

**GUNNISON COUNTY BOARD OF COUNTY COMMISSIONERS
REGULAR MEETING MINUTES
October 15, 2024**

The October 15, 2024 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:

Jonathan Houck, Chairperson
Elizabeth Smith, Vice-Chairperson
Laura Puckett Daniels, Commissioner
Sammy Obaid, Assistant 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 Houck called the meeting to order at 8:30 am.

HEARING OFFICER RECOMMENDATIONS FOR PROPERTIES APPEALED TO THE CBOE Hearing Officer Walter Sorrentino was present for discussion.

1. CBOE #001; R040008; Rocking B Retreat
 - Hearing Officer Recommendation: Deny
2. CBOE #002; R043144; Matthew Smith
 - Hearing Officer Recommendation: Deny
3. CBOE #003; R043580; Heisenberg D Family Trust
 - Hearing Officer Recommendation: Adjust to \$1,926,970
4. CBOE #004; R074369; Aaron M Smith
 - Hearing Officer Recommendation: Deny
5. CBOE #005; R030972; Robert R Valentine
 - Hearing Officer Recommendation: Deny
6. CBOE #008; R004971; George Dodson Harper
 - Hearing Officer Recommendation: Deny
7. CBOE #009; R005814; Audrey I Baker Living Trust
 - Hearing Officer Recommendation: Deny
8. CBOE #010; R005036; James K Jennings III
 - Hearing Officer Recommendation: Deny
9. CBOE #011; R012817; Emily G Bruno Revocable Trust
 - Hearing Officer Recommendation: Deny
10. CBOE #012; R031365; George A Sterner
 - Hearing Officer Recommendation: Adjust to \$580,000
11. CBOE #013; R009675; Andrew Carl Raymond
 - Hearing Officer Recommendation: Adjust to \$77,670

Commissioner Houck explained the process for the CBOE. Mr. Sorrentino detailed his recommendations for each one for the Board. The Commissioners expressed their gratitude to Mr. Sorrentino. **Moved** by Commissioner Houck, seconded by Commissioner Puckett Daniels to take the Hearing Officer’s recommendations and adopt those as our decisions on the CBOEs in front of us, and any that are adjusted, or to the values that were suggested within the recommendations from our Hearing Officer. Motion carried unanimously.

ASSESSOR RECOMMENDATIONS FOR CHANGES TO PROPERTIES NOT APPEALED TO THE CBOE Co-Deputy Assessor Appraisal Alexandra Cohen was present for discussion.

Co-Deputy Assessor Cohen explained the first page were from 2023 that went beyond the CBOE level where the 2024 values should match the 2023 values and the second page is the rest of their recommendations based on new classification statuses, or corrections. **Moved** by Commissioner Houck, seconded by Commissioner Puckett Daniels to accept the Assessor’s recommendations for change to properties not appealed to the CBOE in whole as presented this morning and for us, as the CBOE, to make those our official determinations as well after being brought forward from the Assessor’s Office. Motion carried unanimously.

ADJOURN: Commissioner Houck adjourned the meeting at 8:51 am.

GUNNISON/HINSDALE BOARD OF HUMAN SERVICES REGULAR MEETING:

See separate minutes.

GUNNISON COUNTY LOCAL LIQUOR LICENSING AUTHORITY MEETING:

CALL TO ORDER: Commissioner Houck called the meeting to order at 9:08 am.

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

1. Alcohol Beverage License #03-10559; Kebler Corner Liquors LLC dba Kebler Corner Liquors; 10/2/2024 to 10/2/2025
2. Alcohol Beverage License #13-37843-000; N D Enterprises LLC dba Crested Butte Country Club; 1/14/2025 to 1/14/2026
3. Alcohol Beverage License #04-01630; Harmels Operation LLC dba Harmels Ranch Resort; 11/15/2024 to 11/15/2025
4. Alcohol Beverage License #03-153994; Harmels Operation LLC dba Bites & Brews on the Taylor; 10/28/2024 to 10/28/2025

ADJOURN: Commissioner Houck adjourned the meeting at 9:08 am.

GUNNISON COUNTY BOARD OF COUNTY COMMISSIONERS REGULAR MEETING:

CALL TO ORDER: Commissioner Houck called the meeting to order at 9:08 am.

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

MINUTES APPROVAL: Moved by Commissioner Smith, seconded by Commissioner Puckett Daniels to approve the minutes as amended. Motion carried unanimously.

1. October 1, 2024 Regular Meeting
2. October 8, 2024 Special Meeting

SCHEDULING: The Upcoming Meetings Schedule was discussed and updated.

CONSENT AGENDA: Moved by Commissioner Puckett Daniels, seconded by Commissioner Smith to approve the consent agenda as presented. Motion carried unanimously.

1. Acknowledgement of County Manager's signature; Fence Agreement; James Spehar, Robert Spehar, and Kapushion Land Co.; Public Works; \$15,750
2. Letter; 6 CCR 1007-2, Part 1, Section 4.6.7(B); Colorado Department of Public Health; Finance; 12/31/2023
3. Grant Application; Colorado Sexual Health Initiative Grant; Gunnison County Substance Abuse Prevention Project; Juvenile Services; \$48,884
4. Grant Award Letter; Community Foundation of Gunnison Valley; Don Hirsch Gunnison Valley Senior Services Fund; Health and Human Services; \$4,500
5. Acknowledgment of County Manager's signature; Stipend Request Form; Cover All Coloradans Community Health Ambassador Program; Health and Human Services; 10/15/2024 to 6/20/2025; \$25,000
6. Grant Application; City of Gunnison Community Grant; Gunnison-Hinsdale Early Childhood Council and Multicultural Resource Services; Health and Human Services; \$10,000
7. Acknowledgment; Funding Source Change Letter; Contract No 24 IBEH 182014; Health and Human Services; \$168,053
8. 2024-2025 LEAP Outreach Incentive Program Agreement; Program # L305; Health and Human Services; 10/1/2024 to 9/20/2025; \$20,000
9. Professional Services Agreement; Erin Wesley LLC; Juvenile Services; 10/15/2024 to 8/31/2025; \$4,200

CONTRACT AMENDMENT #4; CONTRACT NO 2021CMIP027; HEALTH AND HUMAN SERVICES; 7/1/2020 TO 6/30/2025; \$20,156.40 Assistant County Manager for Health, Human and Safety Services Joni Reynolds was present for discussion.

ACM Reynolds noted this is the same contract for Hinsdale County but for Gunnison County and it is for a larger amount. Moved by Commissioner Puckett Daniels, seconded by Commissioner Smith to approve the Contract Amendment #4 to Contract No. 2024CMIP027. Motion carried unanimously.

COUNTY MANAGER'S REPORTS:

1. Whetstone – CM Birnie relayed they signed a workable utility extension agreement with the Town of Crested Butte and got final land use approval for Whetstone which moves the County into the phase of continuing to work on the guaranteed maximum price. He also noted there is some positive price movement with their estimate being reduced by about a million dollars. CM Birnie then said they are in the process of preparing the financing.
2. Sawtooth – CM Birnie reiterated his concerns about paving before winter, however it is believed they have a path to getting the alley and road paved but maybe not the parking lot. This will allow the County to get a temporary certificate of occupancy which will allow folks to move in. In the spring, the landscaping and remainder of paving will get done.

MEMORANDUM OF AGREEMENT; GUNNISON COUNTYWIDE RISK MAPPING ASSESSMENT AND PLANNING (MAP) PROJECT – PHASE 2 DATA DEVELOPMENT; COMMUNITY DEVELOPMENT Planning Director Hillary Seminick was present for discussion.

PD Seminick noted this is a request that came from the Colorado Water Conservation Board (CWCB) and the Federal Emergency Management Agency (FEMA) to update the existing flood maps for Gunnison County. She relayed that right now, much of the County is not covered by the maps so this would be a broader update to the base flood elevation and the reaches that are mapped as AE as well as using 2D models instead of just 1D models. PD Seminick is asking for the Board to allow FEMA and CWCB to start the surveying while the floodwaters are down.

Commissioner Smith inquired if this models at risk areas as well as the 100-year flood events. PD Seminick responded that the maps define the flood risk for the National Flood Insurance Program which allows any area in that 100-year flood plan to have subsidized insurance, but anybody can obtain flood insurance. Commissioner Puckett Daniels asked if it is required to update maps. PD Seminick answered it is not directly but not doing so would put the flood insurance at risk if they aren't updated in order to maintain eligibility for certain federal programs and federal subsidies for members of the community. **Moved** by Commissioner Houck, seconded by Commissioner Puckett Daniels to enter into the MOU for Gunnison County Risk Mapping Assessment and Planning Phase 2 for the Data Development and authorize Hillary (Seminick) as the Flood Plain Administrator and a signatory to this, and Matthew Birnie our County Manager as the Community Executive Officer that will be the signatory for the document as well. Commissioner Puckett Daniels amended the motion to be MOA not MOU. Motion carried unanimously.

VOUCHERS AND TRANSFERS APPROVAL: Chief Financial Officer Perry Solheim presented the voucher approval report dated September 17, 2024 and the cash transfer authorization dated September 2024 for discussion and approval. **Moved** by Commissioner Smith, seconded by Commissioner Puckett Daniels to approve the vouchers in the amount of \$3,980,221.77. Motion carried unanimously. **Moved** by Commissioner Smith, seconded by Commissioner Puckett Daniels to approve the cash transfer in the amount of \$10,128,836.23. Motion carried unanimously.

TREASURER'S MONTHLY REPORT: Commissioner Houck presented the September 2024 Treasurer's report, an investment report dated September 30, 2024 and a quarterly report dated July – September 2024 in County Treasurer Debbie Dunbar's absence for discussion and acceptance. **Moved** by Commissioner Smith, seconded by Commissioner Puckett Daniels to accept the Treasurer's Report as presented and authorize the Chair's signature. Motion carried unanimously.

BREAK from 9:39 am to 9:43 am.

GUNNISON COUNTY AUDITED FINANCIAL STATEMENTS 2023 Chief Financial Officer Perry Solheim, CPA Paul Backes, and CPA Lillian Marcione were present for discussion.

CPA Backes noted the report will be going to multiple different agencies and the entire report is covered by independent auditor. He relayed there is a letter in the packet that has qualitative aspects of accounting policies, difficulties encountered in performing the audit, corrected and uncorrected misstatements, disagreements with management, management representations, material weakness, completeness and accuracy of accounting records, and payroll software implementation. Mr. Backes detailed each section to the Board.

Commissioner Smith and Commissioner Puckett Daniels stated they wanted to hear from staff about the issues. Commissioner Houck expressed the importance of having areas that are great and to take note of the areas that need improvement. CM Birnie noted he will be working with CFO Solheim and staff to rectify the issues. The issues outlined were discussed.

GUNNISON COUNTY 2025 BUDGET DRAFT PROPOSAL #1 Chief Financial Officer Perry Solheim was present for discussion.

CM Birnie noted today is the statutory deadline for the staff proposed budget and it will be a broad overview that will not require approval. He relayed the largest increase in the budget will be a 3% cost of living adjustment (COLA) built in with the goal of meeting the long term inflation trend and to not let inflation erode the value of people's salaries. He also explained there will be an increase for employees and the County for health insurance.

The budget draft proposal was then discussed. CM Birnie relayed he would like the Board to contact him with which departments they want to hear from in future work sessions. He also noted that the finalized budget to approve will be on December 13th.

Commissioner Puckett Daniels would like to highlight the Land Preservation Fund and funds that are not covering expenses. Commissioner Smith would like to look more at the Sage-Grouse Fund. **Moved** by Commissioner Houck, seconded by Commissioner Puckett Daniels to acknowledge the receipt of the Gunnison County 2025 draft staff budget proposal on this day at this meeting. Motion carried unanimously.

UNSCHEDULED PUBLIC COMMENT: There were no persons present for discussion.

COMMISSIONER ITEMS:

Commissioner Smith:

- 1. Colorado Counties, Inc. Steering Committees – Commissioner Smith relayed that CCI has the legislative priorities set, however there were some things that the Board supported that did not make the list. They also discussed the issue around diversification of county revenues. Overall, she found it to be a successful meeting. Commissioner Smith then stated they signed a letter to Colorado Parks & Wildlife (CPW) about putting a pause on wolf reintroduction until some of the bigger issues are sorted out.
- 2. Mt. Emmons Celebration – All Commissioners attended the celebration in Crested Butte on the 4th.
- 3. Early Childhood Council – Commissioner Smith relayed she was the Board appointee to that committee, and she attended a meeting last week. She stated it was a productive conversation about stabilizing funding and the industry.

Commissioner Puckett Daniels:

- 1. Counties & Commissioners Acting Together – Commissioner Puckett Daniels stated she is planning to attend the retreat in person due to being on the front range that weekend.
- 2. CB & CB South Trail Subcommittee – Commissioner Puckett Daniels relayed they have met and reviewed survey results from the community and will be sending a recommendation to the Sustainable Tourism and Outdoor Recreation Committee (STOR). She relayed the survey was created by group of private citizens who are interested in the matter.
- 3. Gunnison Valley Regional Housing Authority – Commissioner Puckett Daniels noted they will be holding their October meeting this afternoon and that they are still trying to figure out what the future of the housing authority looks like.
- 4. Housing Colorado Conference – Commissioner Puckett Daniels, GVRHA staff and Assistant County Manager for Community and Economic Development Cathie Pagano attended. Commissioner Puckett Daniels believes there were a couple things they need to be aware of going forward with the County projects.
- 5. Western Center for Public Lands – Commissioner Puckett Daniels explained she met with Briget Eastep and Hannah Cranor-Kersting last week about virtual fencing projects. Western is pursuing a grant application to do a deep study on virtual fencing and there was a request for a letter of support from the Board of County Commissioners. CM Birnie relayed he has also been in touch with Bridget and asked for permission to use their stamps for the letter since there is no other meeting before the deadline to which they agreed. Commissioner Puckett Daniels noted Bridget is taking a model and putting it in our environment with a virtual fence regime that is easy to access, quick to move and is adaptable.

Commissioner Houck:

- 1. Public Lands – Commissioner Houck relayed their dues are relatively the same.
- 2. ICElab – Commissioner Houck noted he has spent time with partners and John Norton in the ICElab digging into some work and doing presentations.

ADJOURN: Commissioner Houck adjourned the meeting at 11:06 am.

Jonathan Houck, Chairperson

Elizabeth Smith, Vice-Chairperson

Laura Puckett Daniels, Commissioner

Minutes Prepared By:

Holly Perry, Deputy County Clerk

Attest:

Kathy Simillion, County Clerk