

**PROCEEDINGS OF THE BOARD OF COMMISSIONERS
MONTEZUMA COUNTY, COLORADO
January 6, 2026**

STATE OF COLORADO)
) ss.
COUNTY OF MONTEZUMA)

At a regular meeting of the Board of Commissioners, Montezuma County, Colorado, held on Tuesday January 6, 2026 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 6, 2026 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 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 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. The roll was called, the public notice read, and the proceedings were recorded for the record. Mrs. Stockwell and her daughter 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 approve the proposed Subdivision Amendment & Rezoning Application of the Nelson Single Lot Development, submitted by Ronnie & Ruth Stockwell, on

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

**PROCEEDINGS OF THE BOARD OF COMMISSIONERS
MONTEZUMA COUNTY, COLORADO
January 20, 2026**

STATE OF COLORADO)
) ss.
COUNTY OF MONTEZUMA)

At a regular meeting of the Board of Commissioners, Montezuma County, Colorado, held on Tuesday January 20, 2026 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
- Jerri Frizzell, Deputy Clerk,

CHAIRMAN CANDELARIA opened the meeting of January 20, 2026 with the Pledge of Allegiance.

MINUTES: Commissioner Koppenhafer moved to approve the Proceedings of the Board of County Commissioners for Montezuma County, held on Tuesday, January 13, 2026 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 Application to Lots 17 and 18 of the Butler Subdivision, submitted by **Scott & Gayle Mabrey**, 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, CO, consisting of 2.09 acres, more or less, both located east of Hwy 145, situated in Section 14, Township 38N, Range 14W, N.M.P.M. The roll was called, the public notice read, and the proceedings were recorded for the record. Mr. and Mrs. Mabrey 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 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

**PROCEEDINGS OF THE BOARD OF COMMISSIONERS
MONTEZUMA COUNTY, COLORADO
March 10, 2026**

STATE OF COLORADO)
) ss.
COUNTY OF MONTEZUMA)

At a regular meeting of the Board of Commissioners, Montezuma County, Colorado, held on Tuesday March 10, 2026 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 10, 2026 with the Pledge of Allegiance.

MINUTES: Commissioner Koppenhafer moved to approve the Proceedings of the Board of County Commissioners for Montezuma County, held on Tuesday, March 3, 2026 as presented. The motion was seconded by Commissioner Lindsay and carried.

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:

- **ORDER #1-2026:** Landfill Closure Funds Transfer (See attached)
- Letter of Support for the Healthy Forests Grant (See attached)
- Proposed Pay Plan for Road & Bridge (See attached)
- Cellebrite Digital Intelligence Services quote (See attached)
- Letter of Support Southwest Health Systems – Congressionally Directed Spending for Ambulance purchases (See attached)

Item (s) Needing Individual Consideration:

DISCUSSION: A discussion was held related to the completion of fiber Irrefutable Right of Use to Region 9. The Commissioners agreed to include Region 9 in a future Monday Workshop for further discussion.

DISCUSSION: A discussion was held related to leasing the Montezuma County owned **water shares**. Commissioner Koppenhafer recused himself from the discussion. Commissioner Lindsay moved to lease the twenty shares of MVI water, in five share increments at the price of \$135.00 a share. Second by Commissioner Candelaria and carried.

COUNTY ATTORNEY REPORT: **County Attorney, Stephen Tarnowski** gave an update on the Dollar Store / Leaf Properties case, mentioned the scheduled unemployment appeal hearing, the Ironwood case, Child Protection cases, scheduled appeals and received CORA requests.

COUNTY ADMINISTRATOR REPORT: **Administrator Anderson** discussed working with the Road & Bridge Department, ICMA budget trainings, a discussion with Bechtolt Engineering on the progress of the Hwy 184 - Road 25 project, working through some public procurement registrations, the hard surface evaluation bid openings, and the RFP for the Cortez Dispatch.

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

COUNTY COMMISSIONER REPORT: Topics within the Commissioners' reports included: **Commissioner Koppenhafer** discussed the attended Southwest Water Conservation District meeting and the attended precinct caucus.

Commissioner Candelaria discussed the Bechtolt Engineering meeting, attending the CCI legislative meetings, a discussion with Congressman Hurd, the Coffee with the County Event, the scheduled discussion related to current fire danger levels within the county on March 24th at 6:00 p.m. in the Commissioners room, the Monday Workshop, the Town of Dolores Board meeting, Road and Bridge traffic counters, and the dust abatement-mag chloride project.

Commissioner Lindsay discussed the attended virtual Colorado Counties Inc. (CCI) Health and Human Services regionalization meeting, the scheduled Cortez City Council meeting and the attended precinct caucus.

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

CORRESPONDENCE: The following correspondence was read and noted: Montezuma County fairgrounds March 2026 Report.

ADJOURNED: 9:18 a.m.

Clerk March 10, 2026

Chairman

**PROCEEDINGS OF THE BOARD OF COMMISSIONERS
MONTEZUMA COUNTY, COLORADO
March 17, 2026**

STATE OF COLORADO)
) ss.
COUNTY OF MONTEZUMA)

At a regular meeting of the Board of Commissioners, Montezuma County, Colorado, held on Tuesday March 17, 2026 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 17, 2026 with the Pledge of Allegiance.

MINUTES: Commissioner Koppenhafer moved to approve the Proceedings of the Board of County Commissioners for Montezuma County, held on Tuesday, March 10, 2026 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 Mylar for a Subdivision Amendment 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, CO, consisting of 2.09 acres, more or less, both located east of Hwy 145, situated in Section 14, Township 38N, Range 14W, N.M.P.M.

PUBLIC COMMENT: Public comments were made by **Ty Koppenhafer** and **Allen Maez**.

Deletions/Changes to Agenda: The proposed purchase of **Detention radios** via State Bid process, was removed from the Consent Agenda. Commissioner Lindsay moved to approve the consent agenda with the approval of purchase of Detention radios moved to a single item. Second by Commissioner Koppenhafer and carried.

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 2027 Congressionally Directed Spending grant application – Fairgrounds emergency operations center. (See attached)

Item (s) Needing Individual Consideration:

DISCUSSION: A discussion was held related to the proposed purchase of Detention radios via State Bid process. Commissioner Koppenhafer noted that the need was for 17 radios. Bids were received from **Triple C Communications (Kenwood)** in the amount of \$31,095.60 and from **Motorola Solutions** in the amount of \$56,310.60. Commissioner Koppenhafer moved to approve the Kenwood's at 17. Second by Commissioner Lindsay and carried. (See attached)

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

DISCUSSION: During the Monday Workshop **Kate Sawyer** from **Performance Services** met with the Commissioners and presented a facilities assessment proposal. Commissioner Lindsay moved to approve the (MOU) Memo of Understanding with Performance Services for evaluations on our facilities. Second by Commissioner Koppenhafer and carried (See attached)

DISCUSSION: During the Monday Workshop **Hard Surface Evaluation** bids for the Road and Bridge, were received from **Jones and Demille** \$45,000, **Nexco – West** \$58,104, **AG Wassenaar** \$60,370, **Quality Engineering Solutions** \$75,000, **Stantec** \$83,970, **Michael Baker International** \$95,000, **Roadway Asset Services** \$99,808, **Niricson** \$170,000, **Tiger Eye Engineering** \$1 (Wants to negotiate a contract/possibly long term), **Applied Research Associates** \$1(Wants to negotiate a contract if chosen). Commissioner Lindsay moved to approve and award the vendor to conduct our hard surface evaluations to Jones & Demille. Second by Commissioner Koppenhafer and carried. (See attached)

DISCUSSION: The **Montezuma County Agreement for Professional Services with Magellan Strategies** in the amount of \$16,500.00, was presented for approval. Commissioner Koppenhafer moved to approve the contract between Montezuma County and Magellan Strategies for \$16,500.00, for their professional services. Second by Commissioner Lindsay and carried (See attached)

COUNTY ATTORNEY REPORT: County Attorney, Stephen Tarnowski mentioned scheduled hearings, the setting and status conference related to the Leaf Properties/Dollar Store case, the scheduled unemployment appeal hearing, working with County Departments on various issues, and child protection appeals.

COUNTY ADMINISTRATOR REPORT: Administrator Anderson discussed the RFP for the 911 Fire Dispatch system, vector control follow ups, a proposed amendment to the Summit Food Services, phone calls with the USDA, and a meeting with Enterprise related to fleet management aspects.

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 Cortez City Council meeting, discussed wildfires in Nebraska and South Dakota, cautioning the public to fire dangers within the County and reminded constituents about the City of Cortez municipal election.

Commissioner Koppenhafer mentioned phone discussions related to the Colorado River negotiations, and probable decisions to be made by the Bureau of Reclamation.

Commissioner Candelaria reported that the scheduled Community Wildfire Informational meeting is scheduled for Tuesday, March 24, 2026 from 6:00-8:00 p.m., in the Commissioner meeting room. Other topics discussed included a countywide cleanup day, the Monday Workshop, auction items to be listed on Purple Wave, and an overview of scheduled Road & Bridge projects.

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

CORRESPONDENCE: The following correspondence was read and noted:

ADJOURNED: 9:26 a.m.

Clerk March 17, 2026

Chairman

**PROCEEDINGS OF THE BOARD OF COMMISSIONERS
MONTEZUMA COUNTY, COLORADO
March 24, 2026**

STATE OF COLORADO)
) ss.
COUNTY OF MONTEZUMA)

At a regular meeting of the Board of Commissioners, Montezuma County, Colorado, held on Tuesday March 24, 2026 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 24, 2026 with the Pledge of Allegiance.

MINUTES: Commissioner Koppenhafer moved to approve the Proceedings of the Board of County Commissioners for Montezuma County, held on Tuesday, March 17, 2026 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 **Country Style Investments, LLC**; agent: **Kevin Rice**, on property located at 7500 Hwy 160-491, Cortez, CO, consisting of 9.60 acres, more or less, east of Hwy 160-491, north of Road G.3, situated in Section 3, Township 35N, Range 16W, N.M.P.M. (See attached)

PUBLIC COMMENT: No public comments were made.

Deletions/Changes to Agenda:

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:

- Letter of Support for Independent Log Company for USDA funding. (See attached)
- Lease renewal with LMN Properties for use of the Haycamp Gravel Pit. (See attached)
- Appointment (6-year term) Kami Oliver to Fairview Cemetery Board. (See attached)
- Letter of support for the City of Cortez Congressionally Directed Spending funding. (See attached)
- Letter of Support for Southwest Health Systems for Congressionally directed funding for Nurse call systems. (See attached)
- Letter of Support for Southwest Health Systems for Congressionally directed funding for new Ambulances, request is to Senator Bennett and Senator Hickenlooper's offices. (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 **Ute Mountain Round Up Rodeo**. The event is scheduled to be held at the County Fairgrounds, 30100 Hwy 160 Cortez Co., from June 11, 2026 through June 13, 2026. Commissioner Koppenhafer moved to approve the application for a Special Events Permit, for the Ute Mountain Round Up Rodeo, at 30100 Hwy 160 Cortez, held June 11-13, 2026. Motion was seconded by Commissioner Lindsay and carried. (See attached)

LIQUOR LICENSE RENEWAL: Deputy Clerk, Frizzell presented a new Colorado Liquor Retail License application for **UPOP Holdings LLC**. trade name, **J.R.'s Country Store #48**, located at 27963 Highway 184, Dolores Co., 81323. Commissioner Lindsay moved to approve the retail liquor license application for **UPOP Holdings LLC**. trade name **J.R.'s Country Store**, location 27963 Highway 184, Dolores. Second by Commissioner Koppenhafer and carried. (See attached)

COUNTY ATTORNEY REPORT: County Attorney, Stephen Tarnowski gave updates on the Leaf Properties / Dollar Store case, the unemployment hearing, appeals for child welfare cases, scheduled jury trials and the filed Land Use Code Enforcement case.

COUNTY ADMINISTRATOR REPORT: Administrator Anderson mentioned discussions held related the Lodgers Tax Committee funds, a follow-up with Purple Wave related to yellow iron issues, a discussion with Magellan Strategies, and the hard surface evaluations from Jones & DeMille Engineering.

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

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

Commissioner Lindsay mentioned the Pleasant View property cleanup project and reported that he would not be attending the Cortez City Council meeting so that he would be available for the Community Wildfire Information Meeting, scheduled tonight from 6:00 p.m. to 8:00 p.m. in the Commissioners' room.

Commissioner Koppenhafer mentioned attending the Montezuma County Republican County Assembly, applications received for the Southwest Water Conservation District manager position and the Community Wildfire Information Meeting.

Commissioner Candelaria mentioned the scheduled Community Wildfire Information meeting scheduled for tonight, from 6:00-8:00 p.m., in the Commissioner meeting room, scheduling an evening Town Hall meeting in May, the Montezuma County Republican County Assembly, the Monday Workshop, the Town of Dolores meeting, Road & Bridge meetings and applicant interviews.

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

CORRESPONDENCE: The following correspondence was read and noted:

ADJOURNED: 9:22 a.m.

Clerk March 24, 2026

Chairman

Merritt Family Partnership, LLLP; agent: Ed Merritt, Jr., on property located at TBD Road 20, Cortez, CO. Second by Commissioner Koppenhafer and carried. Commissioner Candelaria closed the hearing at this time. (See attached)

Deletions/Changes to Agenda: The proposed **Summer Food grant proposal** was removed from the Consent Agenda. Commissioner Lindsay moved to approve the consent agenda, as presented, with the removal of the Summer Food grant proposal until next week. Second by Commissioner Koppenhafer and carried.

CONSENT AGENDA:

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

- MOU with Performance Services for County Facilities Assessments. (See attached)
- Update Montezuma County Budget and Financial Management Policy (See attached)
- Appointment: **Kathy Zubrzycki-Griglak** to the Lodgers Tax Committee. (See attached)

COUNTY ATTORNEY REPORT: County Attorney **Stephen Tarnowski** discussed preparations for the child protection appeal cases, scheduled jury trials and the Land Use Code Enforcement case. Attorney Tarnowski reported that he would be absent from the April 7th Workshop meeting.

PUBLIC HEARING: It being the time set aside a public hearing is held for review and determination regarding of a proposed 5-acre Single Lot Development & AR3-9 Rezoning Application, submitted by **James & Dorothy Porter**; agent: **Bryson McCabe**, on property located at 10743 Road G, Cortez, CO, consisting of 40.00 acres, more or less, located north of Road G, situated in Section 32 Township 36N, Range 18W, N.M.P.M. The roll was called, the public notice read, and the proceedings were recorded for the record. Agent, Bryson McCabe 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 & AR3-9 Rezoning Application, submitted by James & Dorothy Porter; agent: Bryson McCabe, on property located at 10743 Road G, Cortez, CO, consisting of 40.00 acres, more or less. Second by Commissioner Lindsay and carried. Commissioner Candelaria closed the hearing at this time. (See attached)

COUNTY ADMINISTRATOR REPORT: Administrator **Anderson** no report given.

COUNTY CLERK & RECORDER: County Clerk, **Kim Percell**, reported that Deputy, Diana Smith and Chief Deputy, Malinda Fuller would be doing the BOCC minutes while she was away from the office.

PAYABLE EXPENDITURE REPORT: Administrator **Anderson** presented for approval, the January 2026 Accounts Payable Expenditure Reports in the amount of \$5,421,773.60.

Commissioner Lindsay moved to approve the January payables in the amount of \$5,421,773.60. Second by Commissioner Koppenhafer and carried. (See attached)

PAYABLE EXPENDITURE REPORT: Administrator Anderson presented for approval, the February 2026 Accounts Payable Expenditure Reports in the amount of \$3,562,200.38. Commissioner Lindsay moved to approve the February payables in the amount of \$3,562,200.38. Second by Commissioner Koppenhafer and carried. (See attached)

COUNTY COMMISSIONER REPORT: Topics within the Commissioners' reports included:
Commissioner Lindsay No report given.
Commissioner Koppenhafer reported on the attended Water Seminar that was held in Ignacio.

PUBLIC HEARING: It being the time set aside a public hearing is held for review and determination regarding of a proposed 3 Lot Moderate Subdivision and Rezoning Application, submitted by **Robert & Silvia Richardson**, on property located at 5964 Road 41, Mancos, CO, consisting of 19.88 acres, more or less, located south of Hwy 160, east of Road 41, situated in Section 16, Township 35N, Range 13W, N.M.P.M. The roll was called, the public notice read, and the proceedings were recorded for the record. Mr. Richardson 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 continue the application for Rezoning and 3 Lot Moderate Subdivision, submitted by Robert & Silvia Richardson, on property located at 5964 Road 41, Mancos, till April 21, 2026 at 9:00 a.m. Second by Commissioner Koppenhafer and carried. (See attached)

PUBLIC COMMENT: No public comments were made.

Item (s) Needing Individual Consideration:

PROCLAMATION: From the Public Health Department, **Director Bobbi Lock** along with **Laurel Schafer, Heather Hamilton, Jenna Pearce** and **Rebecca Pugh**, met with the Commissioners to present a proclamation to declare April 6th through April 12th 2026 as **PUBLIC HEALTH WEEK**. Commissioner Lindsay read the proclamation, then moved to proclaim April 6th - 12th, 2026 as Public Health Week. Second by Commissioner Koppenhafer and carried. (See attached)

Activities scheduled for the week include:

Monday: Staff luncheon

Tuesday: Public Health Walk / Run at Park Devida 6:00- 8:00 p.m.

Wednesday: Employee afternoon break walks on Montezuma Avenue 3:00 – 3:15 p.m.

Thursday: Open House to the Public 11:00 a.m. -1:00 p.m.

Other topics discussed included the **Southwest Health System / Montezuma County Health Department Health Fair**, scheduled Saturday April 18, 2026 from 8:00 a.m. to 12:00 p.m. at the Montezuma County Annex. (See attached)

COUNTY COMMISSIONER REPORT: Continued:

Commissioner Candelaria mentioned day-to-day operations, the attended Housing Authority meeting, the Monday Workshop, and the weekly Road & Bridge meeting.

EXECUTIVE SESSION: Pursuant to Attorney Tarnowski’s suggestion, Commissioner Lindsay moved to go into executive session pursuant to C.R.S. Section 24-6-402(4)(b), so that the Board may receive legal advice. Seconded by Commissioner Koppenhafer and carried. Included in the session will be Commissioners Candelaria, Lindsay and Koppenhafer, Administrator Anderson, Attorney Tarnowski, Clerk Percell and Deputy Clerk Diana Smith. Topics for the executive session were legal advice on Suncor Energy et al v. County Commissioners of Boulder County, et al. The Supreme Court has taken up this case on a procedural question. Specific questions relate to the potential impact of this decision on Montezuma County, and the potential mechanisms Montezuma County may have to get involved in the litigation. Commissioner Lindsay moved to go out of executive session, seconded by Commissioner Koppenhafer, and carried. After exiting the executive session, Attorney Tarnowski reported on the session, mentioning that no decisions were made during the Executive Session but asked if the Board wanted to decide about Montezuma County involvement in this litigation. Commissioner Lindsay moved to authorize the Attorney to file a Friend of the Court, Amicus Brief with the Supreme Court in the Suncor case and allocate \$7,000.00 for it. 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: Montezuma County **Social Services Record of Proceedings** and reports.

ADJOURNED: 10:42 a.m.

Clerk March 31, 2026

Chairman

**PROCEEDINGS OF THE BOARD OF COMMISSIONERS
MONTEZUMA COUNTY, COLORADO
April 7, 2026**

STATE OF COLORADO)
) ss.
COUNTY OF MONTEZUMA)

At a regular meeting of the Board of Commissioners, Montezuma County, Colorado, held on Tuesday March 31, 2026 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 Clerk

MINUTES: Commissioner Koppenhafer moved to approve the Proceedings of the Board of County Commissioners for Montezuma County, held on Tuesday, March 31, 2026 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 Subdivision Amendment & Rezoning Application of the High-Duran Subdivision, submitted by **Johnnie & Allison Duran and Tyson & Jaime Cox**, on properties located at 20508 & 20390 Road S, Cortez, CO, consisting of 16.68 & 3.03 acres, more or less, located east of Road 20, south of Road S, situated in Section 25, Township 37N, Range 17W, N.M.P.M. **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-Duram Subdivision Amendment & Rezoning Application submitted by **Johnnie & Allison Duran and Tyson and Jamie Cox** on properties located 20508 & 20390 Road S, Cortez CO. 2nd by Commissioner Koppenhafer and carried.

PLANNING: Planning Director, Don Haley along with **Assistant, S. Jane Duncan** presented

Planning Director, Haley along with **Assistant, Duncan** presented a mylar for signatures.

PUBLIC HEARING: It being the time set aside a public hearing is held for review and determination regarding of a proposed 5-acre Single Lot Development & Rezoning Application, submitted by **Alissa Baxstrom & Shannon Stephenson**, on property located at 19041 Road S, Cortez, CO, consisting of 160 acres, more or less, located north of Road S, west of Hwy 491, situated in Section 23 Township 37N, Range 17W, N.M.P.M. **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 5-acre Single Lot Development & Rezoning Application, submitted by Alissa Baxstrom & Shannon Stephenson, on property located at 19041 Road S, Cortez, CO. 2nd by Commissioner Koppenhafer and carried.

PUBLIC HEARING: It being the time set aside a public hearing is held for review and determination of a proposed a proposed High Impact Permit Application, submitted by **Wynn Sanders & Lauren D'Abate**; agent: **Bryan Davis**, on property located at 30550 Road H, Cortez, CO, consisting of 37 acres, more or less, south of Road H, east of Hwy 160-491, situated in Section 34, Township 36N, Range 15W, N.M.P.M. **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 **Brian Baratlett** and **Billy Akers**. After hearing all the evidence presented **Commissioner Koppenhafer** moved to approve the proposed High Impact Permit Application, submitted by **Wynn Sanders & Lauren D'Abate**; agent: **Bryan Davis**, on property located at 30550 Road H, Cortez, CO consisting of 37 acres more or less. Second by **Commissioner Lindsey** and carried.

PUBLIC COMMENT: Mary Dodd made public comment.

Deletions/Changes to Agenda: The proposed Acceptance of Health and Wellness Program Check for \$50,000.00 from Anthem Insurance and proposed Approval of Mines And Associates Employee Assistance Program (EAP) were removed from the Consent Agenda. Approval of CU-Boulder Horses Connecting Communities Fairgrounds Rental proposal was moved to items for individual consideration. Decision regarding county-wide fire ban Pursuant to C.R.S. Section 24-6-402(4)(b) was postponed.

Commissioner Lindsay moved to approve the consent agenda. Second by Commissioner Koppenhafer and carried.

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:

Item (s) Needing Individual Consideration:

Approval of Employee Handbook Revision

- Approval of Policy 26-01 Timekeeping
- Approval of Chip Seal Oil Bids
- Approval of Public Auction List Item(s) Needing Individual Consideration:
- Summer Food grant proposal decision
- Decision regarding county-wide fire ban Pursuant to C.R.S. Section 24-6-402(4)(b).

Commissioner Koppenhafer moved to approve the Approval of CU-Boulder Horses Connecting Communities Fairgrounds Rental with the conditions set for of \$700 and be treated the same as any other rental of the Fairground facility. Second by **Commissioner Lindsey** and carried.

Commissioner Lindsey moved to sign the MOU between Montezuma Public Health and Southwest Health Systems for the Colorado vaccines for children program.. Second by **Commissioner Koppenhafer** and carried.

Commissioner Lindsey moved to not pursue the Summer Food grant proposal. Second by **Commissioner Koppenhafer** and carried.

COUNTY ATTORNEY REPORT: County Attorney, Stephen Tarnowski , discussed briefs and drafts to the planning and zoning commission. He also discussed the Ironwood and court dates.

COUNTY ADMINISTRATOR REPORT: Administrator Anderson discussed Road and Bridge, acca, grants finance and HR. Also included were fleet and sales tax.

COUNTY CLERK & RECORDER: Chief Deputy Malinda Fuller mentioned the upgraded system for Motor Vehicle.

COUNTY COMMISSIONER REPORT: Topics within the Commissioners' reports included: **Commissioner Lindsay** mentioned the Election and Health week..

Commissioner Koppenhafer discussed the management position at the Southwest Water Conservation District and the Colorado River.

Commissioner Candelaria mentioned day-to-day operations, the Public Auction, approval of oil, the Monday Workshop, and the Public Health walk in the park.

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

CORRESPONDENCE: The following correspondence was read and noted:

ADJOURNED: 10:26 a.m.

Clerk April 7, 2026

Chairman

**PROCEEDINGS OF THE BOARD OF COMMISSIONERS
MONTEZUMA COUNTY, COLORADO
April 14, 2026**

STATE OF COLORADO)
) ss.
COUNTY OF MONTEZUMA)

At a regular meeting of the Board of Commissioners, Montezuma County, Colorado, held on Tuesday April 14, 2026 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 Clerk

MINUTES: Commissioner Koppenhafer moved to approve the Proceedings of the Board of County Commissioners for Montezuma County, held on Tuesday, April 14, 2026 as presented. The motion was seconded by **Commissioner Lindsay** and carried.

PUBLIC HEARING: It being the time set aside a public hearing **Planning Director, Don Haley** along with **Assistant, S. Jane Duncan** held for review and determination regarding of a proposed Single Lot Development & AR3-9 Rezoning Application, submitted by **Sharon Palmer**; agent: **Brian McLaughlin**, on property located at 6015 Hwy 160-491, Cortez, CO, consisting of 7 acres, more or less, located north of Road F, west of Hwy 160-491, situated in Section 9 Township 35N, Range 16W, N.M.P.M. **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 & AR3-9 Rezoning Application submitted by **Sharon Palmer**; agent: **Brian McLaughlin**, on property located at 6015 Hwy 160-491, Cortez, CO consisting of 7 acres more or less. Second by **Commissioner Lindsey** and carried.

PLANNING: Planning Director, Don Haley along with **Assistant, S. Jane Duncan** presented an alternate, Mike Doyle, to the regular board of the Planning Commission. **Commissioner Lindsey** moved to appoint alternate Mike Doyle to the Planning Commission. Second by **Commissioner Koppenhafer** and carried.

PUBLIC COMMENT: No public comment was made

Deletions/Changes to Agenda: Commissioner Candelaria pulled item point three: The proposed possible decision on use of Secure Rural Schools Title III Funding for personal protective **equipment** for the S.O.

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:

Item (s) Needing Individual Consideration:

- Approval of Contract addendum, 2210 Cortez Fiber Management contract
- Decision and Possible Approval of Secure Rural Schools Funding Allocation for 2026
- Decision and possible signature/authorization to apply for the Court Security Grant
- Decision and Possible signing of Letter of Support for Upper Road 42 Water Project

Commissioner Linds

COUNTY ATTORNEY REPORT: County Attorney, Stephen Tarnowski , Appeal, Cortez Middle School career day.

COUNTY ADMINISTRATOR REPORT: Administrator Anderson discussed spending time with finance, HR Road and Bridge.

COUNTY CLERK & RECORDER: Chief Deputy Malinda Fuller had nothing to report.

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

Commissioner Lindsay mentioned participated in Health week. He attended the walk and open house,

Commissioner Koppenhafer discussed the management position at the Southwest Water Conservation District and the Colorado River. They have maybe narrowed it down to 6 to 10.,

Commissioner Candelaria mentioned day-to-day operations, the Public Auction, approval of oil, the Monday Workshop, and the Public Health walk in the park and the open house. He also mentioned the difference between 4-H and the Fair Board and Road and Bridge.

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

CORRESPONDENCE: The following correspondence was read and noted:

ADJOURNED: 9:26 a.m.

Clerk April 14, 2026

Chairman

**PROCEEDINGS OF THE BOARD OF COMMISSIONERS
MONTEZUMA COUNTY, COLORADO
April 21, 2026**

STATE OF COLORADO)
) ss.
COUNTY OF MONTEZUMA)

At a regular meeting of the Board of Commissioners, Montezuma County, Colorado, held on Tuesday April 21, 2026, 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 Clerk

CHAIRMAN CANDELARIA opened the meeting of April 21, 2026 with the Pledge of Allegiance.

MINUTES: Commissioner Koppenhafer moved to approve the Proceedings of the Board of County Commissioners for Montezuma County, held on Tuesday, April 14, 2026, as presented. The motion was seconded by **Commissioner Lindsay** and carried.

PUBLIC HEARING: It being the time set aside a public hearing **Assistant, S. Jane Duncan** held for review and determination regarding of a proposed 3 Lot Moderate Subdivision and Rezoning Application, submitted by **Robert & Silvia Richardson**, on property located at 5964 Road 41, Mancos, CO, consisting of 19.88 acres, more or less, located south of Hwy 160, east of Road 41, situated in Section 16, Township 35N, Range 13W, N.M.P.M. **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 approve the proposed 3 Lot Moderate Subdivision and Rezoning Application, submitted by **Robert & Silvia Richardson**, on property

located at 5964 Road 41, Mancos, CO, consisting of 19.88 acres, more or less. Second by **Commissioner Lindsey** and carried.

PLANNING: Assistant, S. Jane Duncan presented mylars for signatures presented were Rooks, Ed Meritt and Abate plat.

PUBLIC COMMENT: No public comment was presented.

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

Items needing individual consideration: Purchase of a Caterpillar. **Commissioner Koppenhafer** moved to approve the purchase of the 2025 Caterpillar 150 on the 60 month term rate. Second by **Commissioner Lindsay** and carried.

Commissioner Lindsay moved to approve the expenditure to purchase the needed rifle vests for the Sheriff's Office. Second by **Commissioner Koppenhafer** and carried.

COUNTY ATTORNEY REPORT: County Attorney, Stephen Tarnowski, reported when Don Haley returned, they would have more to report.

COUNY ADINISTRATOR REPORT: Administrator Anderson discussed gas and power supply and nuclear energy.

COUTY CLERK & RECORDER: Chief Deputy Malinda Fuller had nothing to report

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

Commissioner Lindsay mentioned attending the emporium in Rifle. Lots of good attendanc3. Health Fair and outdoor Expo. He also expressed water flow with MVI.

Commissioner Koppenhafer discussed the management position at the Southwest Water Conservation District and the Colorado River. They have maybe narrowed it down to 2.

Commissioner Koppenhafer moved to approve the three-motor grader 2 1989 Motor Graders 140 G's and a 1992 Caterpillar 140G for disbursement an seconded by Commissioner Lindsey.

Commissioner Candelaria mentioned day-to-day operations, SRS, PILT funding, fire activity, insurance companies, CCI, attending the health fair and a fundraiser at Lewis Arriola Community Center.

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

CORRESPONDENCE: The following correspondence was read and noted:

ADJOURNED: 9:36 a.m.

Clerk April 21, 2026

Chairman

DISCUSSION: During the Monday workshop Sheriff Nowlin presented quotes for Inmate Transport Van upfitting. Quotes received included **Watts Upfitting** \$44,729.96, **Mavron Inc.**, \$45,665.60, and **MHQ West** \$64,710.00. Commissioner Koppenhafer moved to approve **Watts Upfitting** to do the upfitting for the prisoner van for prisoner transport, in the amount of \$44,729.96. Second by Commissioner Lindsay and carried. (See attached)

COUNTY ATTORNEY REPORT: County Attorney, **Stephen Tarnowski**, reported he continues to prepare for the Leaf Properties case and is doing research for the Public Health Department related to the County's authority to access property for onsite wastewater treatment inspections.

Attorney Tarnowski along with **Planning Director, Don Haley** met with the Commissioners to receive directions related to preparations for a Public Hearing related to either proposed amendments to the Comprehensive Plan or a proposed Rubbish and Trash Ordinance. The Commissioners agreed on the development of proposed language related to a Rubbish and Trash Ordinance.

COUNTY ADINISTRATOR REPORT: Administrator **Anderson** discussed the attended Gaming Impact Board meeting, the Enterprise Fleet management meeting, a discussion with the USDA related to prairie dog and vector control, gave an update on the Hwy. 184 & Road 25 project, and the approved Hard Surface Administrative grant.

COUNTY CLERK & RECORDER: Clerk & Recorder **Kim Percell** had nothing to report.

COUNTY COMMISSIONER REPORT: Topics within the Commissioners' reports included: **Commissioner Koppenhafer** discussed the attended (AAA) Area Agencies on Aging meeting, and presentations made during the attended Drought Management Workshop.

Commissioner Lindsay mentioned attending a Health and Human Services reorganization meeting relating to a proposed bill, however the bill was not introduced, and a portion of the scheduled CCI meeting will be addressing this issue.

Commissioner Candelaria mentioned day-to-day operations, Road and Bridge, the Hwy 184 & Road 25 project, the hard surface parking lot projects and the Monday workshop. Commissioner Candelaria announced the schedule for the local 2026 Clean Up project. The schedule includes City of Cortez May 18th-22nd, the Town of Dolores May 18th-19th, the Town of Mancos May 15th-16th, and Montezuma County May 15th-16th. (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. (See attached)

ADJOURNED: 9:15 a.m.

Clerk April 28, 2026

Chairman

**PROCEEDINGS OF THE BOARD OF COMMISSIONERS
MONTEZUMA COUNTY, COLORADO
May 12, 2026**

STATE OF COLORADO)
) ss.
COUNTY OF MONTEZUMA)

At a regular meeting of the Board of Commissioners, Montezuma County, Colorado, held on Tuesday May 12, 2026, 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 12, 2026 with the Pledge of Allegiance

MINUTES: Commissioner Koppenhafer moved to approve the Proceedings of the Board of County Commissioners for Montezuma County, held on Tuesday, April 28, 2026 as presented. The motion was seconded by **Commissioner Lindsay** and carried.

PUBLIC HEARING: It being the time set aside a public hearing was held for review and determination regarding a proposed Subdivision Amendment Application to Lots 1&2 of the Frank Spore Subdivision, 1st Amended, submitted by **Ron & Shawn Russell** and **Jonas & Ella Keim**, on properties located at 25582 & 25640 Road T, Dolores, CO, consisting of 28.72 & 8.39 acres, more or less, both located west of Road 26, south of Road T, situated in Section 14, 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. Russell and Mr. Keim 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 Application to Lots 1&2 of the Frank Spore

Subdivision, 1st Amended, submitted by Ron & Shawn Russell and Jonas & Ella Keim, on properties located at 25582 & 25640 Road T, Dolores, CO, consisting of 28.72 & 8.39 acres, more or less. Seconded 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 a Mylar for a Subdivision Amendment & Rezoning of the High-Duran Subdivision, submitted by **Johnnie & Allison Duran** and **Tyson & Jaime Cox**, on properties located at 20508 & 20390 Road S, Cortez, CO, consisting of 16.68 & 3.03 acres, more or less, located east of Road 20, south of Road S, situated in Section 25, Township 37N, Range 17W, N.M.P.M.

PLANNING: Director, Haley along with **Assistant, Duncan** presented for signatures an Addendum to High Impact Permit #HIP-01-2026, submitted by **Wynn Sanders & Lauren D'Abate**; **agent: Bryan Davis**, on property located at 30550 Road H, Cortez, CO, consisting of 37 acres, more or less, south of Road H, east of Hwy 160-491, situated in Section 34, Township 36N, Range 15W, N.M.P.M.

PLANNING: Director, Haley along with **Assistant, Duncan** presented for signatures a Mylar for a Single Lot Development & AR3-9 Rezoning Application, submitted by **Sharon Palmer**; **agent: Brian McLaughlin**, on property located at 6015 Hwy 160-491, Cortez, CO, consisting of 7 acres, more or less, located north of Road F, west of Hwy 160-491, situated in Section 9 Township 35N, Range 16W, N.M.P.M.

Item (s) Needing Individual Consideration:

LIQUOR LICENSE: Deputy Clerk, Jerri Frizzell met with the Commissioners to present a liquor license renewal application for the **Maverik Inc. DBA Maverik #763**, located at 7255 US Hwy. 160/491, Cortez Co 81321. Commissioner Koppenhafer moved to approve the renewal of the retail liquor license application for Maverik Inc., Maverik #763, located at 7255 US Hwy. 160/491. Second by Commissioner Lindsay and carried. (See attached)

LODGERS TAX COMMITTEE: During the Monday Workshop, the **Lodger's Tax Committee** presented their recommendations for the Lodger's Tax Fund Disbursements. Commissioner Lindsay moved to approve the Lodgers Tax award recommendations as presented. Second by Commissioner Koppenhafer and carried. (See attached).

DISCUSSION: During the Monday Workshop the bids for a **Compensation Study Services** were presented for review. It was recommended to accept **Pontifex**, in the amount of \$39,500.00. Commissioner Koppenhafer moved to accept the Compensation Study bid from Pontifex for \$39,500.00, for the Montezuma County Compensation Study bids. Second by Commissioner Lindsay and carried. (See attached)

DISCUSSION: The proposal to utilize **USDA Wildlife Services** for Vector Controls at the Landfill, Courthouse, and Sheriff's Office was tabled to a future date.

BOARD OF COUNTY HEALTH: Chairman Candelaria announced the meeting would adjourn as the Board of County Commissioners and reconvene as the **Board of County Health**.

Laurel Schafer, Assistant Director of Public Health met with the Commissioners to present a proposed Intergovernmental Agreement for the provision of vaccination services by the Montezuma County Board of Health for the Dolores County Board of Health. Commissioner Lindsay moved to accept and sign the Intergovernmental Agreement for the provision of vaccination services by the Montezuma County Board of Health for the Dolores County Board of Health. Seconded by Commissioner Koppenhafer and carried. (See attached)

Chairman Candelaria announced the meeting would adjourn as the Board of Health and reconvene as the **Board of County Commissioners**.

PUBLIC COMMENT: No public comment was presented

Continued, Item (s) Needing Individual Consideration:

DISCUSSION: The discussion related to timekeeping practices in the **Sheriff's Office** was postponed to the next Board of County Commissioner meeting on May 19, 2026. Commissioner Lindsay moved that the Chairman direct staff to invite the Sheriff and his staff for a discussion on the time keeping practices at the Sheriff's office. Second by Commissioner Koppenhafer and carried.

DISCUSSION: During the Monday Workshop a discussion related to the proposed **Sales Tax Ballot Measure** was held. The original proposed split was 60% for the Sheriff's Office and 40% for the Road and Bridge department. A new split was proposed of 60% Sheriff's Office, 30% for Road and Bridge (HMA) hard surface, and 10% to create a fund for trash and rubbish cleanup projects within the County.

COUNTY ATTORNEY REPORT: County Attorney, **Stephen Tarnowski**, reported he was working on day-to-day projects, gave an update on the Ironwood Solid Waste case, the Leaf Properties case, and the Friend of the Court, Amicus Brief. Other topics discussed included: **Christy Birdsar** has joined the office as a legal assistant, Assistant County Attorney Maxwell will be on vacation next week, draft proposed ballot measures, and the passing of HB 26-1239.

COUNTY ADINISTRATOR REPORT: Administrator **Anderson** reported on the award of grant funding from DOLA for the hard surface evaluations, a proposed partnership project with the City of Cortez, the motor grader purchase, the tree evaluation, discussions with Kate Sawyer on the infrastructure review, the upfitting of the Sheriffs vehicle, working on financial invoice issues, and the Road and Bridge OSHA trainings. (See attached)

PAYABLE EXPENDITURE REPORT: Administrator **Anderson** presented for approval the March 2026 Accounts Payable Expenditure Reports in the amount of \$3,408,396.72. Commissioner Lindsay moved to approve the March payables of \$3,408,396.72. Seconded by Commissioner Koppenhafer and carried. (See attached)

COUNTY CLERK & RECORDER: Clerk & Recorder Kim Percell discussed the June Primary election. Ballots will be mailed the week of June 8, 2026. Election Day is June 30, 2026. The 24 hour drop box at the Clerk’s office will be open June 8, 2026 and the remaining 24 hour drop boxes will be open on June 23, 2026. Early voting begins June 22, 2026 at the County Annex.

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

Commissioner Lindsay discussed the attended Republican Candidate debate, the virtual attendance of the Region 9 meeting, attended the Cortez City Council transitional meeting, and the scheduled Cortez City Council meeting.

Commissioner Koppenhafer discussed the attended applicant interviews for the General Manager position for Southwest Water Conservation District and the local awards of Bucket 2 Environmental Drought Mitigation grant funds from the Bureau of Reclamation.

Commissioner Candelaria discussed the 12 Hours of Mesa Verde Bike event, attendance at the NACO Western Region Conference, drought and wildfire preparedness, the (SRS) Secure Rural Schools funding, the Workshop Region 9 presentation, working with Road and Bridge, and the ending of the State legislative session.

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

CORRESPONDENCE: The following correspondence was read and noted: The **Senior Services** May 2026 newsletter)

ADJOURNED: 9:44 a.m.

Clerk May 12, 2026

Chairman

**PROCEEDINGS OF THE BOARD OF COMMISSIONERS
MONTEZUMA COUNTY, COLORADO
May 19, 2026**

STATE OF COLORADO)
) ss.
COUNTY OF MONTEZUMA)

At a regular meeting of the Board of Commissioners, Montezuma County, Colorado, held on Tuesday May 19, 2026, 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 19, 2026 with the Pledge of Allegiance.

MINUTES: Commissioner Koppenhafer moved to approve the Proceedings of the special meeting of the Board of County Commissioners for Montezuma County, held on May 11, 2026, as presented and at the regular meeting held on Tuesday, May 12, 2026, as presented. The motion was seconded by **Commissioner Lindsay** and carried.

PLANNING: Director, Don Haley along with **Assistant, S. Jane Duncan** presented the **Local Planning Capacity Grant** submission form, for a Short-Term Rentals annual permit fee program, in the amount of \$50,000.00, awarded through the CO Department of Local Affairs (DOLA). Commissioner Koppenhafer moved to approve the Montezuma County Grant Application Submission form for Planning & Zoning, for the Short-Term Rental annual permit fee program. Second was made by Commissioner Lindsay and carried. (See attached)

Deletions / Changes to Agenda:

PUBLIC COMMENT: Public comment was made by Allen Maez.

Item (s) Needing Individual Consideration:

DISCUSSION: During the Monday Workshop **Laurel Schafer** from the **Health Department** presented for approval a proposed **Public Health Department Work Attire Policy**. Commissioner Koppenhafer moved to approve the work attire for Public Health Department's dress grooming and personal cleanliness policy. Second by Commissioner Lindsay and carried. (See attached)

DISCUSSION: During the Monday Workshop **Heath Higgins** from the **Road & Bridge Department** presented for approval the **Agreement Amendment #1 Highway 184 / Road 25 Realignment Project Contract** between Montezuma County and **Bechtolt Engineering**. Commissioner Koppenhafer moved to approve the Agreement Amendment #1, for the Highway, 184 and Road 25 Realignment Project, in the amount of \$106,712.96. Second by Commissioner Lindsay and carried. (See attached)

DISCUSSION: Administrator Anderson, Human Resource Technician, Dennis Bugg along with **Finance Officer, Miranda Warren** met with the Commissioner to discuss timekeeping practices within the **Sheriff's Office**. A proposed Resolution was tabled at this time. For the record, Administrator Anderson read the recommendations for fiscal controls and direction of staff, which included:

- That the Sheriff's signatory access to the Isolved payroll system be limited to overseeing Undersheriff Tyson Cox's timesheet.
- Lieutenant John Hargraves shall be assigned to oversee the timesheet submission and verification of the identified employee from a supervisory position, and Undersheriff Tyson Cox will oversee the identified employee's timesheet submission at the manager's level.
- That Undersheriff Tyson Cox shall oversee timesheet submittals for all the Sheriff's Command staff as both the supervisor and manager.
- That the patrol Lieutenant shall oversee all deputies assigned to patrol, including the Dolores Deputies.
- That in accordance with county policy requirements and state and federal employment law, the identified employee shall accurately report their hours worked pursuant to their employment with the Sheriff's Office, and receive compensation, including overtime, for actual time worked.
- That finance and payroll staff shall evaluate any amounts for the identified employee that should be paid back to the County for time where they were teaching classes for their personal business while receiving pay for time worked for Montezuma County in the year 2026, either by way of drawing from their vacation accrual and sick leave accrual, and if those accruals are not sufficient, the employee will pay back Montezuma County monetarily.

Commissioner Lindsay moved to direct staff to implement the fiscal controls as presented here today for the year 2026. Second by Commissioner Koppenhafer and carried. (See attached)

COUNTY ATTORNEY REPORT: County Attorney, Stephen Tarnowski, gave an update on the Friend of the Court, Amicus Brief, discussed a proposed amendment to the previously approved Hard Surface contract for Road and Bridge, and the Leaf Property Dollar Store case.

COUNTY ADINISTRATOR REPORT: Administrator Anderson no report given.

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

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

Commissioner Lindsay discussed the attended Cortez City Council meeting and mentioned that it was (EMS) Emergency Medical Services week, Graduation week, the fire ban discussion and local municipality burn permits.

Commissioner Koppenhafer discussed the attended (AAA) Area Agencies on Aging meeting, reported he had missed the Town of Mancos Board meeting, an attended combined Commissioners meeting held in Dolores County and a proposed Fire Burn Ban.

Commissioner Candelaria discussed the Hwy 184 / Road 25 project bids, the Monday Workshop, and the 5X5 Board of County Commissioner meeting held in Dolores County.

EXECUTIVE SESSION Pursuant to Attorney Tarnowski's suggestion, Commissioner Lindsay moved to go into Executive Session pursuant to CRS 24-6-402(4)(e) "determining positions relative to matters that may be subject to negotiations; developing strategy for negotiations; and instructing negotiators" relating to the possible transfer of two strands of fiber owned by Montezuma County to Region 9 Economic Development District. Seconded by Commissioner Koppenhafer and carried. Included in the session will be Commissioners Candelaria, Lindsay and Koppenhafer, Administrator Anderson, Attorney Tarnowski, Clerk Percell and IT Director Jim McLain. 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: 9:58 a.m.

Clerk May 19, 2026

Chairman

**PROCEEDINGS OF THE BOARD OF COMMISSIONERS
MONTEZUMA COUNTY, COLORADO
May 26, 2026**

STATE OF COLORADO)
) ss.
COUNTY OF MONTEZUMA)

At a regular meeting of the Board of Commissioners, Montezuma County, Colorado, held on Tuesday May 26, 2026, 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 May 26, 2026 with the Pledge of Allegiance.

BOARD of EQUALIZATION:

ABATEMENT: It being the time set aside for the **DRFR LLC**. Abatement hearing on property located at TBD Hwy. 145, Dolores Co. 81323. The proceedings were recorded for the record. Attorney for the petitioner **Herb McHarg** joined the hearing by Zoom. Assessor, Leslie Kennedy Bugg gave an overview of the process of valuation of said land and her recommendation to approve the abatement. Commissioner Lindsay moved to approve the abatement for DRFR, LLC. to be determined Hwy. 145 as recommended by the Assessor's office. Second by Commissioner Koppenhafer and carried. (See attached)

ABATEMENT: It being the time set aside for the **Garrett Cisek, Mountain Creek Estates LLC**. Abatement hearing on property located at 36011 & 36341 Hwy. 160 Mancos Co. 81328. The proceedings were recorded for the record. Mr. Cisek joined the hearing by Zoom. Commissioner Koppenhafer recused himself from the hearing. Assessor, Leslie Kennedy Bugg gave an overview of the process of valuation of said land and gave her recommendation for a

partial abatement to Property R5744, and no abatement to Property R13794. Commissioner Lindsay moved to accept the abated amount for property R5744 in the amount of \$32,640.61, no abated value on R13794 for the tax amount of \$2782.84, and that it stays vacant until otherwise proven. Second by Commissioner Candelaria and carried. (See attached)

Chairman Candelaria announced the meeting would convene as the **BOARD OF COUNTY COMMISSIONERS**.

MINUTES: Commissioner Koppenhafer moved to approve the Proceedings of the Board of County Commissioners for Montezuma County, held on Tuesday, May 19, 2026 as presented. The motion was seconded by **Commissioner Lindsay** and carried.

PUBLIC COMMENT: Public comment was made by Allen Maez.

Item (s) Needing Individual Consideration:

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 30, 2026 through August 1, 2026. Commissioner Koppenhafer moved to approve the application for a Special Events permit for the Montezuma County Fair Board, at 30100 US 160, the dates of 7/30 through 8/1 2026. Second by Commissioner Lindsay and carried. (See attached)

DISCUSSION: Administrator Anderson presented the **Vector Control Services, Cooperative Service Agreement between the Montezuma County (Cooperator) and United States Department of Agriculture (USDA) Animal and Plant Health Inspections Service (APHIS) Wildlife Services (WS)** for approval. Commissioner Koppenhafer moved to approve the Cooperative Service Agreement between the Montezuma County and United States Department of Agriculture, Animal and Plant Health Inspections Service, Wildlife Services. Second by Commissioner Lindsay and carried. (See attached)

DISCUSSION: The **Bechtolt Engineering Bid Review** recommendations for the **Highway, 184 & Road 25 Realignment Project**, were presented for review and determination. Commissioner Lindsay moved to award the 184 / Road 25 bid to the low bidder of **Four Corners Materials** in the amount of \$1,177,466.00. Second by Commissioner Koppenhafer and carried. (See attached)

DISCUSSION: The **JBBS Grant** discussion was postponed to a later date.

DISCUSSION: Sheriff Nowlin along with **Emergency Manager Jim Spratlen** met with the Commissioners to request the reinstatement of the County Wide Fire Ban.

RESOLUTION: Resolution #2-2026: a resolution **Reinstating the Ban on Open Fires and the Use of Fireworks**, was presented for approval. Commissioner Koppenhafer moved to approve resolution #2-2026, a resolution Reinstating the Ban on Open Fires and the Use of Fireworks in Montezuma County in the unincorporated area effective 6:00 a.m. May 28, 2026. Second by Commissioner Lindsay and carried. (See attached)

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

COUNTY ADINISTRATOR REPORT: Administrator Anderson discussed the attended Region 10 County’s meeting, fiscal controls for time keeping, the mag chloride application program, CORA requests, attended a CCI PILT and SRS meeting and the scheduled FOP meeting.

COUNTY CLERK & RECORDER: Clerk & Recorder Kim Percell announced that the 2026 June Primary Logic and Accuracy Test was scheduled for Tuesday, June 2, 2026, at 9:00 a.m. in the Clerk’s office and was open to the public.

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

Commissioner Koppenhafer discussed the attended (AAA) Area Agencies on Aging meeting and Colorado River Project funds released.

Commissioner Lindsay mentioned the scheduled Cortez City Council meeting, the scheduled Commissioner candidate debate and the Memorial Day flag displays.

Commissioner Candelaria discussed the Road & Bridge Department / Kinder Morgan mag chloride treatments, and the mag chloride application program.

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

CORRESPONDENCE: The following correspondence was read and noted:

ADJOURNED: 10:27 a.m.

Clerk May 26, 2026

Chairman

Application, submitted by Roger & Cindy Sutherland, on property located at 12253 Road 23, Cortez. Second by Commissioner Lindsay 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 of a 5-acre Single Lot Development & AR3-9 Rezoning, submitted by **James & Dorothy Porter**; agent: **Bryson McCabe**, on property located at 10743 Road G, Cortez, CO, consisting of 40.00 acres, more or less, located north of Road G, situated in Section 32 Township 36N, Range 18W, N.M.P.M.

PLANNING: Director, Haley along with **Assistant, Duncan** presented for signatures of a Mylar of a Subdivision Amendment to Lots 1&2 of the Frank Spore Subdivision, 1st Amended, submitted by **Ron & Shawn Russell** and **Jonas & Ella Keim**, on properties located at 25582 & 25640 Road T, Dolores, CO, consisting of 28.72 & 8.39 acres, more or less, both located west of Road 26, south of Road T, situated in Section 14, 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 regarding a proposed 5 Lot Moderate Subdivision and Rezoning Application, submitted by **Cori Cavalier & Christopher Thar**, on property located at 32560 Road P, Mancos, CO, consisting of 40 acres, more or less, located west of Road 33, south 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. Cori Cavalier & Christopher Thar 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 5 Lot Moderate Subdivision and Rezoning Application, submitted by Cori Cavalier & Christopher Thar, on property located at 32560 Road P, Mancos, CO, consisting of 40 acres, more or less. 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 Boundary Line Adjustment application submitted by **Shalun Maloney and Connie Boyd & Darlene Burns**, on properties located at 18411 & 18409 Hwy 145, Dolores, CO, consisting of 5.44 & 6.55 acres, more or less, both located north of Hwy 145, situated in Section 11, Township 37N, Range 15W, N.M.P.M. Mr. Maloney was present. Commissioner Lindsay moved to accept the proposed Boundary Line Adjustment application submitted by Shalun Maloney and Connie Boyd & Darlene Burns, on properties located at 18411 & 18409 Hwy 145, Dolores, CO, consisting of 5.44 & 6.55 acres. Second by Commissioner Koppenhafer and carried. (See attached)

PLANNING: Director, Haley along with **Assistant, Duncan** presented for discussion and approval of a proposed Exemption Amendment application submitted by **Charles & Cynthia Thompson** on properties located at 20889 & 20893 Road W, Lewis, CO, consisting of 3.00 & 5.52 acres, more or less, both located north of Hwy 145, situated in Section 36, Township 38N, Range 17W, N.M.P.M. Mr. Thompson was present. A clerical error on the location was noted.

It should read East of Hwy. 491, North of Road W. Commissioner Koppenhafer moved to approve the Exemption Amendment application submitted by Charles & Cynthia Thompson on properties located at 20889 & 20893 Road W, Lewis, CO, consisting of 3.00 & 5.52 acres, more or less. Second by Commissioner Lindsay and carried. (See attached)

Deletions / Changes to Agenda:

PUBLIC COMMENT: No public comment was presented.

CONSENT AGENDA:

Commissioner Lindsay moved to approve the consent agenda with the approval of the JBBS Contract amendment. Second by Commissioner Koppenhafer and carried.

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

- JBBS Contract Amendment. (See attached)

Item (s) Needing Individual Consideration:

DISCUSSION: During the Monday workshop Lodger's Tax Board members **Lee Cloy, Kathy Zubrzycki** and **Brian Bartlett** met with the Commissioners to discuss a proposed ballot question related to a recommended 5% increase to the **Lodger's Tax**. Commissioner Lindsay moved to ask the Attorney to draft and propose an increase to the Lodger's Tax for the unincorporated areas of Montezuma County, from 2% to 5%. Second by Commissioner Koppenhafer and carried.

LANDFILL: During the Monday workshop **Landfill Manager, Mel Jarmon** met with the Commissioner to discuss a proposed temporary position at the Landfill. Commissioner Lindsay moved to approve the temporary position at the Landfill. Second by Commissioner Koppenhafer and carried.

DISCUSSION: The discussion related to the **Health and Wellness Program Check for \$50,000.00 from Anthem Insurance** and the discussion related to the **Mines and Associates Employee Assistance Program (EAP)** were tabled at this time.

COUNTY ATTORNEY REPORT: **County Attorney, Stephen Tarnowski,** gave an update on the Leaf Properties / Dollar Store Case, the Ironwood Property case, mentioned a review of recorded sessions from the CCI Summer Conference, working on a child welfare case, proposed draft ballot measures, day to day projects, polices, drafts, a proposed MOU's with the City related to the fuel farm and an increase in CORA requests.

PAYABLE EXPENDITURE REPORT: **Administrator Anderson** presented for approval the April 2026 Accounts Payable Expenditure Reports in the amount of \$3,425,836.93. Commissioner Koppenhafer moved to accept the payables for the period of April 1, 2026 through April 30, 2026 in the amount of \$3,425,836.93. Second by Commissioner Lindsay and carried. (See attached)

COUNTY ADINISTRATOR REPORT: Administrator Anderson gave a review of the sessions attended during the CCI Summer Conference and the attended CCI District meeting.

EMERGENCY MANAGEMENT: Emergency Manager, Jim Spratlen met with the Commissioners to share information related to wildfire conditions and concerns within the County. Topics discussed included a 2025 USDA declaration of a primary disaster area for drought within Montezuma County, the Governor’s declaration on June 4, 2026 of a statewide drought emergency and reported that Montezuma County has been declared as an extreme fire danger zone. Manager Spratlen will be added to the June 15th and the June 16th meetings to continue this discussion.

COUNTY CLERK & RECORDER: Clerk & Recorder Kim Percell reported that early voting for the June Primary would begin at the County Annex, 107 N. Chestnut, Cortez, CO 81321, on Monday through Friday, June 22 – June 29, 8:00am to 5:00pm, Saturday, June 27 9:00am to 1:00pm and Tuesday, June 30 (Election Day), 7:00am to 7:00pm.

The 24 hour drop boxes will be opened, Open Monday, June 8 – June 30 at 7:00pm: at the Montezuma County Clerk and Recorder’s Office: 140 W. Main St. Ste 1 Cortez, CO 81321, and at the following locations starting Tuesday, June 23 – June 30 at 7:00pm:

- Dolores Town Hall: 601 Central Avenue, Dolores, CO 81323
- Mancos Town Hall: 117 N. Main Street, Mancos, CO 81328
- Ute Mountain Ute Tribal Headquarters: 125 Mike Wash Road, Towaoc, CO 81334
- Cortez City Hall: 123 Roger Smith Avenue, Cortez, CO 81321
- Cox’s Corner: 18794 Hwy 491, Lewis, CO 81327

Clerk Percell reminded the unaffiliated voters that they would receive two ballots in your packet, one Democratic and one Republican, they need to choose only one ballot to fill out, discard the ballot you won’t use and return your voted ballot in the return envelope.

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

Commissioner Koppenhafer discussed the attended Mancos Town Hall meeting and reported that he was unable to attend the (AAA) Area Agencies on Aging meeting.

Commissioner Lindsay reminded the public that the Ute Mountain Roundup Rodeo is scheduled this week. He also mentioned the scheduled Cortez City Council meeting, an available position to serve as the Montezuma County representative on the Housing Solutions Board, the sessions attended at the CCI Summer conference and Pano AI camera systems.

Commissioner Candelaria discussed the attended CCI Summer Conference sessions, reported that the south of town State highway project should be completed by June 12th, the Road & Bridge water and mag chloride on Roads 24.5 and E.5 and the attended Town of Dolores meeting.

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

CORRESPONDENCE: The following correspondence was read and noted: The **Senior Services** June 2026 newsletter , the May 2026 **Emergency Management** Monthly Situation Report and the Montezuma County **Veterans** Report for June 8, 2026

ADJOURNED: 10:22 a.m.

Clerk June 9, 2026

Chairman