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

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) property located at 13106 Hwy 491, Cortez, with the stipulation that it comes into compliance

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, o**n 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.

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Clerk January 6, 2026 Chairman

PROCEEDINGS OF THE BOARD OF COMMISSIONERS
MONTEZUMA COUNTY, COLORADO
January 13, 2026

STATE OF COLORADO)
) ss.
COUNTY OF MONTEZUMA)

At a regular meeting of the Board of Commissioners, Montezuma County, Colorado, held on Tuesday January 13, 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
Gus Maxwell, Assistant County Attorney
Kim Percell, County Clerk

CHAIRMAN CANDELARIA opened the meeting of January 13, 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 6, 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 proposed. Second by Commissioner Koppenhafer and carried.

The Consent Agenda items acted upon by the Board were as follows:
- County Holiday schedule revision. (See attached)
- Total Assessment and Solutions Corporation (TASC) Contract. (See attached)
- Highway User Tax Fund Mileage Certification. (HUTF) (See attached)
- Extension Advisory Board Appointments. (See attached)

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.

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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 Mabe**ry, 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.

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Clerk January 20, 2026 Chairman

PROCEEDINGS OF THE BOARD OF COMMISSIONERS
MONTEZUMA COUNTY, COLORADO
January 27, 2026

STATE OF COLORADO)
) ss.
COUNTY OF MONTEZUMA)

At a regular meeting of the Board of Commissioners, Montezuma County, Colorado, held on Tuesday January 27, 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 27, 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 20, 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 regarding a proposed High Impact Permit Application, 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. The roll was called, the public notice read, and the proceedings were recorded for the record. Mr. Rice 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 High Impact Permit Application, submitted by Country Style Investments, LLC; agent: Kevin Rice, on property located at 7500 Hwy 160-491, Cortez, CO., allowing for the setbacks to

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.

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Clerk January 27, 2026 Chairman

PROCEEDINGS OF THE BOARD OF COMMISSIONERS
MONTEZUMA COUNTY, COLORADO
February 3, 2026

STATE OF COLORADO)
) ss.
COUNTY OF MONTEZUMA)

At a regular meeting of the Board of Commissioners, Montezuma County, Colorado, held on Tuesday February 3, 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 February 3, 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 27, 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 a proposed Subdivision Amendment & Boundary line adjustment Application of the **Royce Subdivision**, submitted by **Kevin Kissler & Leslie Butitta** and **Linda Dake**, on properties located at 16333 & 16535 Road 30, Dolores, CO, consisting of 5.03 & 19.56 acres, more or less, both located south of Hwy 184, west of Road 30, situated in Section 21, Township 37N, Range 15W, N.M.P.M. The roll was called, the public notice read, and the proceedings were recorded for the record. **Planning Director, Don Haley** made a request that the hearing be continued until February 10, 2026 at 9:00 a.m. Commissioner Lindsay moved to continue the Public Hearing until February 10, 2026 at 9:00 a.m. 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 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.

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Clerk February 3, 2026 Chairman

PROCEEDINGS OF THE BOARD OF COMMISSIONERS
MONTEZUMA COUNTY, COLORADO
February 10, 2026

STATE OF COLORADO)
) ss.
COUNTY OF MONTEZUMA)

At a regular meeting of the Board of Commissioners, Montezuma County, Colorado, held on Tuesday February 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 February 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, February 3, 2026 as presented. The motion was seconded by Commissioner Lindsay and carried.

PUBLIC HEARING: It being the time set aside a **continued** public hearing is held for review and determination regarding a proposed Subdivision Amendment & Boundary line adjustment Application of the **Royce Subdivision**, submitted by **Kevin Kissler & Leslie Butitta** and **Linda Dake**, on properties located at 16333 & 16535 Road 30, Dolores, CO, consisting of 5.03 & 19.56 acres, more or less, both located south of Hwy 184, west of Road 30, situated in Section 21, Township 37N, Range 15W, N.M.P.M. The roll was called, the public notice read, and the proceedings were recorded for the record. Mr. Kissler was present. **Planning Director, Don Haley** along with **Assistant, S. Jane Duncan** presented the details of the application and the findings of the Planning and Zoning Commission. Commissioner Candelaria opened the hearing to public comment. Hearing no public comment, that portion of the hearing was closed. After hearing all the evidence presented Commissioner Lindsay moved to accept the proposed Subdivision Amendment & Boundary line adjustment Application of the Royce Subdivision,

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

PROCEEDINGS OF THE BOARD OF COMMISSIONERS
MONTEZUMA COUNTY, COLORADO
February 17, 2026

STATE OF COLORADO)
) ss.
COUNTY OF MONTEZUMA)

At a regular meeting of the Board of Commissioners, Montezuma County, Colorado, held on Tuesday February 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, Absent
Gus Maxwell, Assistant County Attorney
Kim Percell, County Clerk

CHAIRMAN CANDELARIA opened the meeting of February 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, February 10, 2026 as presented. The motion was seconded by Commissioner Lindsay and carried.

PLANNING: Planning Director, Don Haley 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. Assistant County Attorney Gus Maxwell gave an overview of the required Land Use Code criteria to approve a variance application. Commissioner Lindsay moved to accept the proposed Setback Variance application submitted by Larry Mahaffey, on property located at 23892 Road M, Cortez, CO., set back variance to twenty feet. Second by Commissioner Koppenhafer and carried. A written resolution will be presented for the Board's consideration next week. (See attached)

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 Lindsy 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

PROCEEDINGS OF THE BOARD OF COMMISSIONERS
MONTEZUMA COUNTY, COLORADO
March 3, 2026

STATE OF COLORADO)
) ss.
COUNTY OF MONTEZUMA)

At a regular meeting of the Board of Commissioners, Montezuma County, Colorado, held on Tuesday March 3, 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 3 , 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, February 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 Setback Variance 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.
RESOLUTION #1-2026 A resolution of the Board of County Commissioners of Montezuma County approving the setback variance request submitted by Larry Mahaffey was presented for approval. Commissioner Lindsay moved to adopt a resolution of the Board of County Commissioners of Montezuma County approving the setback variance request submitted by Larry Mahaffey, resolution number is to be determined by the Clerk. Second by Commissioner Koppenhafer and carried. (See attached)

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 Informational 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

PROCEEDINGS OF THE BOARD OF COMMISSIONERS
MONTEZUMA COUNTY, COLORADO
March 31, 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
Diana Smith, Deputy Clerk

CHAIRMAN CANDELARIA opened the meeting of March 31, 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 24, 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 13.42-acre Single Lot Development & AR10-34 Rezoning Application, submitted by **Edward G. Merritt Family Partnership, LLLP;** agent: **Ed Merritt, Jr.,** on property located at TBD Road 20, Cortez, CO, consisting of 73.26 acres, more or less, located south of Road S, west of Hwy 491, situated in Section 25 Township 37N, Range 17W, N.M.P.M. The roll was called, the public notice read, and the proceedings were recorded for the record. Agent, Ed Merritt Jr., was present. **Planning Director, Don Haley** along with **Assistant, S. Jane Duncan** presented the details of the application and the findings of the Planning and Zoning Commission. Commissioner Candelaria opened the hearing to public comment. Hearing no public comment, that portion of the hearing was closed. After hearing all the evidence presented Commissioner Lindsay moved to accept the application for a proposed 13.42-acre Single Lot Development & AR10-34 Rezoning Application, submitted by Edward G.

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 Candelari**a opened the hearing to public comment. Public comment was made by **Brian Baratlett** and **Billy Akers**. After hearing all the evidence presented **Commissioner Koppemhafer** 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 McLaughli**n, 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: Puchase of a Caterpillar. **Commissioner Koppenhafer** moved to approve the purchase of the 2025 Caterpillar 150 on the 60 month term rate. Second **by Commissioner Limdsay** 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

PROCEEDINGS OF THE BOARD OF COMMISSIONERS
MONTEZUMA COUNTY, COLORADO
April 28, 2026

STATE OF COLORADO)
) ss.
COUNTY OF MONTEZUMA)

At a regular meeting of the Board of Commissioners, Montezuma County, Colorado, held on Tuesday April 28, 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 April 28, 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 21, 2026 as presented. The motion was seconded by **Commissioner Lindsay** and carried.

PUBLIC COMMENT: No public comment was presented.

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:

- The Public Health Air Quality Monitoring contract. (See attached)
- The GoCo Grant Agreement for the Paths to Mesa Verde Segment C & D (See attached)

Item (s) Needing Individual Consideration:

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 F**inance 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

PROCEEDINGS OF THE BOARD OF COMMISSIONERS
MONTEZUMA COUNTY, COLORADO
June 4, 2026

STATE OF COLORADO)
) ss.
COUNTY OF MONTEZUMA)

At a scheduled special meeting of the Board of Commissioners, Montezuma County, Colorado, held on Monday, June 4, 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 special meeting with the Pledge of Allegiance.

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 was the June 8 contempt hearing in the Ironwood litigation. Commissioner Lindsay moved to go out of executive session, seconded by Commissioner Koppenhafer and carried. (See attached)
Attorney Tarnowski reported that while the Board was opposed to the proposed continuance, he has a personal matter that has come up and will not be available for the hearing. The hearing will be continued due to the unavailability of the Attorney

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

MEETING ADJOURNED 5:20 p.m.

_____ _____
County Clerk June 4, 2026 Chairman

PROCEEDINGS OF THE BOARD OF COMMISSIONERS
MONTEZUMA COUNTY, COLORADO
June 9, 2026

STATE OF COLORADO)
) ss.
COUNTY OF MONTEZUMA)

At a regular meeting of the Board of Commissioners, Montezuma County, Colorado, held on Tuesday June 9, 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 June 9, 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, May 26, 2026, and the Proceedings from June 4, 2026. The motion was seconded by **Commissioner Lindsay** and carried.

PUBLIC HEARING: It being the time set aside a public hearing is held for review and determination regarding a proposed 5.50-acre Single Lot Development & Rezoning Application, submitted by **Roger & Cindy Sutherland**; agent: **Julie Suckla**, on property located at 12253 Road 23, Cortez, CO, consisting of 40.67 acres, more or less, located north of Road M, west of Road 23, situated in Section 8 Township 36N, Range 16W, N.M.P.M. The roll was called, the public notice read, and the proceedings were recorded for the record. Agent, Julie Suckla 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 5.50-acre Single Lot Development & Rezoning

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

PROCEEDINGS OF THE BOARD OF COMMISSIONERS
MONTEZUMA COUNTY, COLORADO
June 16, 2026

STATE OF COLORADO)
) ss.
COUNTY OF MONTEZUMA)

At a regular meeting of the Board of Commissioners, Montezuma County, Colorado, held on Tuesday June 16, 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 June 16, 2026 with the Pledge of Allegiance.

MINUTES: Commissioner Koppenhafer moved to approve the Proceedings of the Board of County Commissioners held on Tuesday, June 9, 2026, for Montezuma County. The motion was seconded by **Commissioner Lindsay** and carried.

PLANNING: Director, Don Haley along with **Assistant, S. Jane Duncan** presented for signatures of a Mylar of a 5.50-acre Single Lot Development & Rezoning Application, submitted by **Roger & Cindy Sutherland**; agent: **Julie Suckla**, on property located at 12253 Road 23, Cortez, CO, consisting of 40.67 acres, more or less, located north of Road M, west of Road 23, situated in Section 8 Township 36N, Range 16W, N.M.P.M.

PLANNING: Director, Don Haley along with **Assistant, S. Jane Duncan** presented for signatures of a Mylar of a 5-acre Single Lot Development and Rezoning Application, submitted by **Brenda Daves**; agent: **Brenna Webb,** on property located at 25580 Road 18, Pleasant View, CO, consisting of 328.38 acres, more or less, located south of Road CC and east of Hwy 491, situated in Section 3, Township 37N, Range 17W, N.M.P.M.

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

Deletions / Changes to Agenda:

PUBLIC COMMENT: No public comment was presented.

CONSENT AGENDA:
Commissioner Lindsay moved to approve the consent agenda, including the approval of the **Strong Start Colorado Program** grant and the letter regarding the **Enterprise Pipeline** spill in La Plata County. Second by Commissioner Koppenhafer and carried.

The Consent Agenda items acted upon by the Board were as follows:
• Strong Start Colorado program grant request. (See attached)
• Letter regarding the Enterprise Pipeline spill. (See attached)

Item (s) Needing Individual Consideration:
LIQUOR LICENSE: Deputy Clerk Jerri Frizzell met with the Commissioners to present a liquor license renewal application for **G-Whil Liquors**, located at 24001 Road G.2, Cortez CO 81321. Commissioner Koppenhafer moved to approve the retail liquor license renewal application for G-Whil Liquors, at 24001 Road G.2, Cortez CO. Second by Commissioner Lindsay and carried. (See attached)

DISCUSSION: During the Monday workshop a discussion was held related to the proposed sales tax ballot question survey done by **Magellan Strategies.** The Commissioners agreed to postpone this until next year and will not move forward with the proposed sales tax ballot question at this time. (See attached)

DISCUSSION: During the Monday workshop the **Hwy 184 and Road 25 Realignment Project**, **Montezuma County Road Department** agreement between **Montezuma County and Oldcastle SW Group, Inc. dba Four Corners Materials** was presented for approval. Commissioner Koppenhafer moved sign the agreement between Montezuma County and Oldcastle Southwest Group, Inc. dba Four Corners Materials, for the contract of the Hwy 184 and Road 25 Realignment Project. Second by Commissioner Lindsay and carried.

DISCUSSION: The discussions related to the **Fairgrounds** fee increases; **Department of Corrections** reimbursement rates and the **Sheriff's Office** pay scale were pulled from the agenda.

DISCUSSION: During the Monday Workshop **Human Resource Technician, Dennis Bugg** met with the Commissioners to discuss the **Employee Health and Wellness Program** and the check for $50,000.00 from **Anthem Insurance**. Commissioner Lindsay made a motion to accept

and move forward with the Montezuma County Employee Well-Being Concept Plan and to cash the $50,000.00 check. Second by Commissioner Koppenhafer and carried (See attached)

DISCUSSION: During the Monday workshop **Emergency Manager Jim Spratlen** met with the Commissioner to discuss a proposed Resolution of the Board of County Commissioners of Montezuma County, Colorado declaring a local disaster emergency due to extreme fire danger, critical fire weather conditions, and drought conditions within Montezuma County. The Commissioners agreed to take no further action at this time. (See attached)

COUNTY ATTORNEY REPORT: County Attorney, Stephen Tarnowski, Topics discussed within the Attorney's report included, the Leaf Properties / Dollar Store Case, working day to day issues, a proposed local resources Intergovernmental Agreement template, and the Ironwood Property case.

COUNTY ADINISTRATOR REPORT: Administrator Anderson discussed Road & Bridge equipment evaluations, a discussion held related to the City of Cortez Private Activity Bond for the 7th Street project, a proposed agreement with the City of Cortez related to the Fuel Farm, the attended meeting with Enterprise, a discussion held with the Commissioner's Attorney Tammy Kocker and working with the Attorney on the proposed local resources omnibus agreement.

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

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

Commissioner Lindsay discussed the attended Court House tour, the roadside weed spray and mag chloride programs, gave a report on the attended Cortez City Council meeting, and mentioned local fuel pricing.

Commissioner Koppenhafer discussed the Ute Mountain Roundup Rodeo, and scheduled meetings with Montezuma Valley Irrigation and the Southwest Water Conservation District.

Commissioner Candelaria discussed the attended State Fire Commission meeting, the Pano AI systems, a new CEO at the NFPA, and the Forest Improvement Special Districts, (FID) Subcommittee, Colorado Fire Commission, Helping Communities Mitigate Wildfire Risk through FID's 2026 recommendation DRAFT, a thank you to the Ute Mountain Rodeo Committee, and the attended Enterprise 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: the CSU Extension reports,
ADJOURNED: 9:31 a.m.

_____ _____

Clerk June 16, 2026 Chairman

PROCEEDINGS OF THE BOARD OF COMMISSIONERS
MONTEZUMA COUNTY, COLORADO
June 23, 2026

STATE OF COLORADO)
) ss.
COUNTY OF MONTEZUMA)

At a regular meeting of the Board of Commissioners, Montezuma County, Colorado, held on Tuesday June 23, 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 June 23, 2026 with the Pledge of Allegiance.

BOARD OF COUNTY HEALTH: It being the time set aside a public hearing is held by the Montezuma County Board of Health, to consider evidence regarding a possible violation of state and local On-site Wastewater Treatment System (OWTS) regulations at the following property: 29181 Road J.6, Cortez, Colorado 81321. The roll was called, the public notice read, and the proceedings were recorded for the record. Property owner **Nelson Smith** was present. **Public Health Director Bobbi Lock,** along with **Linda Hill Environmental Health Specialist,** presented the details. Commissioner Lindsay moved to continue the public hearing until July 7, 2026 at 9:00 a.m. Second 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**

MINUTES: Commissioner Koppenhafer moved to approve the Proceedings of the Board of County Commissioners of Montezuma County for Tuesday, June 16, 2026, as presented. The motion was seconded by **Commissioner Lindsay** and carried.

Deletions / Changes to Agenda:

PUBLIC COMMENT: No public comment was presented.

CONSENT AGENDA:
Commissioner Lindsay moved to approve the consent agenda which consists of the approval of carrying forward the Private Activity Bond funding, approval of the Environmental Health Contract renewal, approval of the Elevating Prevention in Colorado (EPIC) contract, approval of the Gaming Impact grant proposal, and approval of the Jail Based Behavior Services/Axis Health System agreement. Second by Commissioner Koppenhafer and carried. (See attached)

The Consent Agenda items acted upon by the Board were as follows:
• Approval of carrying forward the Private Activity Bond funding Resolution 3-2026
• Approval of Environmental Health Contract renewal
• Approval of Elevating Prevention in Colorado (EPIC) contract
• Approval of Gaming Impact grant proposal
• Approval of Jail Based Behavior Services/Axis Health System agreement

Item (s) Needing Individual Consideration:

COUNTY ATTORNEY REPORT: County Attorney, Stephen Tarnowski, Topics discussed within the Attorney's report included, the Leaf Properties / Dollar Store Case, the Ironwood Property case, a new property tax appeal, a child welfare appeal and reviewing the conference sessions.

COUNTY ADINISTRATOR REPORT: Administrator Anderson discussed an incident with the Landfill gate, working on the omnibus agreement, and the USDA vector control documents.

COUNTY CLERK & RECORDER: Clerk & Recorder Kim Percell reported that currently there have been 2065 Primary Election ballots returned and mentioned that the Vote Service Polling Center as well as all 24 hour drop boxes are now open. Clerk Percell reminded the public that both the Motor Vehicle and Recording Department will be closed on June 30, so that all employees may help with the Primary Election.

COUNTY COMMISSIONER REPORT: Topics within the Commissioners' reports included:
Commissioner Koppenhafer discussed the attended Montezuma Valley Irrigation and the Southwest Water Conservation District meetings.

Commissioner Lindsay mentioned constituent phone calls and reported that there was no Cortez City Council meeting scheduled until July.

Commissioner Candelaria gave an update on the Road & Bridge's mag chloride program.

EXECUTIVE SESSION: Pursuant to Attorney Tarnowski's suggestion, Commissioner Lindsay moved to go into Executive Session to discuss matters that may be subject to negotiations with employees or employee organizations, to develop strategies or to receive reports and instruct

negotiators pursuant to CRS 24-6-402(4)(e) and also moved to go into executive session for the purposes of receiving legal advice pursuant to CRS 24-6-402(4)(b). Seconded by Commissioner Koppenhafer and carried. Included in the sessions will be Commissioners Candelaria, Lindsay and Koppenhafer, Administrator Anderson, Attorney Tarnowski, Clerk Percell, Sheriff Steve Nowlin, HR Technician Dennis Bugg, and Finance Director Robert Dobry. The specific topic of the first executive session is a discussion related to the county budget and sheriff's office pay plan for 2027. Topics for the second executive session were legal risks and strengths of different human resources practices that are available to the county. Commissioner Lindsay moved to go out of executive session, seconded by Commissioner Koppenhafer and carried. (See attached)

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

CORRESPONDENCE: The following correspondence was read and noted:

ADJOURNED: 10:29 a.m.

_____ _____

Clerk June 23, 2026 Chairman

PROCEEDINGS OF THE BOARD OF COMMISSIONERS
MONTEZUMA COUNTY, COLORADO
June 30, 2026

STATE OF COLORADO)
) ss.
COUNTY OF MONTEZUMA)

At a regular meeting of the Board of Commissioners, Montezuma County, Colorado, held on Tuesday June 23, 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 June 30, 2026 with the Pledge of Allegiance.

MINUTES: Commissioner Koppenhafer moved to approve the Proceedings of the Board of County Commissioners for Montezuma County for Tuesday, June 16, 2026, as presented. The motion was seconded by **Commissioner Lindsay** and carried.

Deletions / Changes to Agenda:

PUBLIC COMMENT: No public comment was presented.

CONSENT AGENDA:

Commissioner Lindsay moved to approve the consent agenda for approval of funding for Employers Council to evaluate the Public Health Department, approval of a Letter of Support for the BLM Revision of Regulations for Grazing, approval for Public Comment letter for the BLM O & G Leasing, approval of Paths to Mesa Verde MOA & Reimbursement Agreement with FHWA & CDOT, and the approval of letter of support for the City of Cortez for the 7th Street housing project. Second by Commissioner Koppenhafer and carried. (See attached)

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

- Approval of funding for Employers Council to evaluate the Public Health Department
- Approval of Letter of Support for the BLM Revision of Regulations for Grazing 2026
- Approval of Public Comment letter for the BLM O & G Leasing 2026
- Approval of Paths to Mesa Verde MOA & Reimbursement Agreement with FHWA & CDOT
- Approval of letter of support for the City of Cortez' 7th Street housing project

Item (s) Needing Individual Consideration:

DISCUSSION: During the Monday workshop a discussion was held related to the presentation made by Enterprise regarding Montezuma County's fleet vehicle replacements. Commissioner Lindsy moved to approve the Enterprise proposal for the County Fleet with the option of pulling out the two trail blazers. Second by Commissioner Koppenhafer and carried. (see attached)

COUNTY ATTORNEY REPORT: County Attorney, Stephen Tarnowski, Topics discussed within the Attorney's report included, the Leaf Properties / Dollar Store Case, the Ironwood Property case, day to day tasks and reviewing material for the Boards agenda this week. A discussion was held related to the proposed trash and rubbish ordinance.

COUNTY ADINISTRATOR REPORT: Administrator Anderson discussed working on complex issues with the CVA, the USDA vector control documents, discussions with Road & Bridge, the Fleet discussion, the proposed Fuel Farm partnership with the City of Cortez, meeting attended with Pontifax, followed on some right of way issues, and attended a cooperative meeting regarding the local fires.

COUNTY CLERK & RECORDER: Clerk & Recorder Kim Percell gave an update on the June Primary election.

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

Koppenhafer discussed the scheduled Triple A meeting and reminded the public to be careful with fires.

Commissioner Lindsay mentioned that there was no Cortez City Council meeting scheduled until July, attending the Cooperators meetings, and gave an update of the current local fire and evacuation orders, along with a reminder to be careful with fires as local resources are extremely thin and wished our country a Happy Birthday.

Commissioner Candelaria discussed Title III funding and including an agenda item to discuss the Pano AI cameras. He reported he had been working with Administrator Anderson on a right of way issue.

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

CORRESPONDENCE: The following correspondence was read and noted: the CSU Extension reports,

ADJOURNED: 9:13 a.m.

_____ _____

Clerk June30, 2026 Chairman

PROCEEDINGS OF THE BOARD OF COMMISSIONERS
MONTEZUMA COUNTY, COLORADO
July 6, 2026

STATE OF COLORADO)
) ss.
COUNTY OF MONTEZUMA)

At a scheduled special meeting of the Board of Commissioners, Montezuma County, Colorado, held on Monday, July 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 special meeting.

EXECUTIVE SESSION Pursuant to Attorney Tarnowski's suggestion, Commissioner Lindsay moved to go into executive session for purposes of receiving legal advice pursuant to 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 included the commissioners acting as interim county administrators and legal considerations pertaining to open meetings law requirements associated with the role. Commissioner Lindsay moved to come out of executive session, seconded by Commissioner Koppenhafer and carried. Attorney Tarnowski reported that within executive session the topic noticed was discussed, no other topics were discussed, no decisions were made and those who were noticed as participating were present. (See attached)

MOTION TO ADJOURN: was made by Commissioner Lindsay seconded by Commissioner Koppenhafer and carried.
MEETING ADJOURNED 2:41 p.m.

_____ _____
County Clerk June 4, 2026 Chairman

PROCEEDINGS OF THE BOARD OF COMMISSIONERS
MONTEZUMA COUNTY, COLORADO
July 7, 2026

STATE OF COLORADO)
) ss.
COUNTY OF MONTEZUMA)

At a regular meeting of the Board of Commissioners, Montezuma County, Colorado, held on Tuesday July 7, 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 July 7, 2026 with the Pledge of Allegiance.

MINUTES: Commissioner Koppenhafer moved to approve the Proceedings of the Board of County Commissioners for Montezuma County for Tuesday, June 30 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 2 Lot Minor Subdivision & Rezoning Application, submitted by **Vistas Unlimited, LLLP;** agent: **Larry Ott**, on property located at 45989 Hwy 160, Mancos, CO, consisting of 35.25 acres, more or less, located east & north of Hwy 160, situated in Sections 31& 32 Township 36N, Range 12W, N.M.P.M. The roll was called, the public notice read, and the proceedings were recorded for the record. Agent, Ott 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 2 Lot Minor Subdivision & Rezoning Application, submitted by Vistas Unlimited, LLLP; agent: Larry Ott, on property located at 45989 Hwy 160, Mancos, CO.

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

PUBLIC HEARING: It being the time set aside a public hearing is held for review and determination regarding a proposed Subdivision Amendment and Rezoning Application, to Lot #2 of the **Garon Ranch** 2-Lot Minor Subdivision, submitted by **Douglas & Terri Rankin**, on property located at 35511 Road R, Mancos, CO, consisting of 11.02 acres, more or less, located north of Hwy 160, east of Road 35.3, situated in Section 28, Township 37N, Range 14W, N.M.P.M. The roll was called, the public notice read, and the proceedings were recorded for the record. Mr. & Mrs. Rankin were present. **Planning Director, Don Haley** along with **Assistant, S. Jane Duncan** presented the details of the application and the findings of the Planning and Zoning Commission. Commissioner Candelaria opened the hearing to public comment. Hearing no public comment, that portion of the hearing was closed. After hearing all the evidence presented Commissioner Koppenhafer moved to approve the Subdivision Amendment and Rezoning Application, to Lot #2 of the Garon Ranch 2-Lot Minor Subdivision, submitted by Douglas & Terri Rankin, on property located at 35511 Road R, Mancos. Second by Commissioner Lindsay and carried. Commissioner Candelaria closed the hearing at this time. (See attached)

PLANNING: Director, Don Haley along with **Assistant, S. Jane Duncan** presented for discussion and approval of a proposed Boundary Line Adjustment application submitted by **Scott & Mary Ehmke and Ron Louis**, on properties located at 25010 & 25000 Road 38.1, Dolores, CO, consisting of 2.75 & 21.54 acres, more or less, both located south of Hwy 145, situated in Section 1, Township 38N, Range 14W, N.M.P.M. Mr. Ehmke and Mr. Louis were present. Commissioner Lindsay moved to accept the proposed Boundary Line Adjustment application submitted by Scott & Mary Ehmke and Ron Louis, on properties located at 25010 & 25000 Road 38.1, Dolores. Second by Commissioner Koppenhafer and carried. (See attached)

Chairman Candelaria announced the meeting would convene as the **Board of Health**

BOARD OF COUNTY HEALTH: It being the time set aside a continued public hearing is held by the Montezuma County Board of Health, to consider evidence regarding a possible violation of state and local On-site Wastewater Treatment System (OWTS) regulations at the following property: 29181 Road J.6, Cortez, Colorado 81321. The roll was called, the public notice read, and the proceedings were recorded for the record. Property owner **Nelson Smith Jr.** and **Nelson Smith Sr.** were present. **Public Health Director Bobbi Lock,** along with **Linda Hill Environmental Health Specialist,** presented the details. Commissioner Lindsay moved to continue the public hearing 45 days out but to include effort on the property owner's part to comply. Second by Commissioner Koppenhafer and carried. The hearing will continue on Tuesday, August 25, 2026 at 9:00 a.m. (See attached)

MOTION TO ADJOURN: Commissioner Lindsay moved to adjourn the Board of Health of Montezuma County, seconded by Commissioner Koppenhafer and carried.

Chairman Candelaria announced the meeting would reconvene as the **Board of County Commissioners**

Deletions / Changes to Agenda:

PUBLIC COMMENT: Public comment was made by **John Godbout**.

CONSENT AGENDA: The Approval of **Area Agency on Aging contract for Senior Services** was removed from the Consent Agenda.

Commissioner Lindsay moved to approve the consent agenda consisting of the approval of Forest Service SRS payment election and allocation, approval of Policy 26-04 on Political Activity, within the confines of Montezuma County Government, approval of Resolution authorizing a bank account for the Sheriff's Office for payment of inmate bonds. Second by Commissioner Koppenhafer and carried. (See attached)

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

Approval of **Forest Service SRS** payment election and allocation (See attached)
Approval of **Policy 26-04 Political Activity** (See attached)
Approval of Resolution authorizing a bank account for the Sheriff's Office for payment of inmate bonds **Resolution # 4-2026**, a resolution authorizing a bank account for the sheriff's office for acceptance and payment on inmate bonds. (See attached)

Item (s) Needing Individual Consideration:

DISCUSSION: During the Monday workshop a discussion was held related to the specifics of the proposed **Lodger's Tax** ballot initiative. Attorney Tarnowski will move forward with the ballot language.

RESOLUTION: During the Monday workshop **Finance Manager Robert Dobry** held a discussion related to a proposed Supplemental Budget Request for 2026. **Resolution #3.1-2026**, a resolution appropriating additional sums of money to defray expenses in excess of amounts budgeted for Montezuma County. Commissioner Koppenhafer moved to approve Resolution #3.1-2026, a resolution appropriating additional sums of money to defray expenses in excess of amounts budgeted for Montezuma County. Second by Commissioner Lindsay and carried. (See attached)

COUNTY ATTORNEY REPORT: County Attorney, Stephen Tarnowski, Topics discussed within the Attorney's report included, the Ironwood Property case, the Leaf Properties / Dollar Store Case, working on proposed ballot measure questions the proposed rubbish ordinance, a scheduled Road & Bridge / Sheriff meeting related to road maintenance and right of way issues.

COUNTY ADINISTRATOR REPORT: Administrator Anderson discussed the follow up meeting with Performance Services related to the Structure Assessment, follow up from Congressman Hurd's office related to the fire, follow up on collective bargaining questions, met

with Enterprise related to vehicle evaluations, attended the Feris Fire Cooperating meeting, the scheduled Road & Bridge / Sheriff meeting related to road maintenance and right of way issues.

A discussion was held related to the proposed direction of the Commissioners to serve as temporary interim for the Administrator's position. Commissioner Lindsay moved to direct the Attorney to create a resolution for the interim administration of Montezuma County, by the Montezuma County Commissioners and the motion to include Commissioner Candelaria as Chairman of the Board to negotiate a contract with Travis Anderson for the interim after and including September 7th. Second by Commissioner Koppenhafer and carried.

COUNTY CLERK & RECORDER: Clerk & Recorder Kim Percell discussed ballot signature cures for the June Primary election.

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

Koppenhafer gave a report on the (Triple A) Area Agency on Aging dissolution and discussed the effects of the Feris fire on the MVI irrigation water pumps.

Commissioner Lindsay mentioned that there was no Cortez City Council meeting scheduled until next week, gave an update of the Feris Fire and discussed electrical outages.

Commissioner Candelaria proposed the appointment of **Heath Higgins** as the Road & Bridge Superintendent. Commissioner Koppenhafer moved to appoint Heath Higgins as the Road & Bridge Superintendent. Second by Commissioner Lindsay and carried.
Other topics discussed included transparency, the rules of decorum for Commissioner meetings and expectations of employment with the county.

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

CORRESPONDENCE: The following correspondence was read and noted: the CSU Extension reports,

ADJOURNED: 10:25 a.m.

_____ _____

Clerk July 7, 2026 Chairman

PROCEEDINGS OF THE BOARD OF COMMISSIONERS
MONTEZUMA COUNTY, COLORADO
July 14, 2026

STATE OF COLORADO)
) ss.
COUNTY OF MONTEZUMA)

At a regular meeting of the Board of Commissioners, Montezuma County, Colorado, held on Tuesday July 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
It Director, Jim McClain
Stephen Tarnowski, County Attorney
Kim Percell, County Clerk

CHAIRMAN CANDELARIA opened the meeting of July 14, 2026 with the Pledge of Allegiance.

MINUTES: Commissioner Koppenhafer moved to approve the Proceedings of the Special scheduled meeting for the Montezuma County Board of Commissioners, held on Monday July 6, 2026 and the regular meeting of the Board of County Commissioners Tuesday, July, 7 2026. The motion was seconded by **Commissioner Lindsay** and carried.

PLANNING: Director, Don Haley along with **Assistant, S. Jane Duncan** presented for signatures of an Exemption Amendment and Mylar, 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. (See attached0

PLANNING: Director, Don Haley along with **Assistant, S. Jane Duncan** presented for signatures of a Mylar for Phase II of the **Lake Meadows Subdivision**, Phase I and Rezoning, submitted by **Mark Cox; agent: Andy Cox**, on property located at TBD Road 25, Dolores, CO, consisting of 59.27 acres, more or less, located south of Hwy 184 & Road 25, situated in Section 7, Township 37N, Range 15W, N.M.P.M. (See attached)

Deletions / Changes to Agenda:

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. (See attached)

The Consent Agenda items acted upon by the Board were as follows:
• Approval of **Resolution #6-2026** a resolution appointing the members of the Montezuma County Board of County Commissioners as temporary acting County Administrators. (See attached)
• Approval of **Resolution #7-2026** a resolution notifying the County Clerk of the Board's intent to participate in the 2026 General election by placing questions on the ballot to be considered by the voters of Montezuma County to Eliminate Term Limits for Assessor, Clerk and Recorder, Surveyor, and Treasurer and also to increase the Montezuma County Lodging Tax from two percent (2%) to five percent (5%). (See attached)

Item (s) Needing Individual Consideration:

SPECIAL EVENT LIQUOR LICENSE: **Deputy Clerk Jerri Frizzell** presented for approval a Festival Permit application from the **Mancos Brewing Company LLC**., located at 484 E. Frontage Road Mancos, Co. 81328. The event is scheduled for August 15, 2026 from 1:00 p.m. to 9:00 p.m. Commissioner Koppenhafer moved to approve the Festival Permit application at 484 E. Frontage Road Mancos, Co. for August 15, 2026. Second by Commissioner Lindsay and carried. (See attached)

DISCUSSION: During the Monday workshop a discussion was held related to a proposed **Rubbish Ordinance.** Chairman Candelaria reported that the direction from the Board to staff, was to add the information to the County website, formulate a 30-day public survey, followed up with evaluation and a decision.

DISCUSSION: A discussion was held with **Montezuma County Sheriff Steve Nowlin** related the Sheriff's Office budget as well as a local newspaper article about the **Montezuma County Narcotics Investigation Team.** Commissioner Lindsay moved to expend funds, to do a forensic audit of the Sheriff's office and jail, not to exceed $50,000.00. Second by Commissioner Koppenhafer and carried. (See attached)

COUNTY ATTORNEY REPORT: County Attorney, Stephen Tarnowski, Topics discussed within the Attorney's report included, updates on the Ironwood Property case, the court ruling on the Leaf Properties / Dollar Store Case, along with comments from the Court related to the current Montezuma County Land Use Code, the notification to the Clerk related to participation in the November General election and the language for the proposed ballot measures.

COUNTY ADINISTRATOR REPORT: No report.

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

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

Commissioner Koppenhafer reported on the attended Town of Mancos meeting, mentioned the scheduled (MVI) Montezuma Valley Irrigation and Southwest Water Conservation District meetings and discussed the Colorado River water rights.

Commissioner Lindsay mentioned the scheduled Cortez City Council meeting and discussed the Assessor's report given during the Monday Workshop. (See attached)

Commissioner Candelaria discussed rain received, and asked **Finance Manager Robert Dobry** to do a review of the approved capital expenditures made for the Sheriff's Office. Other topics discussed included the Monday Workshop, the Town of Dolores Board Meeting attended, day-to-day operations and the Road and Bridge Hwy 184 project.

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

CORRESPONDENCE: The following correspondence was read and noted:

ADJOURNED: 9:53 a.m.

_____ _____

Clerk July 14, 2026 Chairman

PROCEEDINGS OF THE BOARD OF COMMISSIONERS
MONTEZUMA COUNTY, COLORADO
July 28, 2026

STATE OF COLORADO)
) ss.
COUNTY OF MONTEZUMA)

At a regular meeting of the Board of Commissioners, Montezuma County, Colorado, held on Tuesday July 28, 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
It Director, Jim McClain
Stephen Tarnowski, County Attorney
Kim Percell, County Clerk

CHAIRMAN CANDELARIA opened the meeting of July 28, 2026 with the Pledge of Allegiance.

Chairman Candelaria announced the meeting would convene as the **Board of Health**

BOARD OF COUNTY HEALTH: Public Health Director Bobbi Lock, along with **Linda Hill Environmental Health Specialist,** met with the Commissioners to discuss a possible unpermitted OWTS violation on property located at 9506 Road 29.1 Cortez CO. 81321. Property owner Nicie Phillips was present. Commissioner Lindsay moved to continue this until September 15th, and review at that point and time. Second by Commissioner Koppenhafer and carried. (See attached)

Chairman Candelaria announced the meeting would reconvene as the **Board of County Commissioners**

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

Deletions / Changes to Agenda:

PUBLIC COMMENT: Public comments were made by **Allen Maez** and **Glen Brace**.

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:
- Emergency Preparedness and Response program contract renewal. (See attached)
- Cost Allocation Plan (See attached)
- Capital Funding Request for Lexipol Policy subscription. (See attached)
- Letter of Interest for Sheriff's Office to participate in AED project. (See attached)
- Letter of Support for Federal Disaster Declaration
- Request for Proposals for Road Striping (See attached)
- Gravel chips purchase. (See attached)

Item (s) Needing Individual Consideration:

SPECIAL EVENT LIQUOR LICENSE: **Deputy Clerk, Jerri Frizzell** presented for approval a Special Event Permit application from the **National Mustang Association INC**, event located at 19245 Road X, Lewis CO. 81327. The event is scheduled for September 26, 2026, from 1:00 p.m. to 8:00 p.m. Commissioner Koppenhafer moved to approve the application for a Special Events permit for the National Mustang Association Inc., event to be held at 19245 County Road X, on 9/26. Second by Commissioner Lindsay and carried. (See attached)

SPECIAL EVENT LIQUOR LICENSE: **Deputy Clerk, Jerri Frizzell** reported that the Special Event Permit application from the **Cancer Resource Alliance** has been postponed to August 4, 2026.

DISCUSSION: Finance Manager Robert Dobry met with the Commissioners to present the 2025 Financial Audit for approval. Commissioner Lindsay moved to accept the audit for Montezuma County for the year 2025. Second by Commissioner Koppenhafer and carried. (See attached)

RESOLUTION: Resolution 8-2026 a resolution on a forensic audit of timekeeping practices at the Sheriff's Office was presented for approval. Commissioner Koppenhafer moved to approve Resolution #8-2026, a resolution on a forensic audit of timekeeping practices at the Sheriff's Office. Second by Commissioner Lindsay and carried. (See attached)

COUNTY ATTORNEY REPORT: County Attorney, Stephen Tarnowski, Topics discussed within the Attorney's report included, the Leaf Properties / Dollar Store appeal, a review of the current Land Use Code and the Ironwood Property case.

COUNTY ADINISTRATOR REPORT: Administrative reports will be included in the weekly Commissioner reports.

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

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

Commissioner Lindsay mentioned the County Fair and the scheduled Cortez City Council meeting.

Commissioner Koppenhafer reported on the attended Mancos Town meeting, damage received throughout the County from the recent storm and reported on the attended Traveling Town Hall meeting.

Commissioner Candelaria reported that administratively it was business as normal. The Commissioner report included the attended NACO Conference, engagement, conversations had at the attended Mancos Days event and invited the public to the County Fair.

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.

ADJOURNED: 9:40 a.m.

Chairman Candelaria announced the meeting would convene as the Board of Equalization.

BOARD OF EQUALIZATION
1:30 P.M.

BOARD OF EQUALIZATION; It being the time set aside the Board of County Commissioners convened to sit as the Board of Equalization to hear the following appeal: The proceedings were recorded for the record.
The appeal is from **Villarreal Revocable Trust,** on account number R000772. The petitioners, Mr. & Mrs. Villarreal were present. The Villarreal's gave an overview of the appeal. **Assessor, Leslie Kennedy-Bugg** discussed the petition for appeal and the process of valuation of said land. The Assessor valuation of the property was $556,922.00. After hearing the evidence presented, Commissioners Lindsay moved that the valuation stand. Second by Commissioner Koppenhafer and carried. Commissioner Candelaria closed the hearing at this time. (See attached)

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

ADJOURNED: 2:22 p.m.

_____ _____
Clerk July 28, 2026 Chairman

PROCEEDINGS OF THE BOARD OF COMMISSIONERS
MONTEZUMA COUNTY, COLORADO
August 4, 2026

STATE OF COLORADO)
) ss.
COUNTY OF MONTEZUMA)

At a regular meeting of the Board of Commissioners, Montezuma County, Colorado, held on Tuesday August 4, 2026, at the Montezuma County Administration building in Cortez, Colorado, there were present:

Jim Candelaria, Chairman
Kent Lindsay, Vice Chairman, Absent
Gerald Koppenhafer, Commissioner of Deeds
It Director, Jim McClain
Stephen Tarnowski, County Attorney
Kim Percell, County Clerk

CHAIRMAN CANDELARIA opened the meeting of August 4, 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, July 28, 2026 as presented. The motion was seconded by **Commissioner Candelaria** and carried.

Deletions / Changes to Agenda:

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

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

• Approval of list of Road & Bridge vehicles going to auction. (See attached)

Item (s) Needing Individual Consideration:

SPECIAL EVENT LIQUOR LICENSE: **Deputy Clerk, Jerri Frizzell** presented for approval a Special Events Permit application from the **Cancer Resource Alliance of Montezuma & Dolores Counties**. The annual **Pretty in Pink** fund raising event is scheduled for October 15, 2026, from 5:00 p.m. to 11:00 p.m. located at 26650 Road P Dolores, CO. 81323. Cancer Resource Alliance Board President **Tiffany Randall** and Vice President **Susan Keck** gave an overview of the Alliance, the Pretty in Pink event and the funds distributed to local community members dealing with cancer. Commissioner Koppenhafer moved to approve the Special Events application for the Cancer Resource Alliance of Montezuma & Dolores Counties, to be held at 26650 Road P. Second by Commissioner Candelaria and carried. (See attached)

PAYABLE EXPENDITURE REPORT: Finance Manager Robert Dobry presented for approval the May 2026 Accounts Payable Expenditure Reports in the amount of $3,499,397.99. Commissioner Koppenhafer moved to approve the payables for Montezuma County for May 1, 2026 in the amount of $3,499,397.99. Second by Commissioner Candelaria and carried. (See attached)

PAYABLE EXPENDITURE REPORT: Finance Manager Robert Dobry presented for approval the June 2026 Accounts Payable Expenditure Reports in the amount of $3,354,531.08. Commissioner Koppenhafer moved to accept the June 1, 2026 payables, as presented in the amount of $3,354,531.08. Second by Commissioner Candelaria and carried. (See attached)

PUBLIC HEARING: It being the time set aside a public hearing is held for review and determination regarding a proposed Subdivision Amendment & Rezoning Application to the J&J Lanier Single Lot Development, submitted by **Joseph & Jennifer Lanier**, on property located at 27193 Road 10, Pleasant View, CO, consisting of 10.09 acres, more or less, located west of Road 10, north of Road CC, situated in Sections 30 Township 39N, Range 18W, N.M.P.M. The roll was called, the public notice read, and the proceedings were recorded for the record. Mrs. Lanier was present. **Planning Director, Don Haley** presented the details of the application and the findings of the Planning and Zoning Commission. Commissioner Candelaria opened the hearing to public comment. Hearing no public comment, that portion of the hearing was closed. After hearing all the evidence presented Commissioner Koppenhafer moved to approve the Subdivision Amendment & Rezoning Application to the J&J Lanier Single Lot Development, submitted by Joseph & Jennifer **Lanier**, on property located at 27193 Road 10, Pleasant View. Second by Commissioner Candelaria and carried. Commissioner Candelaria closed the hearing at this time. (See attached)

COUNTY ATTORNEY REPORT: County Attorney, Stephen Tarnowski, Topics discussed within the Attorney's report included, the review of the current Land Use Code, working on resolutions for proposed ballot measures, an update to the CBOE Arbitrator list, the Leaf Properties / Dollar Store appeal, and the scheduled Ironwood Property contempt hearing.

PUBLIC HEARING: It being the time set aside a public hearing is held for review and determination regarding a proposed 2 Lot Moderate Subdivision & Rezoning Application, submitted by **Sara Broersma & Kyle Duggan**, on property located at 6300 Road 21, Cortez, CO, consisting of 19.90 acres, more or less, located east of Road 21, south of Road G, situated in Sections 7 Township 35N, Range 16W, N.M.P.M. The roll was called, the public notice read,

and the proceedings were recorded for the record. Ms. Broersma was present. **Planning Director, Don Haley** presented the details of the application and the findings of the Planning and Zoning Commission. Commissioner Candelaria opened the hearing to public comment. Hearing no public comment, that portion of the hearing was closed. After hearing all the evidence presented Commissioner Koppenhafer moved to approve the 2 Lot Moderate Subdivision & Rezoning Application, submitted by Sara Broersma & Kyle Duggan, on property located at 6300 Road 21, Cortez, CO. Second by Commissioner Candelaria and carried. Commissioner Candelaria closed the hearing at this time. (See attached)

PUBLIC COMMENT: Public comments were made by **Angela Allred**.

COUNTY ADINISTRATOR REPORT: Administrative reports will be included in the weekly Commissioner reports.

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

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

Commissioner Lindsay was not in attendance at the meeting.

Commissioner Koppenhafer discussed a Bureau of Reclamation management proposal for the Colorado River, the recently held County Fair and the Fair Ground's sound system.

Commissioner Candelaria gave an update on the Hwy 184 and Road 25 Road & Bridge Project, discussed the Monday Workshop, road impact fees, departmental budget hearings and made a public thank you to those who participated in the County Fair.

CORRESPONDENCE: The following correspondence was read and noted: the **June / July 2026 Emergency Management** Monthly Situation Report

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

ADJOURNED: 9:39 a.m.

_____ _____

Clerk August 4, 2026 Chairman

PROCEEDINGS OF THE BOARD OF COMMISSIONERS
MONTEZUMA COUNTY, COLORADO
August 11, 2026

STATE OF COLORADO)
) ss.
COUNTY OF MONTEZUMA)

At a regular meeting of the Board of Commissioners, Montezuma County, Colorado, held on Tuesday August 11, 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
It Director, Jim McClain
Stephen Tarnowski, County Attorney
Kim Percell, County Clerk

CHAIRMAN CANDELARIA opened the meeting of August 11, 2026 with the Pledge of Allegiance.

MINUTES: Commissioner Koppenhafer moved to approve the Proceedings of the Board of County Commissioners for Tuesday, August 4, 2026, as presented for Montezuma County. The motion was seconded by **Commissioner Lindsay** and carried.

Deletions / Changes to Agenda:

PUBLIC COMMENT: No public comment was presented.

CONSENT AGENDA: The approval of **Montezuma County 2026 Parking Lot Reconstruction award** was removed from the Consent Agenda.

Commissioner Lindsay moved to approve the consent agenda consisting of approval of a proposed list of Arbitrators for property tax appeals and also the Preventative Block Grant for the Public Health Planner. Second by Commissioner Koppenhafer and carried.

The Consent Agenda items acted upon by the Board were as follows:
• Approval of Proposed list of Arbitrators for property tax appeals. (See attached)
• Approval of Preventative Block Grant for Public Health Planner. (See attached)

Item (s) Needing Individual Consideration:

COUNTY ATTORNEY REPORT: County Attorney, Stephen Tarnowski, gave an update on the Ironwood Property contempt hearing, scheduled child protection hearings, and an appearance for criminal court.

COUNTY ADINISTRATOR REPORT: Commissioner Candelaria reported that departmental budget hearings had been conducted.

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

COUNTY COMMISSIONER REPORT: Topics within the Commissioners' reports included:
Commissioner Koppenhafer mentioned the scheduled (MVI) Montezuma Valley Irrigation meeting.
Commissioner Lindsay mentioned constituent phone calls, the scheduled Cortez City Council meeting. He also reminded the public that school had started and to beware of school buses and kids.
Commissioner Candelaria discussed the attended (by ZOOM) CDPHE / Enterprise gasoline spill meeting, a scheduled (PHMSA) Pipeline and Hazardous Materials Safety Administration meeting, the attended Republican Central Committee meeting, the Monday Workshop, and the attended Town of Dolores 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), for the purpose of receiving legal advice from counsel on any item appearing before the Board on this agenda, and also for personnel matters pursuant to CRS 24-6-402(4)(f)(I). Seconded by Commissioner Koppenhafer and carried. Included in the session will be Commissioners Candelaria, Lindsay and Koppenhafer, Attorney Tarnowski, Clerk Percell and HR Technician Dennis Bugg. Topics for the executive sessions were to review applications for county administrator and the Ironwood Property litigation. Commissioner Lindsay moved to go out of executive session, seconded by Commissioner Koppenhafer and carried. Commissioner Candelaria presented the outline for the administrators position applications. (See attached)

CORRESPONDENCE: The following correspondence was read and noted:
MOTION TO ADJOURN: Commissioner Lindsay moved to adjourn, seconded by Commissioner Koppenhafer and carried

ADJOURNED: 10:17 a.m.

_____ _____

Clerk August 11, 2026 Chairman

PROCEEDINGS OF THE BOARD OF COMMISSIONERS
MONTEZUMA COUNTY, COLORADO
August 17, 2026

STATE OF COLORADO)
) ss.
COUNTY OF MONTEZUMA)

At a scheduled special meeting of the Board of Commissioners, Montezuma County, Colorado, held on Monday, August 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 (Absent)
Stephen Tarnowski, County Attorney
Jim McClain IT Director
Kim Percell, County Clerk (Absent)
Jerri Frizzell, Deputy Clerk

CHAIRMAN Candelaria opened the special meeting.

EXECUTIVE SESSION Pursuant to Attorney Tarnowski's suggestion, Commissioner Lindsay moved to go into executive session for purposes of receiving legal advice pursuant to C.R.S. Section 24-6-402(4)(b) relating to a demand letter received from a former employee. Seconded by Commissioner Candelaria and carried. Included in the session will be Commissioners Candelaria and Lindsay, Attorney Tarnowski, Jim McCalin, Dennis Bugg and Deputy Clerk Frizzell. Topics for the executive session included legal advice relating to a demand letter received from a former employee. Commissioner Lindsay moved to come out of executive session, seconded by Commissioner Candelaria and carried. Attorney Tarnowski reported that within the executive session the topic noticed was discussed, no other topics were discussed, no decisions were made and those who were noticed as participating were present. (See attached)

MOTION TO ADJOURN: was made by Commissioner Lindsay seconded by Commissioner Candelaria and carried.
MEETING ADJOURNED 2:41 p.m.

_____ _____
County Clerk August 17, 2026 Chairman

PROCEEDINGS OF THE BOARD OF COMMISSIONERS
MONTEZUMA COUNTY, COLORADO
August 18, 2026

STATE OF COLORADO)
) ss.
COUNTY OF MONTEZUMA)

At a regular meeting of the Board of Commissioners, Montezuma County, Colorado, held on Tuesday August 18, 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, Absent
It Director, Jim McClain
Stephen Tarnowski, County Attorney
Kim Percell, County Clerk

CHAIRMAN CANDELARIA opened the meeting of August 18, 2026 with the Pledge of Allegiance.

MINUTES: Commissioner Lindsay moved to approve the minutes of the Board of County Commissioners, of Montezuma County, for Tuesday, August 11, 2026. The motion was seconded by **Commissioner Candelaria** and carried.

PLANNING: Planning Director, Don Haley along with **Assistant, S. Jane Duncan** presented for signatures of a Mylar for a 2 Lot Moderate Subdivision & Rezoning Application, submitted by **Sara Broersma & Kyle Duggan**, on property located at 6300 Road 21, Cortez, CO, consisting of 19.90 acres, more or less, located east of Road 21, south of Road G, situated in Sections 7 Township 35N, Range 16W, N.M.P.M.

Deletions / Changes to Agenda:

PUBLIC COMMENT: No public comment was presented.

CONSENT AGENDA: The following items were removed from the Consent Agenda; the iSolved HR Services package, the Term Limits and Lodger's Tax Increase ballot measure resolutions.

Commissioner Lindsay moved to approve the amended consent agenda for approval of a Federal Lands Access Program Grant application, approval to sign Applicant Project Endorsement Form for the Paths to Mesa Verde and also approval to sign the Right-of-Way Certification for Paths to Mesa Verde. Second by Commissioner Candelaria and carried.

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

• Approval of Federal Lands Access Program Grant application
• Approval to sign Applicant Project Endorsement Form (Paths to Mesa Verde)
• Approval to sign Right-of-Way Certification (Paths to Mesa Verde)

Item (s) Needing Individual Consideration:

SPECIAL EVENT LIQUOR LICENSE: **Deputy Clerk Jerri Frizzell** presented for approval a Festival Permit application from the Mancos Brewing Company LLC., located at 484 E. Frontage Road Mancos, Co. 81328. The Cancer Association event is scheduled for September 12, 2026 from 1:00 p.m. to 9:00 p.m. Commissioner Lindsay moved to approve the Festival Permit for Mancos Brewing Co., at 484 E. Frontage Road Mancos. Second by Commissioner Candelaria and carried. (See attached)

COUNTY ATTORNEY REPORT: County Attorney, Stephen Tarnowski, gave an update on the Leaf Property / Dollar Store and the Ironwood cases, a scheduled child protection hearing, and the proposed ballot measure questions.

COUNTY ADINISTRATOR REPORT: Commissioner Candelaria discussed the listing of County equipment on the Purple Wave site.

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

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

Commissioner Koppenhafer was not in attendance.

Commissioner Lindsay discussed the attended Cortez City Council meeting.

Commissioner Candelaria discussed the attended Town of Dolores meeting, the attended TPR meeting and gave a Hwy 184 / Road 25 project update.

CORRESPONDENCE: The following correspondence was read and noted:

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

ADJOURNED: 9:15 a.m.

_____ _____

Clerk August 18, 2026 Chairman

PROCEEDINGS OF THE BOARD OF COMMISSIONERS
MONTEZUMA COUNTY, COLORADO
August 25, 2026

STATE OF COLORADO)
) ss.
COUNTY OF MONTEZUMA)

At a regular meeting of the Board of Commissioners, Montezuma County, Colorado, held on Tuesday August 25, 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
It Director, Jim McClain
Stephen Tarnowski, County Attorney
Kim Percell, County Clerk

CHAIRMAN CANDELARIA opened the meeting of August 25, 2026 with the Pledge of Allegiance.

BOARD OF COUNTY HEALTH: It being the time set aside a continued discussion is held by the Montezuma County Board of Health, to consider evidence regarding a possible violation of state and local On-site Wastewater Treatment System (OWTS) regulations at the following property: 29181 Road J.6, Cortez, Colorado 81321. Property owner Nelson Smith Jr. and Nelson Smith Sr. were present. **Public Health Director Bobbi Lock**, along with **Daniel Osborn Environmental Health Specialist**, presented the details. Commissioner Lindsay moved to continue this, to give a little bit more time and reschedule this hearing for October 20, 2026 at 9:00 a.m. Second by Commissioner Koppenhafer and carried. (See attached)

MINUTES: Commissioner Koppenhafer moved to approve the Proceedings of the Board of County Commissioners for Montezuma County for the special meeting held on Monday, August 17, 2026 and the regular meeting held on Tuesday, August 18, 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 2 Lot Minor Subdivision & Rezoning, submitted by **Vistas**

Unlimited, LLLP; agent: **Larry Ott**, on property located at 45989 Hwy 160, Mancos, CO, consisting of 35.25 acres, more or less, located east & north of Hwy 160, situated in Sections 31& 32 Township 36N, Range 12W, N.M.P.M.

Deletions / Changes to Agenda:

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

CONSENT AGENDA: The following item was removed from the Consent Agenda; the iSolved HR Services purchase.
Attorney Tarnowski made note that during the Monday Workshop, the discussion related to the chipseal and paint striping project, the recommendation was to go with the second lowest bidder as the first low bidder did not completely qualify for the project.

Commissioner Lindsay moved to approve the consent agenda for the low bid for the midsize SUV purchase also acceptance of the bid from Branson Road Works in the amount of 53,157.41. for the chipseal roads paint striping. Second by Commissioner Candelaria and carried.

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

- Approval of apparent low bid for midsize SUV purchase. (See attached)
- Approval of the apparent second low bid for chipseal roads paint striping. (See attached)

Item (s) Needing Individual Consideration:

DISCUSSION: Finance Manager Robert Dobry met with the Commissioners to discuss the FY25 Secure Rural Schools funds. Total amount received $243,554.17 disbursement as follows: ROAD AND BRIDGE 30.00% $73,066.24, TITLE III-EMERGENCY 20.00 % $48,710.83, Schools Allocation (minimum 25% of SRS) 50.0% Total $121,777.10, Montezuma-Cortez RE-1 , $80,130.06, Dolores RE4-A, $23,877.14 and Mancos 6-J, $17,769.89. Commissioner Koppenhafer moved to approve the payment on Secure Rural Schools for Montezuma County, in the payment allocation of 50% of the $243,554.17 to go to the school allocation which amounts to $121,771.10, 30% to the Road & Bridge $73,066.24, and 20% to the General fund for Title III- Emergency of $48,710.83. Second by Commissioner Lindsay and carried (See attached)

RESOLUTION #9-2026: Commissioner Koppenhafer moved to approve resolution #9-2026, a RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF MONTEZUMA COUNTY, COLORADO, PROVIDING FOR THE SUBMISSION TO THE REGISTERED, QUALIFIED ELECTORS OF MONTEZUMA COUNTY A QUESTION AUTHORIZING THE ELIMINATING TERM OF OFFICE LIMITATIONS FOR THE MONTEZUMA COUNTY ASSESSOR, CLERK AND RECORDER, SURVEYOR, AND TREASURER TO THE NOVEMBER 2026 ELECTION. Second by Commissioner Lindsay and carried. (See attached)

RESOLUTION #10-2026: Commissioner Koppenhafer moved to approve resolution #10-2026 a RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF MONTEZUMA

COUNTN COLORADO, PROVIDING FOR THE SUBMISSION TO THE REGISTERED, QUALIFIED ELECTORS OF MONTEZUMA COUNTY OF A QUESTION AUTHORIZING THE LEVY OF A LODGING TAX OF 5%, PRESCRIBING THE FORM OF BALLOT QUESTION, AND CERTIFYING THE ELECTION QUESTION TO THE COUNTY CLERK AND RECORDER. Second by Commissioner Lindsay and carried (See attached)

DISCUSSION: A discussion was held related to the proposed rubbish ordinance. Commissioner Lindsay moved to remove the decision and any Proposed Rubbish ordinance at this time. Second by Commissioner Koppenhafer and carried. (See attached)

COUNTY ATTORNEY REPORT: County Attorney, Stephen Tarnowski, Topics discussed within the Attorney's report included an update on the Ironwood case and reported he would be on a scheduled vacation next week with Assistant County Attorney Maxwell will cover the BOCC meeting.

COUNTY ADINISTRATOR REPORT: Commissioner Candelaria reported it had been very busy and offered kudos to the staff for doing a great job.

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

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

Commissioner Koppenhafer reported he had been absent last week and had several water issue meetings scheduled for this week.

Commissioner Lindsay mentioned the attended Western District meeting, the scheduled September 19, 2026 Veterans Stand Down event, the intersection closure for the Road 25 / Hwy 184 project, and the scheduled Cortez City Council meeting.

Commissioner Candelaria discussed the Hwy 184 / Road 25 Project, the Monday Workshop and the attended Town of Dolores meeting.

EXECUTIVE SESSION: Pursuant to Attorney Tarnowski's suggestion, Commissioner Lindsay moved to go into executive session pursuant to CRS 24-6-402(4)(f)(I), to review applications for County Administrator. Seconded by Commissioner Koppenhafer and carried. Included in the session will be Commissioners Candelaria, Lindsay and Koppenhafer, Attorney Tarnowski, Clerk Percell, HR Technician Dennis Bugg, and IT Director Jim McClain. Topics for the executive session were legal advice related to a personnel matter and applications for county administrator. Commissioner Lindsay moved to go out of executive session, seconded by Commissioner Koppenhafer and carried. Commissioner Candelaria reported that the process would continue with two of the applicants. Attorney Tarnowski reported that within the executive session the topic noticed was discussed, no other topics were discussed, no decisions were made and those who were noticed as participating were present. (See attached)

CORRESPONDENCE: The following correspondence was read and noted: County Social Services Record of Proceedings and reports. A letter from Rodney Sego.

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

ADJOURNED: 11:42 a.m.

_____ _____

Clerk August 25, 2026 Chairman

PROCEEDINGS OF THE BOARD OF COMMISSIONERS
MONTEZUMA COUNTY, COLORADO
August 31, 2026

STATE OF COLORADO)
) ss.
COUNTY OF MONTEZUMA)

At a scheduled special meeting of the Board of Commissioners, Montezuma County, Colorado, held on Monday, August 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
Stephen Tarnowski, County Attorney, (Absent)
Jim McClain IT Director
Kim Percell, County Clerk

CHAIRMAN Candelaria opened the special meeting of August 31, 2026, with the Pledge of Allegiance.

DISCUSSION: HR Manager Dennis Bugg along with **Finance Director, Robert Dobry** met with the Commissioners to discuss the proposed iSolved HR Software purchase. The Commissioners agreed to not move forward with the purchase at this time. (See attached)

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

MEETING ADJOURNED 2:41 p.m.

_____ _____
County Clerk August 31, 2026 Chairman

PROCEEDINGS OF THE BOARD OF COMMISSIONERS
MONTEZUMA COUNTY, COLORADO
September 1, 2026

STATE OF COLORADO)
) ss.
COUNTY OF MONTEZUMA)

At a regular meeting of the Board of Commissioners, Montezuma County, Colorado, held on Tuesday September 1, 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
It Director, Jim McClain
Stephen Tarnowski, County Attorney (Absent)
Gus Maxwell Assistant County Attorney
Kim Percell, County Clerk

CHAIRMAN CANDELARIA opened the meeting of September 1, 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, August 25, 2026, as presented. The motion was seconded by **Commissioner Lindsay** and carried.

Deletions / Changes to Agenda:

PUBLIC COMMENT: No public comment was presented.

CONSENT AGENDA:

Commissioner Lindsay moved to approve the consent agenda with approval of the IT Department budget adjustment for hardware purchase and approval for signature on the letter of support for the Colorado Parks and Wildlife Non-Motorized Trail Grant. Second by Commissioner Koppenhafer and carried.

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

- IT Department budget adjustment for hardware purchase. (See attached)
- Letter of support for the Colorado Parks and Wildlife Non-Motorized Trail Grant (See attached)

Item (s) Needing Individual Consideration:

SPECIAL EVENT LIQUOR LICENSE: **Deputy Clerk Jerri Frizzell** presented for approval a Festival Permit application from the **Mancos Brewing Company LLC**., located at 484 E. Frontage Road Mancos, Co. 81328. The event is scheduled for September 25th and 26th, 2026 from 12:00 p.m. to 10:00 p.m. Commissioner Lindsay moved to approve the Festival Permit application for the **Mancos Brewing Company,** located at 484 E. Frontage Road Mancos, Co. Second by Commissioner Koppenhafer and carried. (See attached)

LIQUOR LICENSE: Deputy Clerk, Frizzell, presented for approval, a Colorado Liquor Retail License Application for **UPOP Holdings, LLC, DBA Hilltop Package Liquor (Store #48),** located at 27963 Hwy. 184, Dolores, Co. 81328. Commissioner Koppenhafer moved to approve Colorado Liquor Retail License Application for UPOP Holdings, LLC, at 27963 Hwy. 184, Dolores. Second by Commissioner Lindsay and carried. (See attached)

COUNTY ATTORNEY REPORT: County Attorney, Stephen Tarnowski, was absent. **Assistant County Attorney Gus Maxwell,** Topics discussed within the Attorney's report included, continued work on the ballot language, and child welfare dependency docket.

COUNTY ADINISTRATOR REPORT: Commissioner Candelaria reported that the Interim Administrator contract with Travis Anderson had been executed and signed and an arborist report related to one of the trees in front of the Administration building. The tree will need to be removed.

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

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

Commissioner Koppenhafer reported on the attended Southwest Water Conservation District meeting, the Town of Mancos Board meeting, at discussion related to the proposed NCA and a meeting with Senator Hickenlooper related to the local drought.

Commissioner Lindsay reported on the attended Cortez City Council meeting, his virtual attendance at the Housing Solutions meeting, and the available financial position to serve on the Housing Solutions as a representative of both Montezuma and Dolores Counties.

Commissioner Candelaria discussed the CCCI deadline to appoint the BOCC designated legislative voter and reported that Initiative 175 has been pulled from the 2026 November ballot also discussed a list received related to Social Services unfunded mandates.

CORRESPONDENCE: The following correspondence was read and noted:

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

ADJOURNED: 9:23 a.m.

_____ _____

Clerk September 1, 2026 Chairman

PROCEEDINGS OF THE BOARD OF COMMISSIONERS
MONTEZUMA COUNTY, COLORADO
September 8, 2026

STATE OF COLORADO)
) ss.
COUNTY OF MONTEZUMA)

At a regular meeting of the Board of Commissioners, Montezuma County, Colorado, held on Tuesday September 8, 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
Interim Administrator, Travis Anderson
Stephen Tarnowski, County Attorney
Kim Percell, County Clerk

CHAIRMAN CANDELARIA opened the meeting of September 8, 2026 with the Pledge of Allegiance.

MINUTES: Commissioner Koppenhafer moved to approve the Proceedings of the Board of County Commissioners for Montezuma County, for the scheduled special meeting on August 31, 2026 and Tuesday, September 1, 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 a proposed Amendment Application to the **Freeman-Likes** Single Lot Development, 1st Amended, submitted by **Cody & Ashlynn Likes and Deric Freeman & Alana Klase-Freeman,** on properties located at 20839 Road 20 & 20700 Hwy 491, Lewis, CO, consisting of 3.57 & 52.96 acres, more or less, both located north of Hwy 491, west of Road 20, situated in Sections 35 Township 38N, Range 17W, N.M.P.M. The roll was called, the public notice read, and the proceedings were recorded for the record. Mr. and Mrs. Likes were present. **Planning Director, Don Haley,** was present. County Attorney Tarnowski reported that the public notice read included an incorrect date of the hearing. After reviewing the publicized notice, it was recommended to postpone the hearing and properly publish the notice. Commissioner Lindsay moved to postpone the hearing to the earliest possible date, to be

determined by Planning and the applicants, due to a publication error. Second by Commissioner Koppenhafer and carried. (See attached)

Deletions / Changes to Agenda:

SPECIAL EVENT LIQUOR LICENSE: **Deputy Clerk Jerri Frizzell** presented for approval a Special Event Permit application from the **Hisatsinom Chapter – Colorado Archaeological Society** located at 32171 Hwy. 160 Cortez Co. 81321. The event is scheduled for October 3, 2026, from 4:00 p.m. to 9:00 p.m. Commissioner Koppenhafer moved to approve the Special Event Permit for the Hisatsinom Chapter – Colorado Archaeological Society, located at 32171 Hwy. 160 Cortez. Second by Commissioner Lindsay and carried. (See attached)

PUBLIC COMMENT: No public comment was presented.

Item (s) Needing Individual Consideration:

NATURAL RESOURCES, PLANNING & PUBLIC LANDS: Resource Director, James Dietrich, met with the Commissioners to present for approval, the Federal Highway Utility Certification. Commissioner Lindsay moved to authorize the Chairman to sign the Federal Highway Utility Certification, as presented. Second by Commissioner Koppenhafer and carried. (See attached)

NATURAL RESOURCES, PLANNING & PUBLIC LANDS: Resource Director, James Dietrich, also presented the proposed Paths to Mesa Verde survey received from Land Surveyor **Gerald Huddleston**. Commissioner Koppenhafer moved to approve the survey proposal research field survey and plat for a portion of the Paths to Mesa Verde right of way crossing of the Sipes/Segel property at 7763 Road 38 Mancos. Second by Commissioner Lindsay and carried. (See attached)

DISCUSSION: A discussion was held related to the approved **Resolution #8-2026.** Chairman Candelaria gave an overview of the approved resolution and updated the Board on the proposed independent review of the internal affairs investigation. The internal affairs investigation was delivered to an outside agency for determination. No further action was taken at this time. (See attached)

COUNTY ATTORNEY REPORT: County Attorney, Stephen Tarnowski reported that he had been out of office last week and had reviewed his email inbox and would work on the follow up to those emails. Emails received related to the Ironwood case, CORA requests and the nuts-and-bolts details.

COUNTY ADINISTRATOR REPORT: No report given

PAYABLE EXPENDITURE REPORT: Interim Administrator Travis Anderson presented for approval the July 2026 Accounts Payable Expenditure Reports in the amount of $3,965,544.67. Commissioner Lindsay moved to approve the Payables for July, in the amount of $3,965,544.67. Second by Commissioner Koppenhafer and carried. (See attached)

COUNTY CLERK & RECORDER: Clerk & Recorder Kim Percell reported that the 2026 November ballot will include 14 State questions as well as 4 local questions and discussed letters that were mailed to the 17-25 registered voters from the Clerk's office as per *Colorado Election Rule 7.7.14*.

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

Commissioner Lindsay mentioned a visit to the Landfill, the scheduled Cortez City Council meeting and the scheduled Dispatch meeting.

Commissioner Koppenhafer discussed scheduled employment interviews for a position with the Southwest Water Conservation Board and the scheduled Town of Mancos Board meeting.

Commissioner Candelaria mentioned day-to-day normal business within the office.

CORRESPONDENCE: The following correspondence was read and noted: August 2026 **Emergency Management** Monthly Situation Report. (See attached)

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

ADJOURNED: 9:22 a.m.

_____ _____

Clerk September 8, 2026 Chairman

PROCEEDINGS OF THE BOARD OF COMMISSIONERS
MONTEZUMA COUNTY, COLORADO
September 15, 2026

STATE OF COLORADO)
) ss.
COUNTY OF MONTEZUMA)

At a regular meeting of the Board of Commissioners, Montezuma County, Colorado, held on Tuesday September 15, 2026, at the Montezuma County Administration building in Cortez, Colorado, there were present:

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

VICE CHAIRMAN LINDSAY opened the meeting of September 15, 2026 with the Pledge of Allegiance.

BOARD OF COUNTY HEALTH: Public Health Director Bobbi Lock, along with **Daniel Osborn Environmental Health Specialist,** met with the Commissioners to discuss progress made regarding an unpermitted OWTS violation on property located at 9506 Road 29.1 Cortez CO. 81321. Property owner Nicie Phillips was present. Commissioner Koppenhafer moved to continue the approval on this site wastewater treatment system on property owned by Nicie Phillips, at 9506 Road 29.1 Cortez for 45 days. Second by Commissioner Lindsay and carried. The discussion will continue November 10, 2026. (See attached)

MINUTES: Commissioner Koppenhafer moved to approve the Proceedings of the Board of County Commissioners for Montezuma County, held on Tuesday, September 8 2026 as presented. The motion was seconded by Commissioner Lindsay and carried.

PLANNING: Planning Director, Don Haley presented for signatures of a Mylar for a 5-acre Single Lot Development & Rezoning, 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: Planning Director, Don Haley presented for signatures of an Exemption Amendment and Mylar submitted by **Scott & Mary Ehmke** and **Ron Louis**, on properties located at 25010 & 25000 Road 38.1, Dolores, CO, consisting of 2.75 & 21.54 acres, more or less, both located south of Hwy 145, situated in Section 1, Township 38N, Range 14W, N.M.P.M

Deletions / Changes to Agenda:

PUBLIC COMMENT: No public comment was presented.

CONSENT AGENDA:
Commissioner Koppenhafer moved to approve the consent agenda, which is an approval of the Immunization Contract Amendment, approval of the Rocky Mountain Health Foundation Grant, Approval of Granicus short-term rentals agreement, and approval of the Granicus Smartgov software program agreement. Second by Commissioner Lindsay and carried.

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

- Approval of Immunization Contract Amendment. (See attached)
- Approval of Rocky Mountain Health Foundation Grant. (See attached)
- Approval of Granicus short-term rentals agreement. (See attached)
- Approval of Granicus Smartgov software program agreement. (See attached)

Item (s) Needing Individual Consideration:

DISCUSSION: The discussion related to the Proposals for recruitment for the County Administrator position was removed from the agenda.

COUNTY ATTORNEY REPORT: County Attorney, Stephen Tarnowski discussed energy developments happening within the State, discussions related to these projects, and working with Planning on a review of renewable project submittals. Other topics discussed included the scheduled BAA appeal, the BOE arbitration appeal, the Ironwood Property and the Leaf Property litigations, working with Doug Roth and the GIS Department related to county roads and a review of the packet from Circular Action Alliance related to a recycle program down at Landfill.

COUNTY ADINISTRATOR REPORT: Interim Administrator Travis Anderson discussed a review of the Dress Code Policy, proposed revisions to the Employee Handbook, working with Maintenance on the tree issue in front of the Administration building, an update on the Highway

184 and Road 25 Project, a private property culvert dispute, working with the City of Cortez on a streamlined services between the City and the County.

COUNTY CLERK & RECORDER: Clerk & Recorder Kim Percell introduced Deputy Clerk, Jerri Frizzell and discussed Clerk to the Board Training.

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

Commissioner Koppenhafer discussed interviews held for the Director position at the Southwest Water Conservation Board, the attended (MVI) Montezuma Valley Irrigation meeting, emails received related to proposed Energy Development and a need to develop a formal process. Commissioner Koppenhafer reported there was a Southwest Water Conservation Board meeting scheduled.

Commissioner Lindsay discussed the emails received related to proposed Energy Development, the attended Cortez City Council meeting and the scheduled 5X5 meeting.

Commissioner Candelaria was absent from the meeting.

CORRESPONDENCE: The following correspondence was read and noted: Email from the State Land Board. Southwest Health Systems Report. The September 2026 County Coroner's Office report. The September 2026 Fairgrounds report. (See attached)

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

ADJOURNED: 9:29 a.m.

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Clerk September 15, 2026 Chairman

PROCEEDINGS OF THE BOARD OF COMMISSIONERS
MONTEZUMA COUNTY, COLORADO
September 22, 2026

STATE OF COLORADO)
) ss.
COUNTY OF MONTEZUMA)

At a regular meeting of the Board of Commissioners, Montezuma County, Colorado, held on Tuesday September 22, 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
Interim Administrator, Travis Anderson
Stephen Tarnowski, County Attorney
Kim Percell, County Clerk, Absent
Malinda Fuller, Chief Deputy Clerk

CHAIRMAN CANDELARIA opened the meeting of September 22, 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, September 15, 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 Amendment Application to the Freeman-Likes Single Lot Development, 1st Amended, submitted by **Cody & Ashlynn Likes and Deric Freeman & Alana Klase-Freeman, on** properties located at 20839 Road 20 & 20700 Hwy 491, Lewis, CO, consisting of 3.57 & 52.96 acres, more or less, both located north of Hwy 491, west of Road 20, situated in Sections 35 Township 38N, Range 17W, N.M.P.M. The roll was called, the public notice read, and the proceedings were recorded for the record. P**lanning 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 Amendment

Application to the Freeman-Likes Single Lot Development, 1st Amended, submitted by Cody & Ashlynn Likes an Deric Freeman and Alana Klase-Freeman located at 20839 &20700 Hwy 491 Lewis, CO, consisting of 3.57 & 52.96 acres, more or less, both located north of Hwy 491, west of Road 20, situated in Sections 35 Township 38N, Range 17W, N.M.P.M. Second by Commissioner Koppenhafer and carried. Commissioner Candelaria closed the hearing at this time. (See attached)

PLANNING: Planning Director, Don Haley presented for discussion and approval of an Amendment to Exemption #P-7-11, submitted by **Nathaniel Waller & Susan Ann Stein and Arthur & Carol Van Der Harten** on properties located at 10682 & 10726 Road 41.2, Mancos, CO, consisting of 3.18 & 169.29 acres, more or less, all located east of Hwy 184, situated in Section 21, Township 36N, Range 13W, N.M.P.M. Commissioner Koppenhafer moved to approve the Amendment to Exemption #P-7-11 submitted by Nathan Waller & Susan Ann Arthur & Carol Van Der Harten at property located at 10682 and 10726 Road 41.2, Mancos, CO, consisting of 3.18 & 169.29 acres, more or less, all located east of Hwy 184, situated in Section 21, Township 36N, Range 13W, N.M.P.M Second by Commissioner Lindsay and carried. (See attached)

PLANNING: Planning Director, Don Haley presented discussion and approval of an Amendment to Exemption #P-7-11, submitted by **Timothy Hunter and Arthur & Carol Van Der Harten,** on properties located at 10686 & 10726 Road 41.2, Mancos, CO, consisting of 4.7 & 169.29 acres, more or less, all located east of Hwy 184, situated in Section 21, Township 36N, Range 13W, N.M.P.M. Commissioner Koppenhafer moved to approve the Amendment to Exemption #P-7-11, submitted by Timothy Hunter and Arthur & Carol Van Der Harten**,** on properties located at 10686 & 10726 Road 41.2, Mancos, CO, consisting of 4.7 & 169.29 acres, more or less, all located east of Hwy 184, situated in Section 21, Township 36N, Range 13W, N.M.P.M. Second by Commissioner Lindsay and carried. (See attached)

Deletions / Changes to Agenda: Possible decision on rescinding the Fire Ban

PUBLIC COMMENT: No public comment was presented.

CONSENT AGENDA: Commissioner Lindsay moved to approve the consent agenda which included Pre-Employment Drug and Alcohol Testing, approval of letter of support for the City of Cortez Raw Waterline Program. Second by Commissioner Koppenhafer and carried.

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

- Approval of Policy 26-05 Pre-Employment Drug and Alcohol Testing. (See attached
- Approval of letter of support for support for the City of Cortez Raw Waterline Program. (See attached)

- **Item (s) Needing Individual Consideration:**

- Updated Employee Handbook

•Update on Resolution 8-2026.

•IGA with the City of Cortez

Commissioner Lindsay moved to approve the Updated Handbook as presented. Second by Commissioner Koppenhafer and carried.

Commissioner Lindsay moved to authorize the Chairman to sign a letter of Memorandum of Understanding with the City of Cortez as presented. Second by Commissioner Koppenhafer and carried.

COUNTY ATTORNEY REPORT: County Attorney, Stephen Tarnowski discussed recycling program, Ironwood case and elections and lodger's tax.

COUNTY ADINISTRATOR REPORT: Interim Administrator Travis Anderson discussed CCA request regarding jail maintenance staff and training, meeting with City Manager, junk property, contract with the Town of Dolores regarding law enforcement, fiber issues with City of Cortez, Fire Ban, and dispatch meeting.

COUNTY CLERK & RECORDER: Clerk & Recorder Kim Percell

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

Commissioner Koppenhafer discussed Southwest Water meeting and water efficiency.

Commissioner Lindsay discussed Dispatch meeting and City Council.

Appointment: Commissioner Candelaria moved to appoint Commissioner Lindsay to the legislative committee commissioner designation for CCI, seconded by Commissioner Koppenhafer and carried.

Commissioner Candelaria discussed CCI form, Public Lands Committee,

Commissioner Lindsay moved to designate Cole to make the decision on the new leased vehicle. Second by Commissioner Koppenhafer and carried.

Commissioner Lindsay moved to recommend naming a finalist for the Administrator position and Chairman will work with staff. Second by Commissioner Koppenhafer and carried.

Executive Session: Commissioner Lindsay moved to go into Executive session pursuant to CRS Colorado Revised Statute 24-6-402(4)(B) that the Board may move into executive session for receiving legal advice on any item appearing before the Board on this agenda. Second by Commissioner Koppenhafer and carried.

Commissioner Lindsay moved to come out of executive session. Seconded by Commissioner Koppenhafer and carried.

Commissioner Lindsay moved to direct staff to move appropriate records to the office of the D.A. and other appropriate agencies. Second by Commissioner Koppenhafer and carried.

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

ADJOURNED: 10:18 a.m.

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Clerk September 22, 2026 Chairman

PROCEEDINGS OF THE BOARD OF COMMISSIONERS
MONTEZUMA COUNTY, COLORADO
September 29, 2026

STATE OF COLORADO)
) ss.
COUNTY OF MONTEZUMA)

At a regular meeting of the Board of Commissioners, Montezuma County, Colorado, held on Tuesday September 29, 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
Interim Administrator, Travis Anderson
Stephen Tarnowski, County Attorney
Kim Percell, County Clerk

CHAIRMAN CANDELARIA opened the meeting of September 29, 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, September 22, 2026 as presented. The motion was seconded by Commissioner Lindsay and carried.

Deletions / Changes to Agenda:

PUBLIC COMMENT: No public comment was presented.

CONSENT AGENDA: Commissioner Lindsay moved for the approval of the consent agenda. Second by Commissioner Koppenhafer and carried.

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

•Approval of the Community Development Action Plan as presented by Region 9. (See attached)

Item(s) Needing Individual Consideration:

DISCUSSION: The **Dolores Contract** was presented to the Town Council during the Dolores Board Meeting held on September 28, 2026. No further actions were taken at this time.

DISCUSSION: The **Racetrack Contract** discussion was moved to an Executive Session and will be reported on following that session.

DISCUSSION: Finance Manager Robert Dobry reported that the proposed **Resolution for a Supplemental Capital Budget** was not needed and recommended that no action be taken at this time. (See attached)

COUNTY ATTORNEY REPORT: County Attorney Stephen Tarnowski gave updates on the Ironwood Property case, the Leaf Property litigation, and the Suncore Energy Inc. / County of Boulder Supreme Court case**.** Other topics discussed included working on projects with the County's Landfill and Planning Departments.

COUNTY ADMINISTRATOR REPORT: Interim Administrator Travis Anderson discussed follow up on a letter that needed to be addressed, a split Intergovernmental Agreement (IGA), addressing financial issues at the Sheriff's Department, the purchase of a new county vehicle, the letter received announcing the retirement of the Public Health Director Bobbi Lock, a scheduled meeting with the City of Cortez related to fiber, the Title III funding used to purchase body armor for the Sheriff's office and working with the County Clerk related to the County's Election information booklet and the proposed lodging tax question.

COUNTY CLERK & RECORDER: Clerk & Recorder Kim Percell reported that the State's election blue book was being delivered this week, the County Election information booklet will be mailed October 2, 2026, and that the ballots would be mailed the week of October 5th. Clerk Percell also mentioned the Logic and Accuracy testing scheduled Thursday, October 1, 2026 at 9:00 a.m.

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

Commissioner Lindsay gave a report on the attended Cortez City Council meeting and mentioned attending the Regional 5X5 meeting.

Commissioner Koppenhafer discussed the Colorado River Water and a proposed change to the out-of-country allocation.

Commissioner Candelaria discussed the Dolores Conservancy District update presented during the Monday Workshop by Ken Curtis, the attended Regional 5X5 meeting held in Telluride, and a proposed future upgrade to the Road & Bridge priority list. Commissioner Candelaria also reported that at the Town of Dolores Board Meeting, proposed Ordinance #593 was NOT adopted.

EXECUTIVE SESSION: Pursuant to Attorney Tarnowski's suggestion, Commissioner Lindsay moved to go into executive session for the purpose of receiving legal advice from council on any item appearing before the board on this agenda, in relation to 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, Interim Administrator Anderson, Attorney Tarnowski and Clerk Percell. The topic for the executive session was the proposed Racetrack Contract. Commissioner Lindsay moved to come out of executive session, seconded by Commissioner Koppenhafer and carried. Attorney Tarnowski reported that within the executive session the topic noticed was discussed, no other topics were discussed, no decisions were made and those who were noticed as participating were present. Chairman Candelaria reported that Interim Administrator Anderson along with Fairgrounds Manager Justin McGuire will review the contract with the interested persons then bring it back to the Board for further discussion. (See attached)

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

ADJOURNED: 9:36 a.m.

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Clerk September 29, 2026 Chairman

PROCEEDINGS OF THE BOARD OF COMMISSIONERS
MONTEZUMA COUNTY, COLORADO
October 6, 2026

STATE OF COLORADO)
) ss.
COUNTY OF MONTEZUMA)

At a regular meeting of the Board of Commissioners, Montezuma County, Colorado, held on Tuesday October 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
Interim Administrator, Travis Anderson
Stephen Tarnowski, County Attorney
Kim Percell, County Clerk, Absent
Deputy Clerk Jerri Frizzell

CHAIRMAN CANDELARIA opened the meeting of October 6, 2026 with the Pledge of Allegiance.

BOARD OF EQUALIZATION

ABATEMENT: It being the time set aside for the **Garrett Cisek, Mountain Creek Estate LLC** Abatement hearing on property located at 36011 and 36341 Hwy 160 Mancos Co. 81328, accounts #R5744 and #R13794. The proceedings were recorded for the record. Commissioner Koppenhafer recused himself from the hearing. **Assessor, Leslie Kennedy Bugg** along with **Appraiser, Michael Bourbeau** were present. Mr. Cisek joined the hearing by Zoom. The Petitioner along with Assessor, Bugg gave an overview of the valuation of said land. Assessor Bugg presented her recommendations to the Board. After hearing the evidence presented, Commissioners Lindsay moved to stay with the Assessors, recommendation of denial, based on the fact that there was no agriculture use in that year and that the property's agricultural value was not destroyed by a natural cause requiring reclamation. Second by Commissioner Candelaria and carried. (See attached)

ABATEMENT: It being the time set aside for the **R.W. (Mike) Moore** Abatement hearing on property located at 42305 FS 556 Mancos CO. 81328, account # R000443. The proceedings

were recorded for the record. **Assessor, Leslie Kennedy Bugg** along with **Appraiser, Michael Bourbeau** were present. Mr. Moor joined the hearing by Zoom. The Petitioner along with Assessor, Bugg gave an overview of the valuation of said land. Assessor Bugg gave her recommendations to the Board that there was no agricultural use on the property. After hearing the evidence presented, Commissioners Koppenhafer moved to accept the Assessors, recommendation on this tax matter. Second by Commissioner Lindsay and carried. (See attached**)**

ABATEMENT: It being the time set aside for the **Anthony & Marie Roan** Abatement hearing on property located at 101 S. 5th Street Dolores CO. 81323 account #R2707. The proceedings were recorded for the record. Assessor, **Leslie Kennedy Bugg** along with **Appraiser, Michael Bourbeau** were present. Mr. Roan was present. The Petitioner along with Assessor, Bugg gave an overview of the valuation of said land. Assessor, Bugg gave her recommendations to the Board. After hearing the evidence presented, Commissioner Koppenhafer moved to change the assessed valuation to a 60% commercial and a 40% residential on the building based on the actual use. Second by Commissioner Lindsay and carried. (See attached**)**

MINUTES: Commissioner Koppenhafer moved to approve the Proceedings of the Board of County Commissioners for Montezuma County, held on Tuesday, September 29, 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 Subdivision Amendment & Rezoning to the **J & J Lanier** Single Lot Development , submitted by **Joseph & Jennifer Lanier**, on property located at 27193 Road 10, Pleasant View, CO, consisting of 10.09 acres, more or less, located west of Road 10, north of Road CC, situated in Sections 30 Township 39N, Range 18W, N.M.P.M.

PLANNING: Planning Director, Don Haley along with **Assistant, S. Jane Duncan** presented for signatures of a Mylar for a Subdivision Amendment and Rezoning Application, to Lot #2 of the Garon Ranch 2-Lot Minor Subdivision, submitted by **Douglas & Terri Rankin,** on property located at 35511 Road R, Mancos, CO, consisting of 11.02 acres, more or less, located north of Hwy 160, east of Road 35.3, situated in Section 28, Township 37N, Range 14W, N.M.P.M.

Deletions / Changes to Agenda:

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

PROCLAMATION: Extension Office Administrative Assistant, Ashley Nolan along with 4H County Council Officer, **Emma Smith** met with the Commissioners to present for approval a Proclamation to set the **National 4H Week in Montezuma County** as October 3-10, 2026**.** Commissioner Lindsay moved to proclaim October 3-10, 2026, as Montezuma County 4H Week. Second by Commissioner Koppenhafer and carried. (See attached)

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

• Approval of MediDrive Colorado Transportation Provider Contract (See attached)
• Approval of Bulletproof Vest Partnership (BVP) Program grant proposal (See attached)
• Approval of Overdose Data in Action/Toxicology grant proposal (See attached)

Item(s) Needing Individual Consideration:

LIQUOR LICENSE: Deputy, Jerri Frizzell presented for approval a liquor license renewal application for **Booze Stop LLC,** located at 18794 Hwy 491, Lewis Co. 81327. Commissioner Koppenhafer moved to approve the **Booze Stop LLC,** located at 18794 Hwy 491, Lewis, CO. retail liquor license renewal application. Second by Commissioner Lindsay and carried. (See attached)

APPOINTMENT: The discussion related to the appointment of new members to the Montezuma County Fair board was postponed to a future date.

INTERGOVERNMENTAL AGREEMENT: During the Monday workshop **Interim Administrator Anderson** along with **IT Director Jim McClain** presented an Intergovernmental Agreement Regarding Temporary Sharing of Information Technology Management Services for approval. Commissioner Lindsay moved to approve the Intergovernmental Agreement Regarding Temporary Sharing of Information Technology Management Services with the City of Cortez. Second by Commissioner Koppenhafer and carried. (See attached)

DISCUSSION: A discussion was held related to the current **Racetrack Contract / Lease.** Attorney Tarnowski presented for approval a **Notice of Termination of Racetrack Lease.** Commissioner Koppenhafer moved to sign the Notice of Termination of Racetrack Lease for Montezuma County. Second by Commissioner Lindsay and carried. (See attached)

COUNTY ATTORNEY REPORT: County Attorney, Stephen Tarnowski, mentioned the United States Supreme Court oral argument for the Boulder County vs Suncore Energy litigation**,** gave updates on the Ironwood Property case, the revised Land Use Code proposal and the Planning Procedure Resolution.

COUNTY ADMINISTRATOR REPORT: Interim Administrator Travis Anderson discussed the City of Cortez IGA, a meeting attended with the HR manager and the FOP, a discussion held related to H1 and Snap, the Racetrack tenant conversations, the Monday workshop presentation from Shak Powers related to the fiber project, and the completion of the Sheriff's office IA -26-02 investigation.

COUNTY CLERK & RECORDER: Clerk & Recorder Kim Percell was absent from the meeting. **Deputy Clerk Frizzell** reported that the ballots had been mailed.

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

Commissioner Koppenhafer discussed the attended personnel committee meeting for the Southwest Conservation Water District and the Monday workshop.

Commissioner Lindsay reported he had attended a virtual CCI County initiative meeting, and the attended Traveling Town Hall meeting held in Lewis.

Commissioner Candelaria gave a report on the attended Western Interstate Region Board of Directors meeting.

RESOLUTION: Resolution 11-2026, A resolution Lifting the Ban of Open Fires and the Use of Fireworks was presented for approval. Commissioner Lindsay moved to suspend the fire ban and authorize the Chairman to sign the resolution. Second by Commissioner Koppenhafer and carried. (See attached)

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), for the purpose of receiving legal advice from counsel on any item appearing before the Board on this agenda. Seconded by Commissioner Koppenhafer and carried. Included in the session will be Commissioners Candelaria, Lindsay and Koppenhafer, Interim Administrator Anderson, Attorney Tarnowski, Deputy Clerk Frizzell and HR Manager Dennis Bugg. The topic for the executive session was Review of Employer's Council's HR Services for the Public Health Department. Commissioner Lindsay moved to come out of executive session, seconded by Commissioner Koppenhafer and carried. Attorney Tarnowski reported that within the executive session the topic noticed was discussed, no other topics were discussed, no decisions were made and those who were noticed as participating were present. Commissioner Lindsay moved to cancel further review by the Employers Council Services for the Public Health Department. Second by Commissioner Koppenhafer and carried. (See attached)

CORRESPONDENCE: The following correspondence was read and noted: The Montezuma County **Senior Services** October 2026 newsletter.

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

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

ADJOURNED: 11:20 a.m.

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Clerk October 6, 2026 Chairman

PROCEEDINGS OF THE BOARD OF COMMISSIONERS
MONTEZUMA COUNTY, COLORADO
October 13, 2026

STATE OF COLORADO)
) ss.
COUNTY OF MONTEZUMA)

At a regular meeting of the Board of Commissioners, Montezuma County, Colorado, held on Tuesday October 13, 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
Interim Administrator, Travis Anderson
Stephen Tarnowski, County Attorney
Kim Percell, County Clerk
Deputy Clerk Jerri Frizzell

CHAIRMAN CANDELARIA opened the meeting of October 13, 2026 with the Pledge of Allegiance.

MINUTES: Commissioner Koppenhafer moved to approve the Proceedings of the Board of County Commissioners for Montezuma County, for October 6, 2026. The motion was seconded by Commissioner Lindsay and carried.

Deletions / Changes to Agenda:

RESOLUTION: County Attorney Tarnowski requested that in the absence of Planning Director Haley, the discussion related to the proposed **Land Use Planning Process Resolution** be continued at the next meeting. The item will be added to the agenda for next week.

PUBLIC COMMENT: Public comments were made by **Bryan Davis, Eleanor Macfarlane,** and **Ken Degener**.

Item(s) Needing Individual Consideration:

CONTRACT: Montezuma County Sheriff, Steve Nowlin met with the Commissioners to discuss the renewal of the **Southern Health Partners contract**. Commissioner Lindsay moved to approve the contract with Southern Health Partners for medical treatment at the jail. Second by Commissioner Koppenhafer and carried. (See attached)

DISCUSSION: **Road Superintendent Heath Higgins**, along with **Tyg Bradshaw**, and **Ty Koppenhafer** met with the Commissioner to discuss an informational Road Study presentation.

ROAD & BRIDGE: Superintendent Higgins along with **Tyg Bradshaw** and **Cole Uptain** met with the Commissioners to present the proposed Priority Road & Bridge **equipment needs list**. Commissioner Koppenhafer moved to approve the Road & Bridge department to proceed to get estimates and bids on two tandem axle snowplow / end dump trucks, one tractor and mower attachment and one water truck and water tank. Second by Commissioner Lindsay and carried. **Superintendent Higgins** also presented the proposed Road & Bridge **equipment list for public auction.** Commissioner Lindsay moved to approve the auction list as presented. Second by Commissioner Koppenhafer and carried. (See attached)

2027 BUDGET: **Finance Manager Robert Dobry** presented the proposed 2027 Budget for review and discussion. The proposed budget will be available for public review, on the County website and a hard copy on the back table within the BOCC meeting room. (See attached)

COUNTY ATTORNEY REPORT: County Attorney, Stephen Tarnowski, gave an update on the Ironwood Property case, reported he had been working with the Planning Department on a variety of issues which included the proposed short term rental ordinance and the proposed Planning Procedure Resolution. Both documents will be presented for review and discussion at a future meeting.

COUNTY ADMINISTRATOR REPORT: Interim Administrator Travis Anderson mentioned a discussion held with Performance Solutions and reported he had been busy with day-to-day work.

COUNTY CLERK & RECORDER: Deputy Clerk Frizzell discussed the slow mail ballot deliveries, reminding constituents that county mail relays through Albuquerque prior to coming to Cortez and that there were no mail services for the Monday October 12th Federal holiday. Deputy Clerk Frizzell also mentioned that if constituents do not receive their mail ballot, a Vote Service Polling Center will be open at the County Annex starting Monday October 19th for all their voting needs.

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

Commissioner Koppenhafer discussed meetings scheduled this week for MVI and Southwest and reminded the public that roads will be busy with ranchers moving cows in the next couple weeks.

Commissioner Lindsay reported he had attended the meet and greet for the new administrator and that the Cortez City Council meeting is scheduled for tonight.

Commissioner Candelaria no report to give.

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

CORRESPONDENCE: The following correspondence was read and noted:

ADJOURNED: 10:16 a.m.

_____ _____

Clerk October 13, 2026 Chairman

PROCEEDINGS OF THE BOARD OF COMMISSIONERS
MONTEZUMA COUNTY, COLORADO
October 20, 2026

STATE OF COLORADO)
) ss.
COUNTY OF MONTEZUMA)

At a regular meeting of the Board of Commissioners, Montezuma County, Colorado, held on Tuesday October 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
Interim Administrator, Travis Anderson
Stephen Tarnowski, County Attorney
Kim Percell, County Cler
Deputy Clerk Jerri Frizzell

CHAIRMAN CANDELARIA opened the meeting of October 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, October 13, 2026 as presented. The motion was seconded by Commissioner Lindsay and carried.

DELETIONS/CHANGE TO AGENDA:

BOARD OF COUNTY HEALTH: From Public Health Laurel Schafer along with Daniel Osborn Environmental Health Specialist, met with the Commissioners to consider evidence regarding a possible violation of state and local On-site Wastewater Treatment System (OWTS) regulations

at the following property: 29181 Road J.6, Cortez, Colorado 81321. Property owner Nelson Smith Jr. and Nelson Smith Sr. were present. The Commissioners agreed to postpone the discussion until November 17,2026 at 9:00am.

PUBLIC COMMENT: Public comment was made by Alan Maez.

CONSENT AGENDA: Commissioner Lindsay moved to approve the consent agenda which contains approval for the Patrol and Detention Deputy Lateral or Rehire and Sign on Bonus Proposal. Second by Commissioner Koppenhafer and carried. (see attachment)

Item(s) Needing Individual Consideration:

DISCUSSION: A Discussion was held related to Ordinance Regulating the Weight of Trucks Using, Roads and Establishing A Permit System for Overweight Trucks. (see attachment) (No action was taken at this time)

RESOLUTION: Commissioner Koppenhafer moved to approve Resolution 12-2026 of the Board of County Commissioners of Montezuma County, Adopting Public Hearing Procedures for Written Comments During Land Use and Development Applications. Second by Commissioner Lindsay. (See attachment)

PUBLIC HEARING: It being the time set aside a public hearing is held for review and determination regarding a proposed High Impact Permit & Special Use Permit Application, submitted by Ruby Rose, LLC; agent: Bonny Wayman on property located at 37951 Hwy 184, Mancos, CO, consisting of 20.22 acres, more or less, west of Road 38.7, east of Hwy 184, situated in Section 11, Township 36N, Range 14W, N.M.P.M. The roll was called, the public notice read, and the proceedings were recorded for the record. Agent Bonny Wayman was present. Planning Director, Don Haley along with Assistant, S. Jane Duncan presented the details of the application and the findings of the Planning and Zoning Commission. Commissioner Candelaria opened the hearing to public comment. Public comments were made by Allen Maez, Ashton Devillier, Ron Mccoy and David Thorton. After no further public comment that portion of the hearing was closed. After hearing all the evidence presented Commissioner Koppenhafer moved to approve this proposed High Impact Permit & Special Use Permit Application, submitted by Ruby Rose, LLC, on property consisting of 20.22 acres, more or less, west of Road 38.7, east of Hwy 184, located at 37951 Hwy 184, Mancos, CO. Second by Commissioner Lindsay and carried. (See attachment) Commissioner Candelaria closed hearing.

PLANNING: Planning Director, Don Haley along with Assistant, S. Jane Duncan presented a mylar for signatures submitted by Cody & Ashlynn Likes and Deric & Alana Klase-Freeman, on properties located at 20839 Road 20 & 20700 Hwy 491, Lewis, CO, consisting of 3.57 & 52.96 acres, more or less, both located north of Hwy 491, west of Road 20, situated in Sections 35 Township 38N, Range 17W, N.M.P.M.

COUNTY ATTORNEY REPORT: County Attorney, Stephen Tarnowski, gave an update on the Ironwood Property case, reported he had been working with the Planning Department on the

proposed short-term rental ordinance and the proposed Planning Procedure Resolution and the Leaf Properties.

COUNTY ADMINISTRATOR REPORT: Interim Administrator Travis Anderson invited Undersheriff Cox to give an update on the Dog Program. Interim Administrator Travis Anderson presented for approval a Change Order for Road 25 184 Intersection project. Commissioner Lindsay moved that we approve the Change Order for Road 25 184 Intersection CDOT AP 526010/526C. Second by Commissioner Koppenhafer and carried.

COUNTY CLERK & RECORDER: Deputy Clerk Frizzell had nothing to report.

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

Commissioner Koppenhafer reported he had a fantastic week riding his horse and gathering cows.

Commissioner Lindsay reported he had attended the Cortez City Council meeting and reported the Council approved our agreement for using IT services.

Commissioner Candelaria reported meeting with attorneys and attending court and was at the Colorado Fire Commission meeting.

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

CORRESPONDENCE:

ADJOURNED: 10:33 a.m.

_____ _____

Clerk October 20, 2026 Chairman

PROCEEDINGS OF THE BOARD OF COMMISSIONERS
MONTEZUMA COUNTY, COLORADO
October 27, 2026

STATE OF COLORADO)
) ss.
COUNTY OF MONTEZUMA)

At a regular meeting of the Board of Commissioners, Montezuma County, Colorado, held on Tuesday October 27, 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
Interim Administrator, Travis Anderson (Absent)
IT Director, Jim McClain
Stephen Tarnowski, County Attorney
Kim Percell, County Clerk (Absent)
Deputy Clerk Jerri Frizzell

CHAIRMAN CANDELARIA opened the meeting of October 27, 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, October 20, 2026 as presented. The motion was seconded by Commissioner Lindsay carried.

CHAIRMAN CANDELARIA opened the meeting of October 27, 2026 with the Pledge of Allegiance.

PUBLIC HEARING: It being the time set aside a public hearing is held for review and determination of a proposed 9-acre Single Lot Development and Rezoning Application, submitted by **Douglas & Nancy Foulke**; agent: **Bryson McCabe**, on property located at 12401 Road 38, Mancos, CO, consisting of 62.01 acres, more or less, located east of Hwy 184, west of Road 38.7, situated in Section 1, Township 36N, Range 14W, N.M.P.M. The roll was called, the public notice read, and the proceedings were recorded for the record. Planning Director, Don Haley along with Assistant, S. Jane Duncan presented the details of the application and the findings of the Planning and Zoning Commission. Commissioner Candelaria opened the hearing

to public comment. Public comment was made by Pat Vojta, Dimitri Friedrich Schlotter, Ken Vojta, and Pat Vojta. Hearing no further public comment, that portion of the hearing was closed. After hearing all the evidence presented Commissioner Lindsay move to recommend we postpone this until we get our CDOT stuff done and our wildlife fire mitigation plan in hand. Commissioner Koppenhafer seconded and carried. (See attached)

PLANNING: Planning Director, Don Haley along with Assistant, S. Jane Duncan presented a mylar for signatures a High Impact Permit & Special Use Permit Application, submitted by Ruby Rose, LLC; agent: Bonny Wayman, on property located at 37951 Hwy 184, Mancos, CO, consisting of 20.22 acres, more or less, west of Road 38.7, east of Hwy 184, situated in Section 11, Township 36N, Range 14W, N.M.P.M.
CONSENT AGENDA: Commissioner Lindsay would so move we approve the proceedings for Montezuma County held on October 27, 2026 agenda as presented. Second by Commissioner Koppenhafer and carried. (See attachment)

PUBLIC COMMENT: Public comment was made by Bryan Davis. (See attached)

CONSENT AGENDA: Commissioner Lindsay moved we approve the proceedings for Montezuma County held on October 27, 2026 agenda as presented. Second by Commissioner Koppenhafer and carried. (See attachment)

COUNTY ATTORNEY REPORT: County Attorney, Stephen Tarnowski, gave an update on the Ironwood, Leaf Property, short-term rental and Tax appeal with BAA.

IT director Jim McClain: Had nothing to report.

COUNTY CLERK & RECORDER: Deputy Clerk Jerri Frizzell reported on details about the election.

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

Commissioner Koppenhafer reported receiving complaints about the PA system at the Love Travel Store and short-term rentals.

Commissioner Lindsay reported on the condition of the gravel road, attended the City Council meeting.

Commissioner Candelaria reported on the conditions of the roads and culverts, visited with Road & Bridge, Housing Authority and Jeff Hurd at the Casino.

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

CORRESPONDENCE: Bryon Davis presented documents for the Battery energy storage. (See attached)

ADJOURNED: 9:35 a.m.

_____ _____

Clerk October 27, 2026 Chairman