

**GUNNISON COUNTY BOARD OF COUNTY COMMISSIONERS
REGULAR MEETING MINUTES
September 2, 2025**

The September 2, 2025 meeting was held in the Board of County Commissioners' meeting room located at 200 E. Virginia Avenue, Gunnison, Colorado. Present, either in person or via Zoom, were:

Laura Puckett Daniels, Chairperson
Elizabeth Smith, Vice-Chairperson
Jonathan Houck, Commissioner
Matthew Hoyt, County Attorney

Matthew Birnie, County Manager
Holly Perry, Deputy County Clerk
Others Present as Listed in Text

GUNNISON COUNTY BOARD OF EQUALIZATION MEETING:

CALL TO ORDER: Commissioner Puckett Daniels called the meeting to order at 8:30 am.

MINUTES APPROVAL: **Moved** by Commissioner Smith, seconded by Commissioner Houck to approve the Special Meeting minutes for August 26, 2025 as amended in our conversation today. Motion carried unanimously.

1. August 26, 2025 Special Meeting

2025 ASSESSOR'S REPORT TO THE CBOE: County Assessor Alexandra Cohen was present for discussion.

Assessor Cohen noted this is the lowest number of appeals they've had in any appraisal year since 2013. She then discussed the findings of the appeals and the failure to report list. **Moved** by Commissioner Houck, seconded by Commissioner Smith to accept the Assessor's Report to the CBOE as presented this morning. Motion carried unanimously.

ADJOURN: Commissioner Puckett Daniels adjourned the meeting of the Gunnison County Board of Equalization meeting at 8:38 am.

GUNNISON COUNTY BOARD OF COUNTY COMMISSIONERS REGULAR MEETING:

CALL TO ORDER: Commissioner Puckett Daniels called the meeting to order at 8:38 am.

AGENDA REVIEW: There were no changes made to the agenda.

MINUTES APPROVAL: **Moved** by Commissioner Smith, seconded by Commissioner Houck to approve the meeting minutes for Augusts 19, 2025 as presented. Motion carried unanimously.

1. August 19, 2025 Regular Meeting

SCHEDULING: The Upcoming Meetings Schedule was discussed and updated.

CONSENT AGENDA: **Moved** by Commissioner Houck, seconded by Commissioner Smith to approve the consent agenda. Motion carried unanimously.

1. Acknowledgment of Appointment; Gunnison Basin Sage-grouse Strategic Committee; National Park Service (NPS) Regular; Remainder of Term ending 2/1/2026; Brinnen Carter
2. Professional Services Agreement; Gunny Bear Ventures, Inc. dba Alpine Landscapes; Facilities; 9/2/2025 to 12/31/2025; \$168,000
3. Acknowledgment of County Manager's Signature; Contract Amendment #2; 24 IHFA 183061; Parent Possible TGYS-PAT Site; Health and Human Services; 7/1/2025 to 6/30/2026; \$27,500
4. Professional Services Agreement; DeLoera Cleaning LLC; Health and Human Services Building; Facilities; 8/19/2025 to 7/30/2027; \$30,000
5. Professional Services Agreement; Jackalope Services, LLC; Blackstock Building; Facilities; 8/19/2025 to 7/30/2027; \$52,050
6. Professional Services Agreement; T&A Enterprises; Courthouse; Facilities; 8/19/2025 to 7/30/2027; \$73,200
7. Professional Services Agreement; T&A Enterprises; Public Safety Center Building; Facilities; 8/19/2025 to 7/30/2027; \$16,200
8. Professional Services Agreement; T&A Enterprises; Public Works Building; Facilities; 8/19/2025 to 7/30/2027; \$16,200
9. Professional Services Agreement; Abby Johnson; Juvenile Services; 9/1/2025 to 8/30/2026; \$4,200
10. Grant Application; Office of Public Health Partnership Preventative Block Grant; Health and Human Services; \$50,000
11. Challenge Cost Share Agreement between Gunnison, County of and the USDA, Forest Service White River National Forest; FS Agreement No. 25-CS-11021500-040; Communications and Economic Development

Hearing; Petition for Abatement or Refund of Taxes; Property Tax Years 2024; R074108; Parcel No. 3787-034-00-067; East & West Tracts, Stone Minor Subdivision; David Kinard: Appraiser III Bob Blackett was present for discussion. The petitioner was not present.

1. Open Abatement Hearing. Commissioner Puckett Daniels opened the Abatement Hearing at 8:45 am.
2. Public Notice Confirmation. Clerk Perry confirmed that the Abatement Hearing had been properly public noticed.
3. Identify Ex Parte Communications. There were no ex parte communications identified.
4. Staff Presentation. Appraiser Blackett asked for clarification on the process since a letter of authorization was not identified with the applicant's father, Jim Kinard, who was present. CA Hoyt explained that the Board may allow Mr. Kinard to speak during the public comment section of the hearing, however, he would not get a rebuttal that an applicant would get to which the Board agreed was appropriate.

Appraiser Blackett explained time adjusted sales prices of properties in the area. The property in question does not have an access point, but there is an easement on the property. He noted the sale is past the June of 2022 cutoff date and cannot be considered. The Assessor's recommendation is to deny.

5. Applicant Presentation. The petitioner was not present.
6. Board Questions. Commissioner Smith asked how the factors the applicant presented factor or do not factor into the assessor's determination. Appraiser Blackett answered the properties looked at for comparison are sales like and unlike the property. Commissioner Smith then clarified that it could influence future assessments. Commissioner Puckett Daniels confirmed they are only able to consider sales from July 1, 2019 to June 30, 2022. Commissioner Houck commented that the reasonings given by the petitioner are not items that are typically used for an adjustment. CA Hoyt emphasized that it is the burden of the petitioner to convince the Board that the property was overvalued or erroneously valued.
7. Public Comments. Commissioner Puckett Daniels opened the Abatement Hearing to comments at 9:01 am. Petitioner's father Jim Kinard commented on the confusion of the property value being from 2022 for the value of 2024. He also spoke of a neighboring property about the same size as his with extensive river frontage, which was valued at \$337,000 and his son bought the property in question for \$320,000 in 2024. He expressed frustration with the current value being \$803,000.
8. Acknowledge Correspondence Received. No additional correspondence was identified.
9. Applicant Response. The petitioner was not present.
10. Board Questions. Commissioner Smith asked about the neighboring lot mentioned by Mr. Kinard. Appraiser Blackett noted the Stone River Subdivision gets all the rights of the Dos Rios subdivision and that the valuation being referenced was not a sale so it cannot be used.
11. Close Abatement Hearing. Commissioner Puckett Daniels closed the Abatement Hearing at 9:14 am.

Commissioner Puckett Daniels relayed the County is an arm of the State Government and the County Assessor's office is highly governed by State law. The State has directions set regarding the tax year dates that the County must follow to be compliant with the law. CA Hoyt restated the petitioner must prove the Assessor's value was erroneous. Commissioner Houck noted their responsibility is to confirm the methodology of the Assessor's Office was correct, while Commissioner Puckett Daniels expressed frustration at some observations that cannot be taken into consideration. However, she did confirm Mr. Kinard has an opportunity to appeal this further at the State level. **Moved** by Commissioner Smith, seconded by Commissioner Houck to deny the petition for abatement for account R074108 as presented in the packet today. Motion carried unanimously.

JUNE 2025 SALES AND LOCAL MARKETING TAX: The Board of County Commissioners discussed the June 2025 Sales and Local Marketing Tax.

UNSCHEDULED PUBLIC COMMENT:

1. Tom Zieber – Mr. Zieber explained his concerns regarding wolf reintroduction in Colorado and believes a pause would allow time for those opposed to wolf restoration to find a way to permanently suspend it. He has reviewed the letter that the BOCC has sent to the Colorado Parks and Wildlife (CPW) and agrees with the majority with what was stated but does desire a pathway to wolf restoration rather than suspending it. Commissioner Houck emphasized that he has been in touch with Mr. Zieber and confirms they want to minimize conflict between ranchers and wolf reintroduction.

COMMISSIONER ITEMS:

Commissioner Smith:

- 1. Arrowhead Subdivision – Commissioner Smith relayed that on the 20th she met with Assistant County Manager for Public Works Martin Schmidt, Operations Manager Sparky Casebolt and Arrowhead residents regarding road concerns and found it was a productive conversation. Commissioner Smith then recommended having a possible Town Hall in Arrowhead next year.

Commissioner Houck:

- 1. Colorado Counties, Inc. Steering Committees (CCI) – Commissioner Houck attended the Western District Meeting and stated there were concerns regarding unfunded mandates.
- 2. Colorado Parks and Wildlife (CPW) – Commissioner Houck had a couple meetings with Southwest Regional Director Cory Chick and Wildlife Manager Brandon Diamond.
- 3. Region 10 – Commissioner Houck attended the Region 10 meeting and stated the enterprise zone designation is petitioned. However, he emphasized the decision itself cannot be petitioned, but only whether or not the data was used correctly.
- 4. U.S. Forest Service – Commissioner Houck relayed the Triple Peaks Ranch restoration is complete.

Commissioner Puckett Daniels:

- 1. Colorado Water Congress – Commissioner Puckett Daniels attended the State Legislature Water and Agriculture Committee meeting and commented the right to float laws are a challenging issue. She relayed there were desires to clarify the laws as well as pushing for more rights for recreationalists in the river corridor. There was also a presentation from a state engineer about developing a plan for possible forced water conservation to meet Colorado River demands.
- 2. Colorado Counties, Inc. Steering Committees (CCI) – Commissioner Puckett Daniels also attended the Western District meeting and she recommended a work session later regarding these issues.
- 3. Gunnison County Leadership Academy Graduation – Commissioner Puckett Daniels attended the Leadership Academy graduation.
- 4. Sustainable Tourism and Outdoor Recreation Committee (STOR) – Commissioner Puckett Daniels attended a STOR meeting last week and noted that CPW has substantial regional partnership initiative grant funding opportunities over the next five years to which they will apply for funding for the capital needs for the County. She asked for thoughts on what the higher priorities are.
- 5. Gunnison Valley Regional Housing Authority (GVRHA) – Commissioner Puckett Daniels noted the GVRHA is continuing with compliance work and expressed she would like any constituent feedback that is given.

Commissioner Smith (cont'd):

- 1. Budget cuts – Commissioner Smith asked CM Birnie if there were any major budget cuts to the County that he is aware of which he replied that the County is not anticipating any major cuts in the next year with the information given at this moment. However, the biggest potential for service disruptions would come from Health and Human Services.

Commissioner Houck (cont'd):

- 1. Drought Contingency Plan - Commissioner Houck mentioned the Upper Gunnison River Water Conservancy District approved the Drought Contingency Plan and he will send it to everyone.

ADJOURN: Commissioner Puckett Daniels adjourned the meeting at 9:53 am.

Laura Puckett Daniels, Chairperson

Elizabeth Smith, Vice-Chairperson

Jonathan Houck, Commissioner

Minutes Prepared By:

Holly Perry, Deputy County Clerk

Attest:

Kathy Simillion, County Clerk