don Haley presented for signatures of a Mylar for a 3 Lot Minor Subdivision and Rezoning, 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.

PLANNING: Director, Haley presented for signatures of a Mylar for a Subdivision Amendment & Rezoning Application of the Nelson Single Lot Development, submitted by **Ronnie & Ruth Stockwell**, on property located at 13106 Hwy 491, Cortez, CO, consisting of 11.72 acres, more or less, located east of Hwy 491, north of Road N, situated in Section 4, Township 36N, Range 16W, N.M.P.M.

PLANNING: Director, Haley presented for signatures of a Mylar for a proposed Subdivision Amendment 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

PUBLIC COMMENT: No public comments were made.

Item (s) Needing Individual Consideration:

LIQUOR LICENSE: Deputy Clerk, Jerri Frizzell, presented for approval a retail liquor license renewal application for **Mancos Brewing Company & Mancos Brewery**, located at 484 E. Frontage Road Mancos Co. 81328. Commissioner Koppenhafer moved to approve the retail liquor license renewal application for the Mancos Brewing Company LLC., at 484 E. Frontage Road, Mancos Co., 81328. Second by Commissioner Lindsay and carried. (See attached)

DISCUSSION: During the Monday workshop, letters of interest from **Ty Koppenhafer** and **Xela Lanier** were presented for an appointment as Montezuma County's representative to the **Southwest Roundtable**. Commissioner Koppenhafer recused himself from the discussion. Commissioner Lindsay moved to appoint Ty Koppenhafer to the Southwest Roundtable. Second by Commissioner Candelaria and carried (See attached)

DISCUSSION: During the Monday workshop a potential ballot question was proposed related to **Term Limits for County Elected Officials**. Commissioner Lindsay moved to direct the Attorney to prepare ballot inclusion, to remove the term limits on the Assessor, the Clerk and the Treasurer. Second by Commissioner Koppenhafer and carried.

DISCUSSION: During the Monday workshop a discussion was held related to a proposed **County wide Cleanup Day** with limitations. The specific dates within May and June will be determined at a later time. Commissioner Koppenhafer moved to decide on a cleanup day, to be toward the last of May or first part of June, for the residents of Montezuma County to be able to remove their refuge and trash to the Landfill. Second by Commissioner Lindsay and carried.

COUNTY ATTORNEY REPORT: Assistant County Attorney Gus Maxwell mentioned the Child welfare docket and reported that they had two upcoming trials and two appeals. He also mentioned the filing of a Land Use Code enforcement action.

COUNTY ADMINISTRATOR REPORT: Administrator Anderson discussed working with the Road & Bridge Department, the GEO tab devices, the CDOT access permit for Hwy 184 and County Road 25 project, quotes for the parking lots, the positing of the RFP for the hard surface project, the trash pile on Hwy 184 and mile marker 4, attended a bi-weekly meeting related to the Reorganization of Social Services and the Road & Bridge mag chloride program.

COUNTY CLERK & RECORDER: County Clerk, Kim Percell, reported that the Motor Vehicle Core 21 system upgrade was completed.

COUNTY COMMISSIONER REPORT: Topics within the Commissioners' reports included: Commissioner Lindsay gave an overview of the attended City of Cortez Council meeting, the attended Regionalization of the Social Services Department meeting and the current fuel pricing in Montezuma County.

Commissioner Koppenhafer reported he had not returned to town in time to attend the Town of Mancos meeting, mentioned the attended Cattlemen's Association meeting, and the scheduled Southwest and the Triple A meetings.

Commissioner Candelaria reported on the attended TPR meeting, the attended Board of Health Training, the attended Public Lands Council meeting, the Cattlemen's Association meeting, working with the Road & Bridge Department, Senate Bill 26-097, and reported there would not be a BOCC meeting February 24, 2026.

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

CORRESPONDENCE: The following correspondence was read and noted:

ADJOURNED: 9:32 a.m.

Clerk February 17, 2026

Chairman

Planning Director Haley along with **Assistant Duncan** presented a Mylar for signatures for the 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, located west of Road 33, north of Road P, situated in Section 1, Township 36N, Range 15W, N.M.P.M

Deletions/Changes to Agenda:

PUBLIC COMMENT: No public comments were 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:

- Approval of updated Procurement Policy (See Attached)
- Approval of request from 12 Hours of Mesa Verde
- Signature of Letter of Support to the State Joint Budget Committee for the Paths to Mesa Verde project (See attached)
- Approval of Request for Proposals for a pay scale and classification study for all County employees (See attached)
- Approval of Veteran's Assistance Grant application (See attached)
- Approval of employee job change/pay schedule request from Health Department
- Appointment of Scott Magness to Cortez Cemetery Board (See attached)
- Approval of Chipseal Oil Request for Proposals (See attached)
- Approval of Planet Excavation Change Order 2 (See attached)

Item (s) Needing Individual Consideration:

DISCUSSION: During the Monday Workshop **Landfill Manager, Mel Jarmon** presented quotes for the purchase of a grapple for the Landfill. Quotes received included: **Wagner Cat** in the amount of \$29,022.94, **Power Equipment Company** in the amount of \$30,432.00 and **John Deer** in the amount of \$28,105.00. Commissioner Koppenhafer moved to approve the bid from John Deer for the Grab Tec RDX280 Demo Split Grapple 106" wide for \$28,105.00, for the Landfill. Second by Commissioner Lindsay and carried. (See attached)

DISCUSSION: During the Monday Workshop **Maintenance Supervisor, Dustin Sattler** presented the 2026 Montezuma County Parking Lot Engineering and Quality Control bids. Commissioner Koppenhafer recused himself from the discussion. Bids received included **Jones & DeMille Engineering** on the amount of \$41,500.00, **SGM Inc.**, in the amount of \$42,931.00 and **Souder Miller & Associates Inc.**, in the amount of \$56,311.80. Commissioner Candelaria

moved to accept the engineering and quality control bid from Jones & DeMille Engineering at \$41,500.00. Second by Commissioner Lindsay and carried. (See attached)

DISCUSSION: A discussion was held related to the **Potential Sales Tax** ballot question. Topics discussed included a proposed 1% sales tax, a 60/40 split of the funds between the Sheriff's Office and Road and Bridge and the exemption of agriculture equipment from the sales tax.

COUNTY ATTORNEY REPORT: County Attorney, **Stephen Tarnowski** discussed scheduled Child Welfare trials and appeals, reported that the position of a County Legal assistant has been posted, gave updates on the Ironwood case, the Leaf Property case, an unemployment appeal hearing, the filing of the Land Use Code enforcement case and the Kelroy Newman trial.

COUNTY ADMINISTRATOR REPORT: Administrator **Travis Anderson** discussed working with the Road & Bridge Department, working with the Finance and HR departments, County policy updates, material maps, equipment assistance, the attended dispatch meeting, working with the City Manager on partnership projects, the procurement programs, a future presentation from Performance Solutions, Kate Sawyer and discussions with the new La Plata County Administrator.

COUNTY COMMISSIONER REPORT: Topics within the Commissioners' reports included: **Commissioner Lindsay** discussed the attended Dispatch Accountability Committee meeting, the virtual Housing Solutions meetings and reported that he did not attend the Cortez City Council meeting.

Commissioner Koppenhafer discussed the attended Southwest Water Conservation District meetings and the Mancos Town Hall meeting.

Commissioner Candelaria discussed the authority of the Board of County Commissioners to appoint a County Commissioner as the Road and Bridge Supervisor during the absence of a Road and Bridge superintendent, and that we are not required to have a Superintendent. Commissioner Candelaria has been appointed and is attending weekly / biweekly meetings with the Administrator and the Road & Bridge Department. An overview was given of some of the things they are working on. Other topics discussed included social media misinformation, the jail reimbursement rates, standing up to and working with the State, the annual mill levy certification, the proposed CCI legislative bills, SRS and PILT Funding, a small county NACO resolution and the 2018 Farm Bill.

COUNTY CLERK & RECORDER: County Clerk, **Kim Percell**, clarified that the proposed term limit ballot question would not apply to her and mentioned the major party caucus and assembly schedules.

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 concerning the rules for government actors and employees as it relates to discussing or promoting proposed ballot measures. 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 Montezuma County **Social Services Record of Proceedings** and reports. The **Senior Services** March 2026 newsletter and the February 2026 **Emergency Management** Monthly Situation Report.

ADJOURNED: 10:28 a.m.

Clerk March 3, 2026

Chairman