

**GUNNISON COUNTY BOARD OF COMMISSIONERS**  
**MEETING AGENDA**

**DATE:** Tuesday, April 22, 2025

**Page 1 of 1**

**PLACE:** Board of County Commissioners' Meeting Room at the Gunnison County Courthouse  
(REMOTE OPTION BELOW)

**GUNNISON COUNTY HOUSING AUTHORITY SPECIAL MEETING:**

8:30 am

- Call to Order
- Agreement for Assignment and Assumption of Contracts
- Adjourn

**GUNNISON COUNTY BOARD OF COUNTY COMMISSIONERS SPECIAL MEETING:**

8:35 am

- Call to Order
- Whetstone Housing Documents:
  1. Agreement for Assignment and Assumption of Contracts
  2. Deed of Correction
  3. Termination of Lease Documents
  4. Omnibus Closing Certificate County of Gunnison, Colorado
- Adjourn

**GUNNISON COUNTY BOARD OF COUNTY COMMISSIONERS WORK SESSION:**

8:45 am

- Upper Gunnison River Water Conservancy District Update
- Colorado River Water Conservation District Update
- HB 1177 Roundtable Update

9:15 am

- GIS Performance Update

9:45 am

- Model Home Plans Discussion

Please Note: Packet materials for the above discussions will be available on the Gunnison County website at <http://www.gunnisoncounty.org/meetings> prior to the meeting.

**ZOOM MEETING DETAILS:**

Join Zoom Meeting: <https://gunnisoncounty-org.zoom.us/j/89798905619>

One tap mobile

+12532158782,,82753657556#,,,,\*471302# US (Tacoma)

+13462487799,,82753657556#,,,,\*471302# US (Houston)

*NOTE: This agenda is subject to change, including the addition of items up to 24 hours in advance or the deletion of items at any time. All times are approximate. The County Manager and Deputy County Manager's reports may include administrative items not listed. Regular Meetings, Public Hearings, and Special Meetings are recorded and **ACTION MAY BE TAKEN ON ANY ITEM**. Work Sessions are not recorded and formal action cannot be taken. For further information, contact the County Administration office at 641-0248. If special accommodations are necessary per ADA, contact 641-0248 or TTY 641-3061 prior to the meeting.*

**AGENDA ITEM or FINAL CONTRACT REVIEW SUBMITTAL FORM**

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**Agenda Item:** Agreement for Assignment and Assumption of Contract

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**Action Requested:** Motion

**Parties to the Agreement:**

**Term Begins:**

**Term Ends:**

**Grant Contract #:**

**Summary:**

Agreement between the County and County Housing Authority assigning and assuming contracts related to the Whetstone Workforce Housing project

**Fiscal Impact:** 0

**Submitted by:** John Cattles

**Submitter's Email Address:** jcattles@gunnisoncounty.org

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**Finance Review:**

Required

Not Required

Comments:

Reviewed by: GUNCOUNTY1\ACanada

Discharge Date: 4/17/2025

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**County Attorney Review:**

Required

Not Required

Comments:

Legally sufficient. SO 4/17/25

Reviewed by: GUNCOUNTY1\sobaid

Discharge Date: 4/17/2025

Certificate of Insurance Required

Yes  No

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**County Manager Review:**

Comments:

Reviewed by: GUNCOUNTY1\jcattles

Discharge Date: 4/18/2025

Consent Agenda

Regular Agenda

Worksession

Time Allotted: 5

Agenda Date: 4/22/2025

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## **AGREEMENT FOR ASSIGNMENT AND ASSUMPTION OF CONTRACTS**

This **AGREEMENT FOR ASSIGNMENT AND ASSUMPTION OF CONTRACTS** (this “Assignment”) is entered into as of the \_\_\_ day of \_\_\_\_\_, 2025 (the “Effective Date”), by the BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF GUNNISON, COLORADO, a statutory county and political subdivision of the State of Colorado (the “County”), having an address at 200 E. Virginia, Gunnison, Colorado 81230 and the GUNNISON COUNTY HOUSING AUTHORITY, a public body corporate and politic of the State of Colorado (the “Authority”), having an address at 200 E. Virginia, Gunnison, Colorado 81230. The County and the Authority are each a “Party” hereunder and, together, are referred to as the “Parties.”

### **Recitals:**

A. The County is a duly organized and existing county, created and established by Article XIV, Section 1 of the Colorado Constitution and C.R.S. § 30-5-129, and has the power and authority to transfer title to real property and enter into agreements for the development, construction, equipping, and operation of workforce housing.

B. The Authority is a county housing authority created and operating under the Constitution and laws of the State of Colorado, particularly C.R.S. § 29-4-501 et seq., and has the power and authority to develop, construct, equip, and operate workforce housing.

C. The County has transferred certain real property to the Authority for the purpose of developing an approximately 252-unit workforce housing project to be owned and operated by the Authority and to be located near the Town of Crested Butte, Colorado (the “Whetstone Project”).

D. The Authority has determined that it is in the best interests of the residents of the County that the acquisition, construction, and equipping of the Whetstone Project be financed by the issuance of the Authority’s General Revenue Bonds (Whetstone Housing Project), Series 2025 (the “Bonds”).

E. The Bonds will be issued pursuant to an authorizing resolution of the Authority duly adopted by the Authority’s Board of Commissioners on March 4, 2025 (the “Bond Resolution”) and an Indenture of Trust (the “Indenture”), between the Authority and UMB Bank, n.a., as trustee.

F. In connection with the acquisition, development, equipping and operation of the Whetstone Project the County has entered into, or will enter into, (i) Whetstone Development and Construction Management Agreement, dated November 16, 2023, as amended by the Guaranteed Maximum Price Amendment, dated December 20, 2024 (together, the “Construction Management Agreement”), between the County and Servitas, LLC (the “Development Manager”), (ii) Amended Utility Extension Agreement, dated October 7, 2024 (the “Water and Sewer Extension Agreement”) between the County and the Town of Crested Butte, Colorado (the “Town”), (iii) Pre-Annexation Agreement, dated July 15, 2004 (the “Pre-Annexation Agreement”), between the County and the Town, and (iv) Intergovernmental Agreement for the Extension of Utilities, dated September 18, 2023 (the “Town IGA”), between the County and the Town.

G. In connection with the acquisition, development, equipping and operation of the Whetstone Project the County has been awarded the following grants by the State of Colorado: (i) Transformational Affordable Housing Grant (TAHG) of \$10,000,000, (ii) Energy Impact Assistance Fund (EIAF) grant of \$2,000,000, (iii) High Efficiency Electric Heating Appliance (HEEHA) grant of \$1,500,000, and (iv) A Public Buildings Electrification (PBEG) grant of \$500,000 (collectively, the “Grants”).

H. The County desires to assign, and the Authority wishes to assume, the Construction Management Agreement, the Water and Sewer Extension Agreement, the Pre-Annexation Agreement, and the Town IGA to secure the payment of debt service on the Bonds and the Authority’s performance of the Bond Resolution and the Indenture.

I. The County further desires to assign its right to receive the Grants.

NOW, THEREFORE, in consideration of the foregoing and for the consideration set forth herein, and the covenants and agreements contained herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto, intending to be legally bound, mutually agree as follows:

1. Assignment by the County. To the extent permitted by law, the County does hereby assign, transfer, convey and set over unto the Authority all of the right, title and interest of the County (whether now owned or hereafter acquired) in, to and under the Construction Management Agreement, the Water and Sewer Extension Agreement, the Pre-Annexation Agreement, the Town IGA, the Grants, all other contracts, including, but not limited to, all construction contracts, subcontracts, management contracts, service contracts, maintenance contracts, together with any amendments, modifications, extensions, renewals and addenda thereto relating to the development, construction, management, maintenance and operation of the Whetstone Project, including all rights of the County set forth in the Construction Contract, dated December 20, 2024, between the Development Manager and Moss & Associates, LLC, all assignable building permits, governmental permits, licenses, approvals and authorizations issued from time to time relating to the Whetstone Project, all plans, specifications, surveys, studies, environmental reports, soil reports and the like relating to the Whetstone Project, all guarantees, warranties, indemnities, and other undertakings, whether written, oral, or statutory, and all proceeds with respect to, under and from the sale or transfer of any of the foregoing (collectively, the “Contract Rights”); provided, however, that the rights and obligations of the Parties under the Water and Sewer Extension Agreement and the Pre-Annexation Agreement shall be further subject to the Intergovernmental Agreement for Whetstone Workforce Housing, Utilities and Potential Annexation, dated [\_\_\_\_\_], 2024 (the “Project IGA”), between the County and the Authority.

In furtherance of the foregoing, the County shall execute and deliver to the Authority such deeds, bills of sale, assignments, third party consents, and other documents and instruments as the Authority may reasonably request to effect or otherwise evidence such transfer, assignment, and conveyance to the Authority.

2. Assumption by the Authority. The Authority does hereby accept the assignment of the Contract Rights as of the Effective Date on the terms set forth herein, and agrees to assume

and perform, observe and discharge all of the obligations, terms, covenants and conditions to be performed or observed by the County under the Contract Rights, except as set forth in the Project IGA, and subject to the consents required by the Contract Rights.

3. Collateral Assignment to the Trustee. The County and the Authority acknowledge and agree that the County's and the Authority's rights hereunder and under the Contract Rights will be assigned to the Trustee as collateral security so long as the Bonds are outstanding.

4. Representations, Warranties and Covenants by the County. The County hereby represents, warrants and agrees:

(a) that the Contract Rights are in full force and effect;

(b) that the County has the right, power and authority to assign the Contract Rights;

(c) that the Contract Rights hereby assigned to the Authority are free and clear from all encumbrances, and have not been assigned to any other person, and that the County does warrant and, to the extent permitted by law, will forever defend the same to the Authority against the lawful claims and demands of all persons claiming by, through or under the County;

(d) that no default exists under the terms of the Contract Rights in connection with any of the conditions, covenants, and other provisions of the Contract Rights on the part of the County to be kept and performed and that no event has occurred or condition exists that, with the passage of time, the giving of notice, or both, may result in an occurrence of a default under the terms of any Contract Rights;

(e) that the County will not, without the prior written consent of the Authority: (i) modify or amend the Contract Rights in any respect; (ii) terminate, permit the termination or accept the surrender of the Contract Rights (other than a termination or surrender in connection with a default beyond applicable notice and cure periods); (iii) waive or release any party, from the performance or observance of any obligation or condition under the Contract Rights; or (iv) give any consent to any further assignment by any party under the Contract Rights; and

(f) that in the event a Contract Right is not assignable, the County agrees to perform and enforce performance of all obligations under such Contract Right for the benefit of the Authority.

5. Execution; Facsimile and Counterparts. This Assignment may be executed in counterpart and by facsimile signature, each of which taken together shall constitute one enforceable agreement.

6. Governing Law. This Assignment shall be governed by, and construed in accordance with, the laws of the State of Colorado and each party agrees to jurisdiction and venue in said state and the federal and state courts located in such state.

7. Notices. Whenever any notice, demand, request, consent or other communication is required or permitted hereunder, such notice, demand, or request shall be sent via facsimile or hand-delivered in person (directly or through an overnight-delivery or other courier service with confirmation of delivery) or sent by United States mail, registered or certified, postage or delivery charge prepaid, to the appropriate party at the respective addresses set forth below:

To the County: Board of County Commissioners of the  
County of Gunnison, Colorado  
c/o Gunnison County Administration  
200 E. Virginia Avenue  
Gunnison, Colorado 81230  
Attention: County Manager

With a copy to:

200 E. Virginia Avenue  
Gunnison, Colorado 81230  
Attention: County Attorney

To the Authority: Gunnison County Housing Authority  
c/o Gunnison County Administration  
200 E. Virginia Avenue  
Gunnison, Colorado 81230  
Attention: County Manager

With a copy to:

200 E. Virginia Avenue  
Gunnison, Colorado 81230  
Attention: County Attorney

Any notice that shall be served upon any party in the manner set forth above shall be deemed received for all purposes: (i) at the time the notice is hand-delivered, or (ii) on the day the notice is posted, postage prepaid in the United States mail in accordance with the preceding portion of this Section; provided, however, that the time for response for any notice shall commence three (3) business days after such notice is posted, if sent via United States mail. Any party hereto shall have the right from time to time to designate, by written notice to the other parties, such other person or persons and at such other place or places in the United States as the party may desire written notice to be delivered or sent.

9. Further Assurances. The parties hereto agree to execute such other documents and agreements as may be deemed reasonably necessary by County and the Authority to evidence and effectuate the terms and intent of this Assignment.

10. Severability. If any term or provision of this Assignment is invalid, illegal, or unenforceable in any jurisdiction, such invalidity, illegality, or unenforceability shall not affect

any other term or provision of this Assignment or invalidate or render unenforceable such term or provision in any other jurisdiction.

11. *Amendments*. None of the terms or provisions of this Assignment may be amended, modified, supplemented, terminated, or waived unless the same shall be in writing and signed by the Parties, and then such amendment, modification, supplement, waiver, or consent shall be effective only in the specific instance and for the specific purpose for which made or given.

SIGNATURE PAGES FOLLOW.

IN WITNESS WHEREOF, the Parties have executed this Agreement for Assignment and Assumption of Contracts as of the date first above written.

BOARD OF COUNTY COMMISSIONERS OF  
THE COUNTY OF GUNNISON, COLORADO

By: \_\_\_\_\_  
Laura Puckett Daniels, Chair

ATTESTED:

\_\_\_\_\_  
Deputy Gunnison County Clerk

(S E A L)

GUNNISON COUNTY HOUSING  
AUTHORITY

By: \_\_\_\_\_  
Laura Puckett Daniels, Chair

ATTESTED:

\_\_\_\_\_  
Executive Secretary

**FORM OF CONSENT TO AGREEMENT FOR ASSIGNMENT AND ASSUMPTION OF CONTRACTS**

**CONSENT TO AGREEMENT FOR ASSIGNMENT AND ASSUMPTION OF CONTRACTS**

Effective as of [\_\_\_\_\_], 2025 (the “Effective Date”), \_\_\_\_\_ (the “Contract Party”), hereby acknowledges and consents (this “Consent”) to the Agreement for Assignment and Assumption of Contracts (the “Agreement”), dated [\_\_\_\_\_], 2025, between the BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF GUNNISON, COLORADO, a statutory county and political subdivision of the State of Colorado (the “County”), having an address at 200 E. Virginia, Gunnison, Colorado 81230 and the GUNNISON COUNTY HOUSING AUTHORITY, a public body corporate and politic of the State of Colorado (the “Authority”), and agrees as follows:

The Contract Party does hereby agree and consent to the assignment of the [\_\_\_\_\_] (the “Contract Right”) by the County to the Authority and further acknowledges and agrees that the Authority may further collaterally assign the Contract Right to UMB Bank, n.a., as bond trustee for the Authority’s General Revenue Bonds (Whetstone Housing Project), Series 2025.

The Contract Party hereby represents and warrants as follows: To the best of the Contract Party’s knowledge, as of the date hereof: (i) there have been no prior assignments of the Contract Right, (ii) the Contract Right is in full force and effect, (iii) the Contract Party has fully performed all its obligations under the Contract Right which are required to be performed as of the date hereof, (iv) there exists no default on the part of Contract Party or the County under the Contract Right, and (v) the right, title and interest of Contract Party in, to and under the Contract Right are not subject to any defense, offset, counterclaim or claim.

[CONTRACT PARTY]

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Authorized Officer

**AGENDA ITEM or FINAL CONTRACT REVIEW SUBMITTAL FORM**

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**Agenda Item:** Deed of Correction

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**Action Requested:** Motion

**Parties to the Agreement:**

**Term Begins:**

**Term Ends:**

**Grant Contract #:**

**Summary:**

Correcting a minor error in the legal description of land transferred from the County to the County Housing Authority

**Fiscal Impact:** 0

**Submitted by:** John Cattles

**Submitter's Email Address:** jcattles@gunnisoncounty.org

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**Finance Review:**

Required

Not Required

Comments:

Reviewed by:

Discharge Date:

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**County Attorney Review:**

Required

Not Required

Comments:

Legally sufficient. SO 4/17/25

Reviewed by: GUNCOUNTY1\sobaid

Discharge Date: 4/17/2025

Certificate of Insurance Required

Yes  No

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**County Manager Review:**

Comments:

Reviewed by: GUNCOUNTY1\jcattles

Discharge Date: 4/18/2025

Consent Agenda

Regular Agenda

Worksession

Time Allotted: 3

Agenda Date: 4/22/2025

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## **DEED OF CORRECTION**

THIS DEED OF CORRECTION is made this 22<sup>nd</sup> day of April, 2025, by and between the BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF GUNNISON, COLORADO, whose address is 200 East Virginia Avenue, Gunnison, Colorado, 81230 (“Grantor”) and the GUNNISON COUNTY HOUSING AUTHORITY, whose address is 200 East Virginia Avenue, Gunnison, Colorado 81230 (“Grantee”).

WITNESSETH, that whereas the Grantor did, on or about the 19<sup>th</sup> of November 2024, execute and deliver to Grantee a Quit Claim Deed conveying certain lands situated in Gunnison County, State of Colorado, and as more particularly described in Exhibit A which is attached hereto and incorporated herein for any and all purposes, and which said conveyance contains a mutual mistake and is recorded as Reception Number 699597 of the official records of Gunnison County, Colorado; and whereas, to correct the legal description, it is appropriate to correct the record in this regard.

By this Deed of Correction, Grantor, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has remised, released, sold and QUIT CLAIMED, and by these presents does remise, release, transfer, assign, convey and QUIT CLAIM unto Grantee and Grantee’s successors, and assigns, forever, all the right, title, interest, claim and demand which Grantor has in and to the real property, together with improvements, if any, situate, lying and being in the County of Gunnison, State of Colorado and as described as follows:

“ADJUSTED GERS PARCEL” AND “ADJUSTED GUNNISON COUNTY COMMISSIONERS PARCEL”, ACCORDING TO THE BRUSH CREEK PARCELS BOUNDARY LINE ADJUSTMENT RECORDED JULY 6, 2022 UNDER RECEPTION NO. 685778, COUNTY OF GUNNISON, STATE OF COLORADO.

TO HAVE AND TO HOLD the same, together with all and singular the hereditaments and appurtenances, encumbrances and exceptions of record, and privileges thereunto belonging or in any way thereunto appertaining, and all the estate, right, title, interest and claim whatsoever, of Grantor, either in law or equity, to the use, benefit and behoof of Grantee and Grantee’s successors, and assigns forever.

IN WITNESS WHEREOF, Grantor has caused this Deed of Correction to be executed on the date set forth above.

GRANTOR:

BOARD OF COUNTY COMMISSIONERS OF  
THE COUNTY OF GUNNISON, COLORADO

By: \_\_\_\_\_  
Laura Puckett Daniels, Chair

STATE OF COLORADO    )  
  )ss.  
COUNTY OF GUNNISON    )

Acknowledged, subscribed and sworn to before me this 22<sup>nd</sup> day of April, 2025, by Laura Puckett Daniels as chair of the Board of County Commissioners of Gunnison County, Colorado, Grantor herein.

Witness my hand and seal.

My commission expires: \_\_\_\_\_

\_\_\_\_\_  
Notary Public  
Address:

SEAL

**APPENDIX A**

PARCEL 1 [f/k/a "Gers", General Warranty Deed, Rec. No. 685777]:

A TRACT OF LAND SITUATED IN THE NW¼SE¼ OF SECTION 12, TOWNSHIP 14 SOUTH, RANGE 86 WEST OF THE 6TH P.M., MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST ¼ CORNER OF SECTION 12; THENCE NORTH 89°11'18" WEST 2471.75 FEET ALONG THE NORTH LINE OF THE SE¼ OF THE SAID SECTION 12 TO THE WEST RIGHT-OF-WAY OF HIGHWAY 135;

THENCE SOUTH 61°23'00" EAST 111.25 FEET ALONG THE WEST RIGHT-OF-WAY OF HIGHWAY 135 AND THE EAST LINE OF BOOK 374 AT PAGE 65 TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 61°23'00" EAST 135.25 FEET ALONG THE WEST RIGHT-OF-WAY OF HIGHWAY 135 TO A POINT;

THENCE SOUTH 47°46'00" EAST 15.81 FEET ALONG THE WEST RIGHT-OF-WAY OF HIGHWAY 135;

THENCE SOUTH 30°37'10" WEST 599.10 FEET TO THE EAST LINE OF THE TRACT OF THE LAND DESCRIBED IN QUIT CLAIM DEED RECORDED JULY 7, 1964 BOOK 374 AT PAGE 65;

THENCE NORTH 00°51'17" WEST 158.18 FEET ALONG THE EAST LINE OF THE TRACT OF LAND DESCRIBED IN QUIT CLAIM DEED RECORDED JULY 7, 1964 BOOK 374 AT PAGE 65 TO A POINT;

THENCE NORTH 22°15'00" EAST 467.62 FEET ALONG THE EAST LINE THE TRACT OF LAND DESCRIBED IN QUIT CLAIM DEED RECORDED JULY 7, 1964 BOOK 374 AT PAGE 65 TO THE TRUE POINT OF BEGINNING,

EXCEPT THAT PORTION CONVEYED TO THE DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO IN WARRANTY DEED RECORDED NOVEMBER 20, 1995 IN BOOK 774 AT PAGE 173,

COUNTY OF GUNNISON,  
STATE OF COLORADO.

-and-

PARCEL 2 [f/k/a "Gers", General Warranty Deed, Rec. No. 685777]:

A TRACT OF LAND LOCATED IN THE NW¼SE¼ OF SAID SECTION 12, TOWNSHIP 14 SOUTH, RANGE 86 WEST, 6TH P.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE E¼ CORNER OF SAID SECTION 12;

THENCE NORTH 89°11'18" WEST 2471.75 FEET ALONG THE NORTH LINE OF THE SE¼ OF THE SAID SECTION 12 TO THE WEST RIGHT-OF-WAY OF HIGHWAY 135;

THENCE SOUTH 61°23'00" EAST 111.25 FEET ALONG THE WEST RIGHT-OF-WAY OF HIGHWAY 135 AND THE EAST LINE OF BOOK 374 AT PAGE 65 TO A POINT;

THENCE SOUTH 61°23'00" EAST 135.25 FEET ALONG THE WEST RIGHT-OF-WAY TO A POINT;

THENCE SOUTH 47°46'00" EAST 15.81 FEET ALONG THE WEST RIGHT-OF-WAY OF HIGHWAY 135 TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 47°46'00" EAST 160.73 FEET ALONG THE WEST RIGHT-OF-WAY OF HIGHWAY 135;

THENCE SOUTH 42°14'00" WEST 629.73 TO THE EAST LINE OF THE OF LAND DESCRIBED IN QUIT CLAIM DEED RECORDED JULY 7, 1964 BOOK 374 AT PAGE 65;

THENCE NORTH 00°51'17" WEST 58.73 FEET;

THENCE NORTH 30°37'10" EAST 599.1 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPT THAT PORTION CONVEYED TO THE DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO IN WARRANTY DEED RECORDED NOVEMBER 20, 1995 IN BOOK 774 AT PAGE 173 AND RECORDED APRIL 4, 1996 IN BOOK 781 AT PAGE 76;

COUNTY OF GUNNISON,  
STATE OF COLORADO.

-and-

**PARCEL 3** ["Adjusted Gers Parcel", General Warranty Deed, Rec. No. 695908]:

THE "ADJUSTED GERS PARCEL", ACCORDING TO THE BRUSH CREEK PARCELS BOUNDARY LINE ADJUSTMENT RECORDED JULY 6, 2022 UNDER RECEPTION NO. 685778;

COUNTY OF GUNNISON,  
STATE OF COLORADO.

Also known by street and number as: 25125 STATE HIGHWAY 135, CRESTED BUTTE CO 81224

-and-

**PARCEL 4** [a/k/a "Whetstone", Warranty Deed, Rec. No. 658634]:

A TRACT OF LAND SITUATED IN THE NW¼SE¼ OF SECTION 12, TOWNSHIP 14 SOUTH, RANGE 86 WEST, 6<sup>TH</sup> P.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SE¼SE¼ OF SAID SECTION 12;

THENCE NORTH 89°12'09" WEST 923.20 FEET ALONG THE NORTH LINE OF THE SW¼SE¼ TO THE POINT OF BEGINNING; THENCE NORTH 42°14'00" EAST 880.11 FEET TO THE WEST RIGHT OF WAY OF HIGHWAY NO. 135;

THENCE NORTH 47°46'00" WEST 643.60 FEET ALONG THE WEST RIGHT OF WAY;

THENCE SOUTH 42°14'00" WEST 629.73 FEET TO THE EAST LINE OF BOOK 374 AT PAGE 65;

THENCE SOUTH 00°51'17" EAST 613.88 FEET ALONG THE EAST LINE OF BOOK 374 AT PAGE 65 TO THE NORTH LINE OF THE SW¼SE¼ OF SAID SECTION 12;

THENCE SOUTH 89°12'09" EAST 299.10 FEET ALONG THE NORTH LINE OF THE SW¼SE¼ TO THE TRUE POINT OF BEGINNING;

COUNTY OF GUNNISON  
STATE OF COLORADO,

Also known by street and number as: 25315 STATE HIGHWAY 135, CRESTED BUTTE CO 81224

**PARCEL 5** ["Dawson", General Warranty Deed, Rec. No. 685776]

A TRACT OF LAND SITUATED IN THE NW¼SE¼ OF SECTION 12, TOWNSHIP 14 SOUTH, RANGE 86 WEST OF THE 6<sup>TH</sup> P.M., MORE FULLY DESCRIBED AS FOLLOWS: BEGINNING AT THE EAST¼ CORNER OF SECTION 12;

THENCE NORTH 89°11'18" WEST 2471.75 FEET ALONG THE NORTH LINE OF THE SE¼ OF THE SAID SECTION 12 TO THE WEST RIGHT-OF-WAY OF HIGHWAY 135; THENCE SOUTH 61°23'00" EAST 111.25 FEET ALONG THE WEST RIGHT-OF-WAY OF HIGHWAY 135 AND THE EAST LINE OF BOOK 374 AT PAGE 65 TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 61°23'00" EAST 135.25 FEET ALONG THE WEST RIGHT-OF-WAY OF HIGHWAY 135 TO A POINT;

THENCE SOUTH 47°46'00" EAST 15.81 FEET ALONG THE WEST RIGHT-OF-WAY OF HIGHWAY 135;

THENCE SOUTH 30°37'10" WEST 599.10 FEET TO THE EAST LINE OF THE TRACT OF THE LAND DESCRIBED IN QUIT CLAIM DEED RECORDED JULY 7, 1964 BOOK 374 AT PAGE 65;

THENCE NORTH 00°51'17" WEST 158.18 FEET ALONG THE EAST LINE OF THE TRACT OF LAND DESCRIBED IN QUIT CLAIM DEED RECORDED JULY 7, 1964 BOOK 374 AT PAGE 65 TO A POINT;

THENCE NORTH 22°15'00" EAST 467.62 FEET ALONG THE EAST LINE THE TRACT OF LAND DESCRIBED IN QUIT CLAIM DEED RECORDED JULY 7, 1964 BOOK 374 AT PAGE 65 TO THE TRUE POINT OF BEGINNING,

EXCEPT THAT PORTION CONVEYED TO THE DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO IN WARRANTY DEED RECORDED NOVEMBER 20, 1995 IN BOOK 774 AT PAGE 173,

COUNTY OF GUNNISON,  
STATE OF COLORADO.

The foregoing parcels collectively also known by street and number as: 25115 STATE HIGHWAY 135, CRESTED BUTTE CO 81224

**AGENDA ITEM or FINAL CONTRACT REVIEW SUBMITTAL FORM**

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**Agenda Item:** Termination of Lease Documents

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**Action Requested:** Motion

**Parties to the Agreement:**

**Term Begins:**

**Term Ends:**

**Grant Contract #:**

**Summary:**

Notice of termination of lease related to the financing of land at the Whetstone Workforce Housing Project. The debt for this financing has been fully paid off. this document expressly terminates any remaining interest by the Trustee.

**Fiscal Impact:**

**Submitted by:** John Cattles

**Submitter's Email Address:** jcattles@gunnisoncounty.org

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**Finance Review:**

Required

Not Required

Comments:

Reviewed by:

Discharge Date:

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**County Attorney Review:**

Required

Not Required

Comments:

Legally sufficient. SO 4/17/25

Reviewed by: GUNCOUNTY1\sobaid

Discharge Date: 4/17/2025

Certificate of Insurance Required

Yes  No

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**County Manager Review:**

Comments:

Reviewed by: GUNCOUNTY1\jcattles

Discharge Date: 4/18/2025

Consent Agenda

Regular Agenda

Worksession

Time Allotted: 3

Agenda Date: 4/22/2025

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## TERMINATION OF LEASE DOCUMENTS

We, the undersigned, hereby certify as of April 22, 2025, that we are, respectively, the Chair of THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF GUNNISON, COLORADO (the “County”), and a Senior Vice President of UMB BANK, N.A. (the “Trustee”), and that on the date hereof the County and the Trustee agree to the termination, discharge, and release of the following documents:

A. That certain Site and Improvement Lease Agreement, dated as of February 8, 2019, between the Board, as lessor, and the Trustee, as lessee, recorded in the real property records of Gunnison County, Colorado on February 11, 2019 as Instrument Number 658635, as amended by that certain First Amendment to Site and Improvement Lease Agreement, dated as of June 30, 2022, between the County, as lessor, and the Trustee, as lessee, and recorded in the real property records of Gunnison County, Colorado on July 6, 2022 as Instrument Number 685781.

B. That certain Lease Purchase Agreement, dated as of February 8, 2019, between the Trustee, as lessor, and the County, as lessee, recorded in the real property records of Gunnison County, Colorado on February 11, 2019 as Instrument Number 658636, as amended by that certain First Amendment to Lease Purchase Agreement, dated as of June 30, 2022, between the County, as lessor, and the Trustee, as lessee, and recorded in the real property records of Gunnison County, Colorado on July 6, 2022 as Instrument Number 685782.

C. That certain Subordination Agreement, dated February 8, 2019, between the County and the Gunnison Valley Regional Housing Authority recorded in the real property records of Gunnison County, Colorado on February 11, 2019 as Instrument Number 658637.

D. That certain unrecorded Indenture of Trust, dated as of February 8, 2019, entered into by the Trustee.

*[The remainder of this page intentionally left blank.]*

BOARD OF COUNTY COMMISSIONERS OF  
THE COUNTY OF GUNNISON, COLORADO

By: \_\_\_\_\_  
Laura Puckett Daniels, Chair

STATE OF COLORADO    )  
                                  )ss.  
COUNTY OF GUNNISON    )

Acknowledged, subscribed and sworn to before me this 16th day of April, 2025, by Laura Puckett Daniels as chair of the Board of County Commissioners of the County of Gunnison County, Colorado.

Witness my hand and seal.

My commission expires: \_\_\_\_\_

\_\_\_\_\_  
Notary Public  
Address:

SEAL



**AGENDA ITEM or FINAL CONTRACT REVIEW SUBMITTAL FORM**

**Agenda Item:** Omnibus Closing Certificate County of Gunnison, Co

**Action Requested:** Motion

**Parties to the Agreement:**

**Term Begins:**

**Term Ends:**

**Grant Contract #:**

**Summary:**

certification that the actions and claims listed related to financing for Whetstone workforce housing are accurate

**Fiscal Impact:** 0

**Submitted by:** John Cattles

**Submitter's Email Address:** jcattles@gunnisoncounty.org

**Finance Review:**

Required

Not Required

Comments:

Reviewed by: GUNCOUNTY1\ACanada

Discharge Date: 4/17/2025

**County Attorney Review:**

Required

Not Required

Comments:

Legally sufficient. SO 4/17/25

Reviewed by: GUNCOUNTY1\sobaid

Discharge Date: 4/17/2025

Certificate of Insurance Required

Yes  No

**County Manager Review:**

Comments:

Reviewed by: GUNCOUNTY1\jcattles

Discharge Date: 4/18/2025

Consent Agenda

Regular Agenda

Worksession

Time Allotted: 3

Agenda Date: 4/22/2025

**OMNIBUS CLOSING CERTIFICATE  
COUNTY OF GUNNISON, COLORADO**

\$[\_\_\_\_\_]

**Gunnison County Housing Authority  
General Revenue Bonds (Whetstone Housing Project)  
Series 2025**

The undersigned, the Chair (the “Chair”) of the Board of County Commissioners (the “Board”) of the County of Gunnison, Colorado (the “County”), and the Gunnison County Clerk and Recorder (the “Clerk”), in connection with the issuance of the above-captioned bonds by the Gunnison County Housing Authority (the “Authority”), hereby certify as follows:

1. They are respectively, the duly elected or appointed, qualified, and acting Chair of the Board and Clerk of the County.

2. The County is a public body politic and corporate, duly organized and existing under the Constitution and laws of the State of Colorado.

3. Resolution No. 2025-9 (the “Moral Obligation Resolution”) was duly adopted by the affirmative vote of a majority of the duly qualified members of the Board on March 4, 2025, in full conformance with all applicable laws, rules, and regulations.

4. Pursuant to proceedings taken on April 16, 2025, the following documents were approved by the Board for execution by the undersigned:

A. The Termination of Lease Documents dated April 22, 2025 (the “Lease Termination”), among the County and UMB Bank, n.a., as trustee; and

B. The Agreement for Assignment and Assumption of Contracts dated May [\_\_\_], 2025 (the “Assignment,” and together with the Lease Termination, the “Documents”), between the County and the Authority.

5. To the best of our knowledge, the adoption of the Moral Obligation Resolution and the execution of the Documents, and performance of the County’s obligations thereunder, do not conflict with or constitute a breach of or default under any indenture, commitment, agreement, or other instrument to which the County is a party or by which the County is bound or under any existing law, rule, regulation, resolution, judgment, order, or decree to which the County is subject.

6. Neither the corporate existence of the County, the present boundaries thereof, nor the rights of the officers of the County to hold their respective positions, is being contested or challenged.

7. The signatures of the Chair and Clerk appearing on the Documents are the signatures of such officers, respectively.

8. The representations and warranties of the County contained in the Moral Obligation Resolution and the Documents, as may be qualified therein, are true and correct in all

material respects as of the date hereof, and the County has complied with all agreements and covenants and satisfied all conditions contemplated by the Moral Obligation Resolution and the Documents.

[The remainder of this page intentionally left blank.]

**IN WITNESS WHEREOF**, we have hereunto subscribed our names and affixed the official seal of the County of Gunnison, Colorado, as of the date first above written.



---

Chair, Board of County Commissioners

ATTESTED:

---

County Clerk and Recorder

**AGENDA ITEM or FINAL CONTRACT REVIEW SUBMITTAL FORM**

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**Agenda Item:** Upper Gunnison River Water Conservancy District Up

---

**Action Requested:** Discussion

**Parties to the Agreement:**

**Term Begins:**

**Term Ends:**

**Grant Contract #:**

**Summary:**

UGRWCD Presentation

**Fiscal Impact:**

**Submitted by:** Holly Perry

**Submitter's Email Address:** hperry@gunnisoncounty.org

---

**Finance Review:**

Required

Not Required

Comments:

Reviewed by:

Discharge Date:

---

**County Attorney Review:**

Required

Not Required

Comments:

Reviewed by:

Discharge Date:

Certificate of Insurance Required

Yes  No

---

**County Manager Review:**

Comments:

Reviewed by: GUNCOUNTY1\jcattles

Discharge Date: 4/18/2025

Consent Agenda

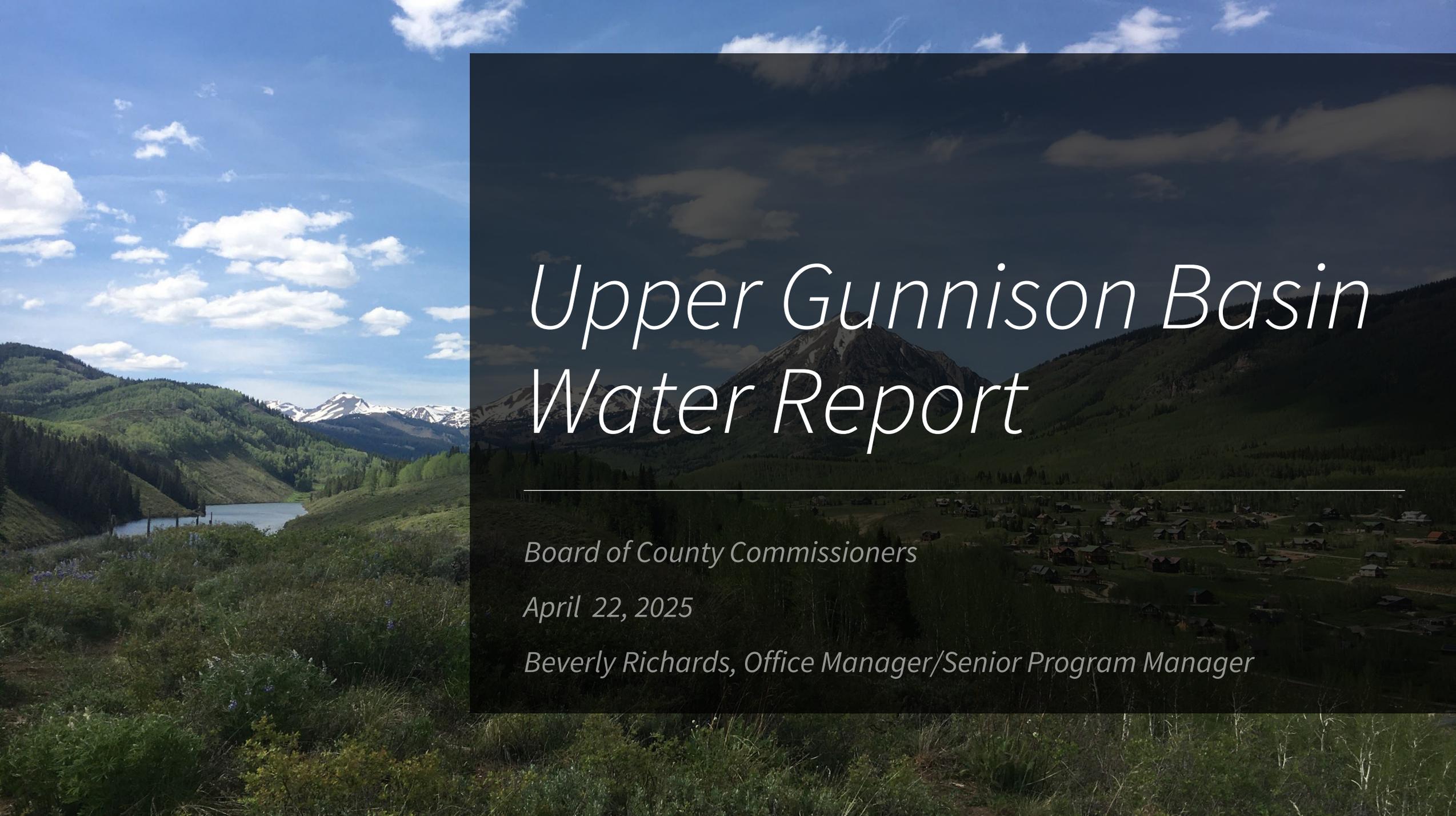
Regular Agenda

Worksession

Time Allotted: 30

Agenda Date: 4/22/2025

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# *Upper Gunnison Basin Water Report*

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*Board of County Commissioners*

*April 22, 2025*

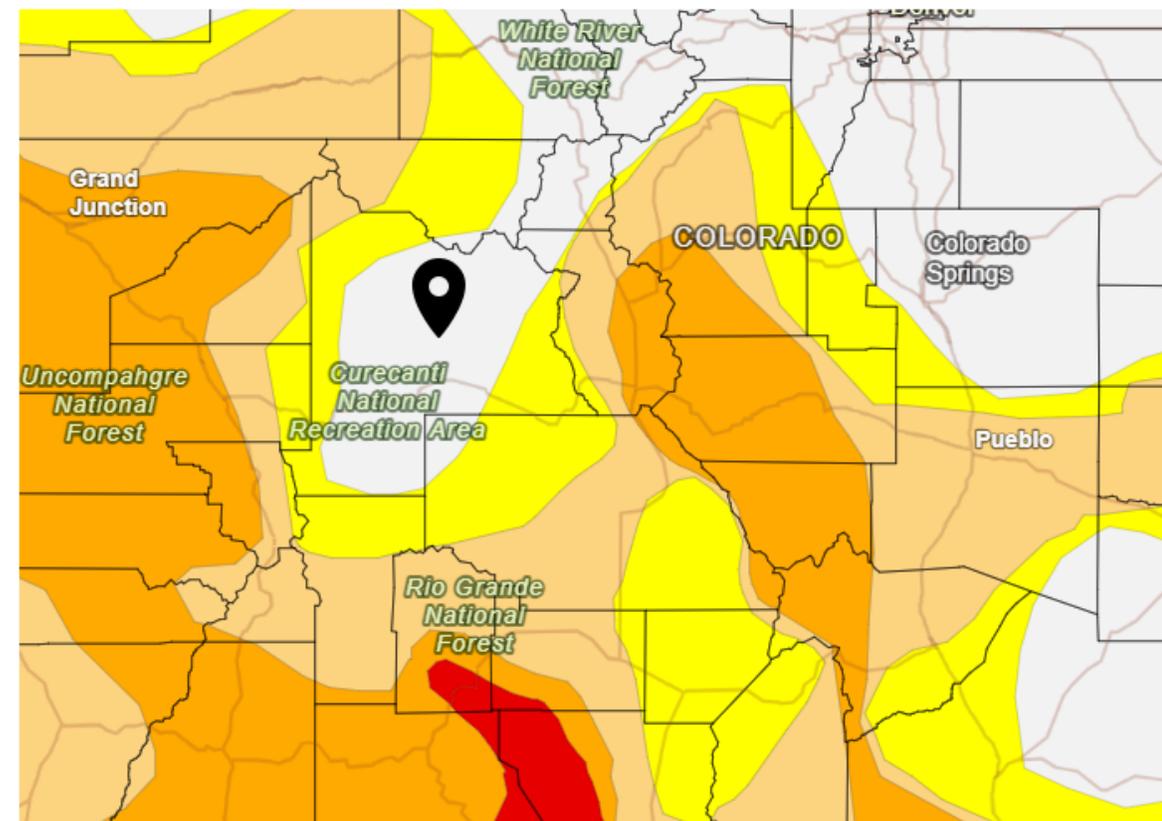
*Beverly Richards, Office Manager/Senior Program Manager*

# Drought Monitor Map

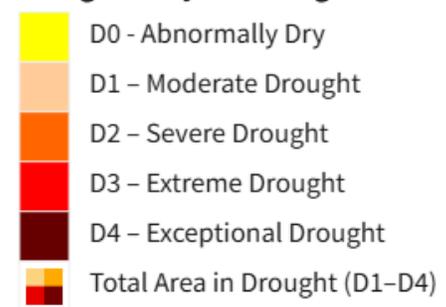
As of April 15, 2025

[drought.gov](http://drought.gov)

- 63% of Gunnison County is now experiencing no drought conditions compared to 36% in February
- Most of the western part of the state continues to experience drought condition degradation
- The whole state moved from 55% experiencing no drought conditions to 44% in the past 9 weeks



**Drought & Dryness Categories**



**% of Gunnison County**

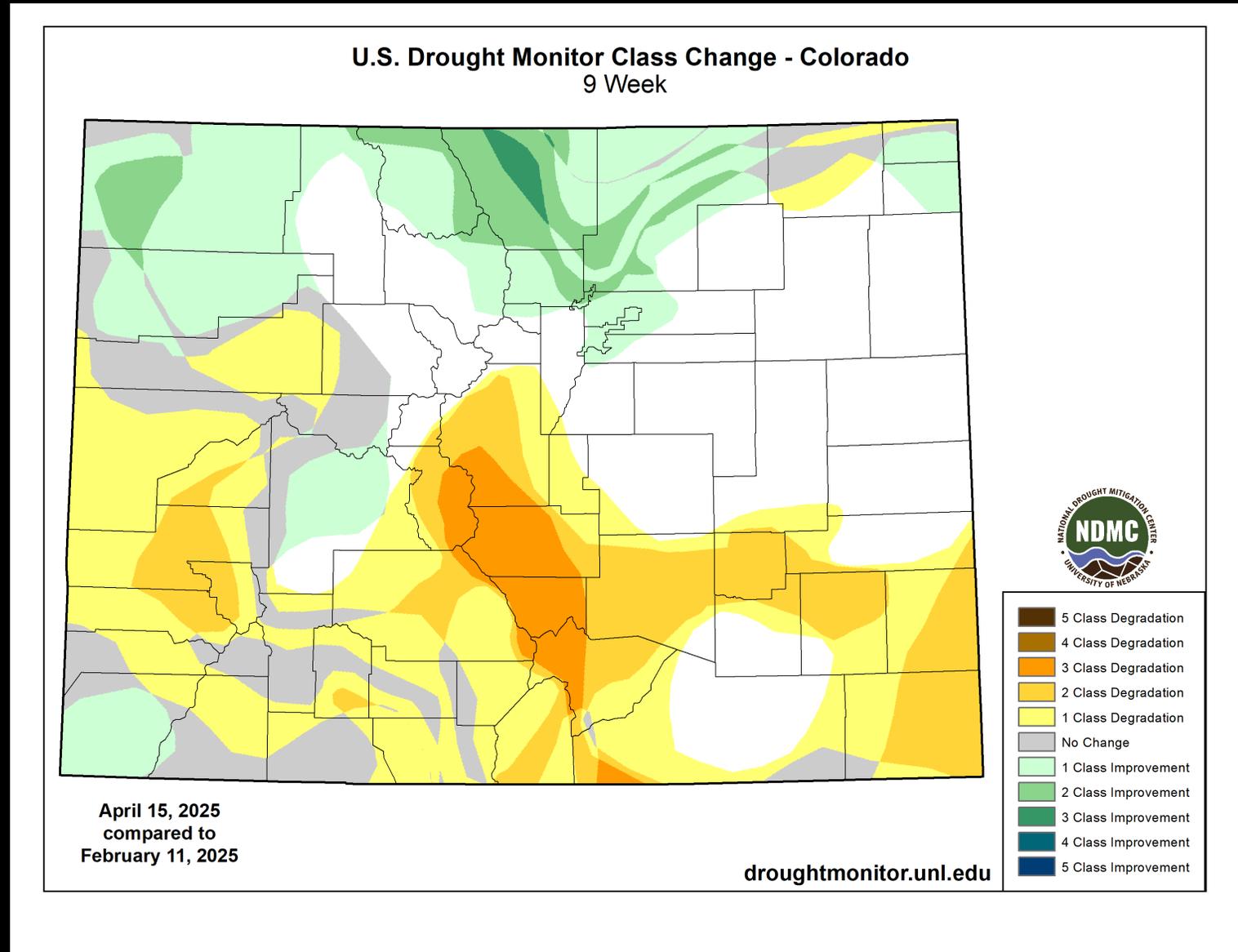
D0 - Abnormally Dry	33.23%
D1 - Moderate Drought	4.07%
D2 - Severe Drought	0%
D3 - Extreme Drought	0%
D4 - Exceptional Drought	0%
Total Area in Drought (D1-D4)	4.07%

Source(s): NDMC, NOAA, USDA  
Data Valid: 04/15/25

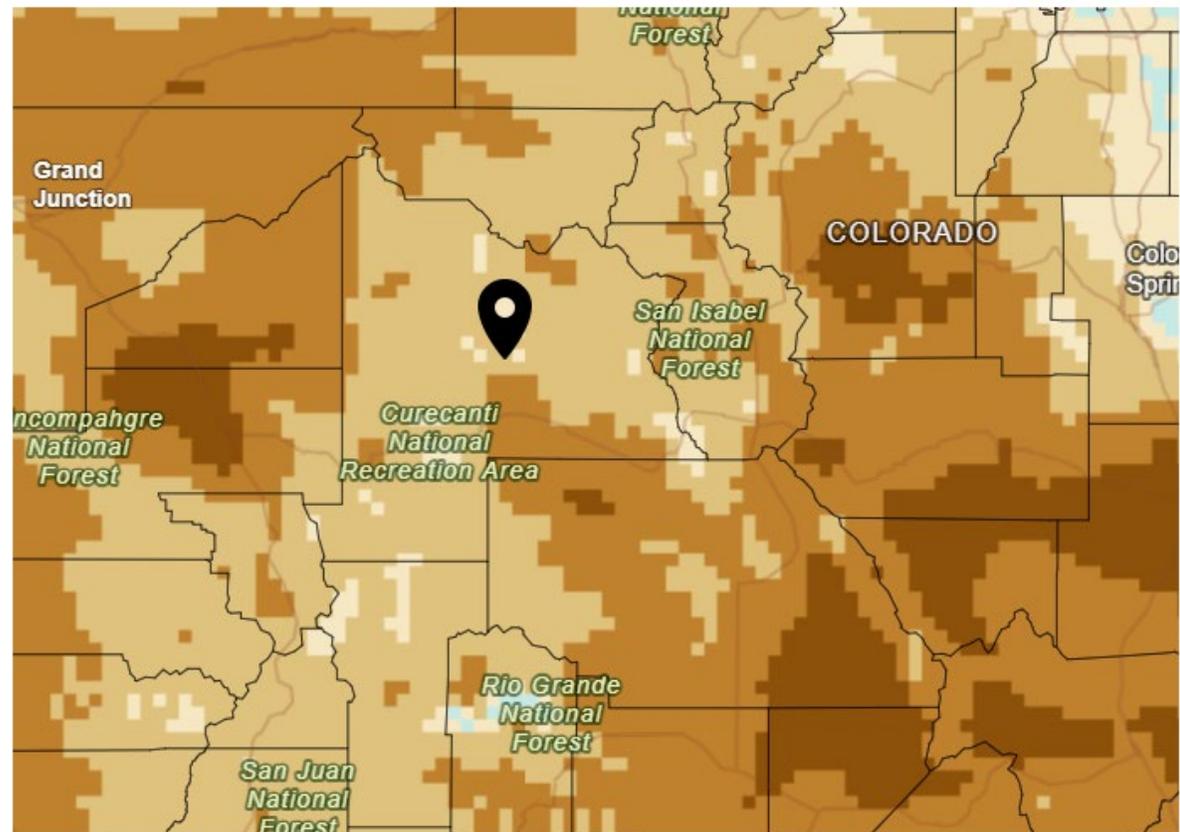
# Drought Monitor Class Change

As of April 15, 2025  
[drought.gov](http://drought.gov)

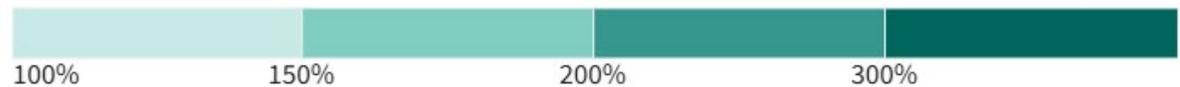
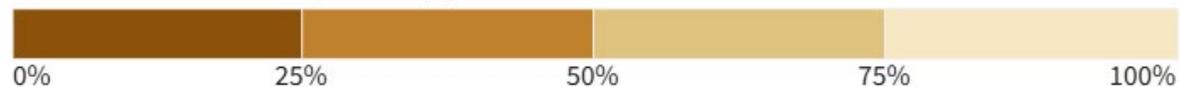
- One class improvement has occurred in the County since February 4
- Most areas around the County are showing degradation in drought conditions
- Areas to the east and south of the County have had one to three class degradation in drought conditions in this timeframe.



# 30-Day Percent of Normal Precipitation



Percent of Normal Precipitation (%)



Source(s): UC Merced  
Data Valid: 04/14/25

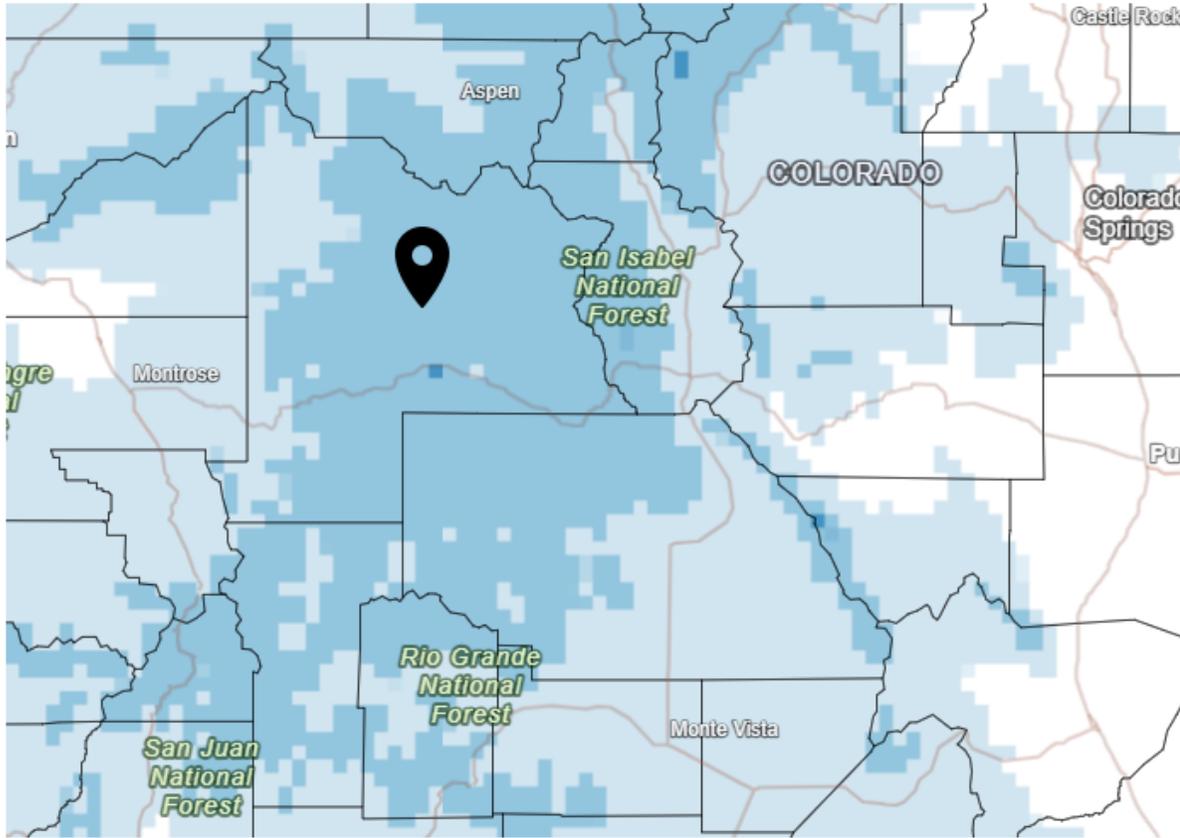
**Drought.gov**

# Gunnison County Precipitation Past 30 Days

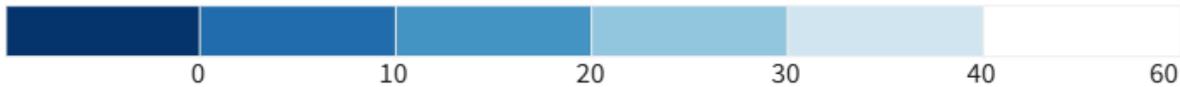
As of April 14, 2025  
[drought.gov](http://drought.gov)

Precipitation has ranged from 25% to 100% of normal throughout Gunnison County for the past 30 days

# 7-Day Average Maximum Temperature (°F)



Maximum Temperature (°F)



Source(s): UC Merced  
Data Valid: 04/14/25

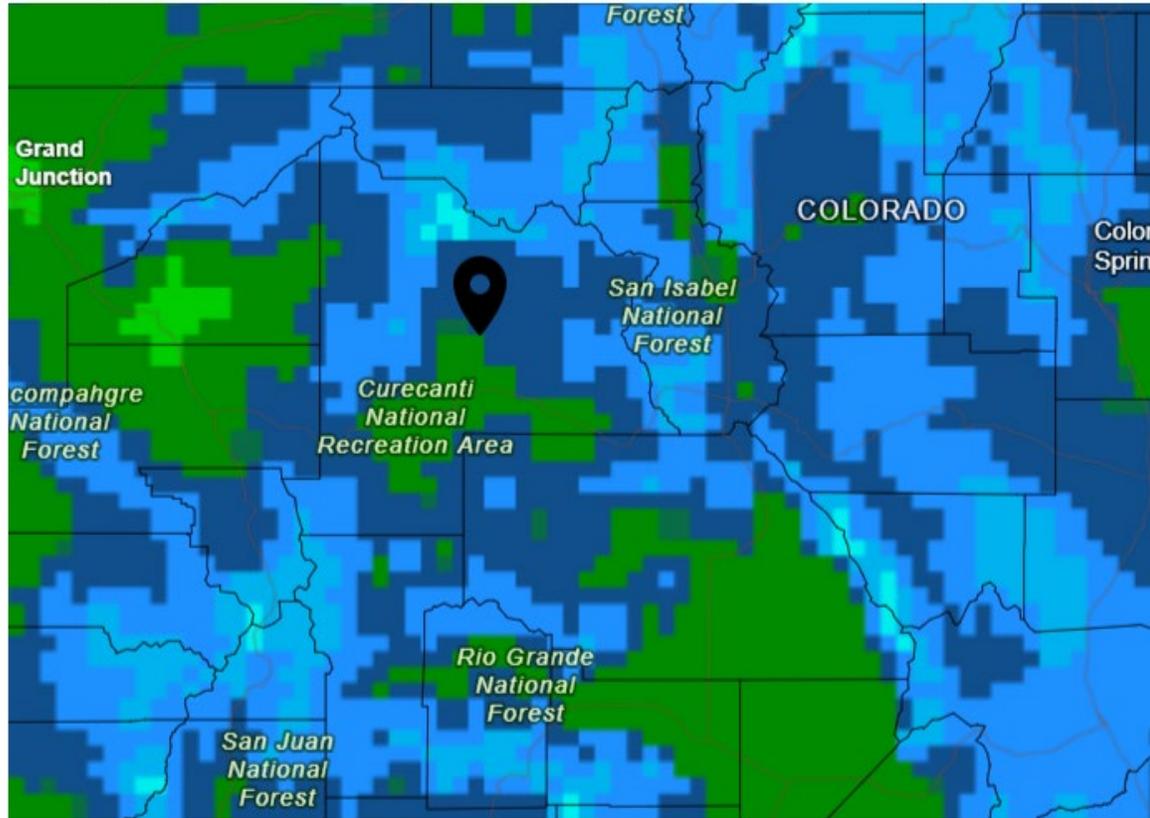
**Drought.gov**

# *Gunnison County Average Maximum Temperature Past 7 Days*

*As of April 14, 2025  
drought.gov*

Temperatures in the County have ranged from above 20 to 40 degrees in the past 7 days

# 7-Day Quantitative Precipitation Forecast for April 17-24, 2025



Predicted Inches of Precipitation



Source(s): National Weather Service Weather Prediction Center  
Last Updated: 04/17/25

**Drought.gov**

# Gunnison County Precipitation 7-day Quantitative

As of April 17, 2025  
[drought.gov](http://drought.gov)

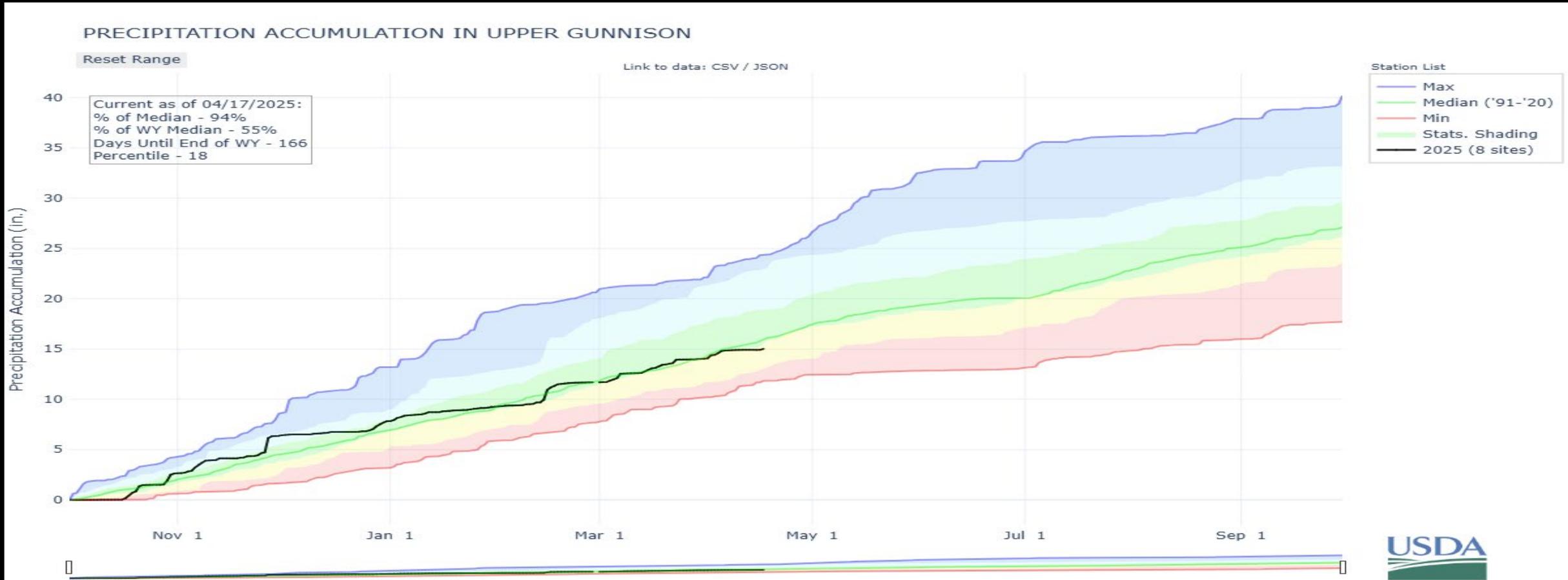
The next 7 days shows that precipitation is forecasted to range from one tenth” to 1 1/2” in some areas of the County

# Upper Gunnison Basin Precipitation

As of April 17, 2025  
NRCS

Precipitation accumulation for WY25 is currently at 94% of the median

Median amount is 16.0” of precipitation and WY25 to date and is currently 15.0”



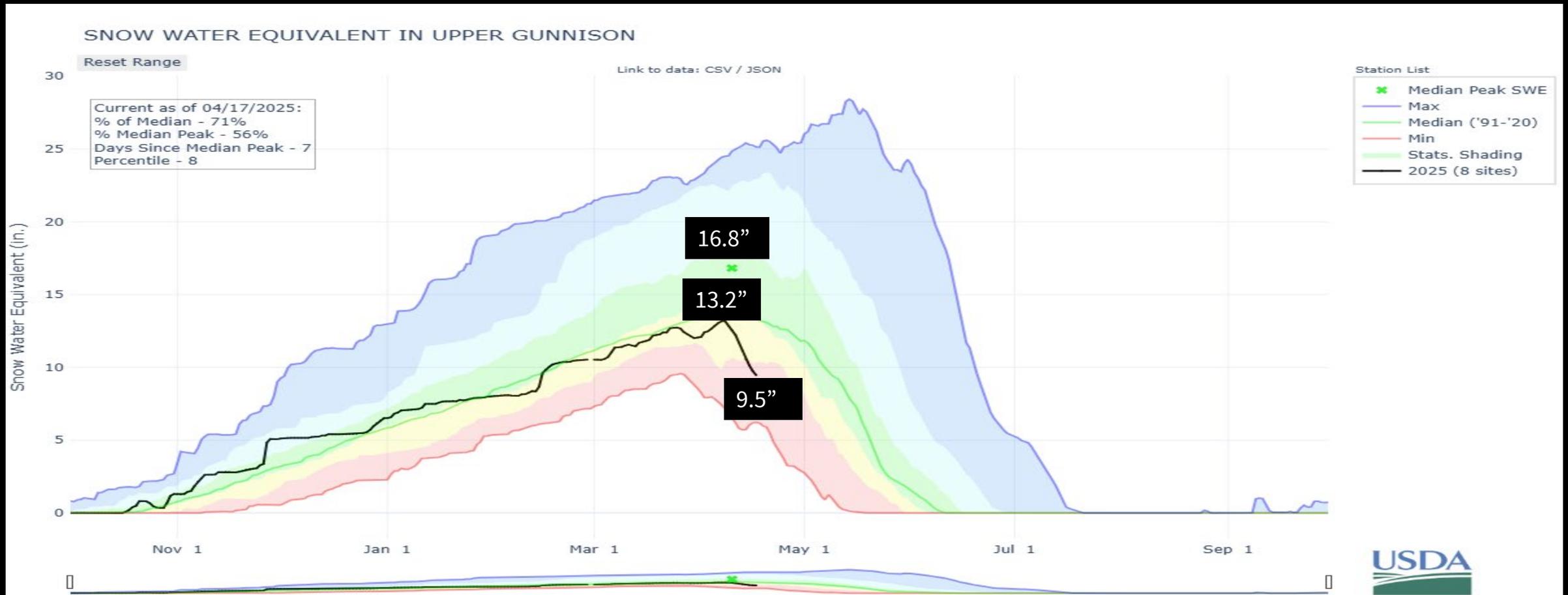
# Upper Gunnison Basin Snow Water Equivalent

As of April 17, 2025

NRCS

Snow Water Equivalent to date for WY25 is currently at 71% of the median

Median amount of SWE is 13.4" and the amount for WY25 to date is 9.5"



# Early Streamflow Amounts

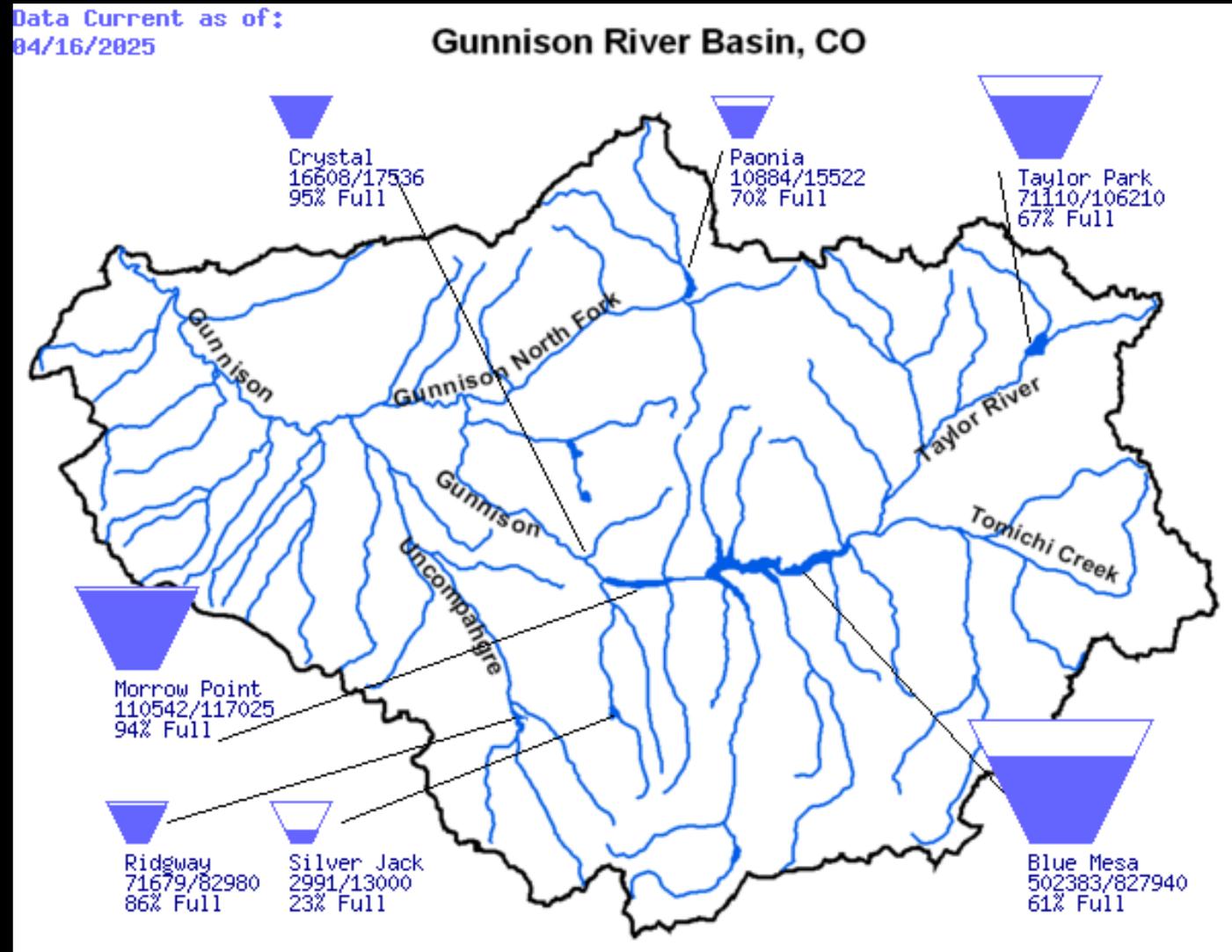
CDSS  
April 17, 2025

Station Name	April 17 (cfs)	Historical Average April 17(cfs)
Gunnison River near Gunnison	1,050	604
Tomichi Creek at Sargent's	108	70
Tomichi Creek at Gunnison	245	248*
Taylor River at Taylor Park	112	78
Taylor River blw Taylor Park Reservoir	100	145*
Taylor River at Almont	252	241
Slate River abv Baxter Gulch	313	149
Coal Creek abv McCormick Ditch	45	25
East River blw Cement Creek	541	271
East River at Almont	599	244
Ohio Creek near Baldwin	169	101
Lake Fork blw Lake San Cristobal	103	36
Henson Creek at Lake City	109	37
Lake Fork at Gateview	241	132

# Reservoir Storage Gunnison River Basin

as of April 16, 2025  
(Bureau of Reclamation)

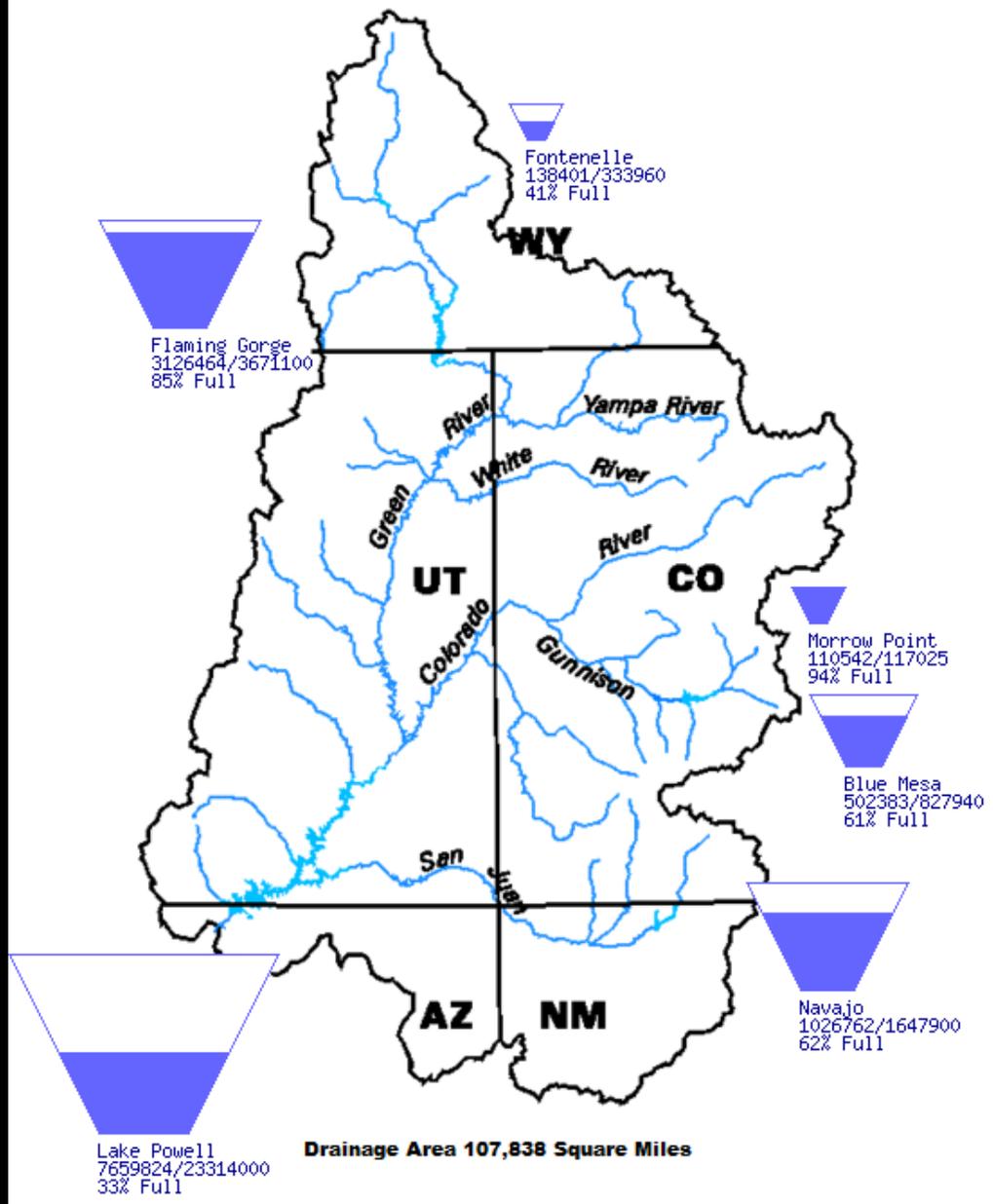
- Reservoir storage for the entire Gunnison Basin is currently at 71% of average.
- Reservoir storage for the Upper Gunnison Basin (Taylor and Blue Mesa) is currently at 64% of average.
- In 2025, Taylor Reservoir is forecasted to fill to 100,000 acre-feet which is 94% full.
- The 2025 forecasted runoff volume for Blue Mesa is 617,940 acre-feet (74% of average).



### Upper Colorado River Drainage Basin

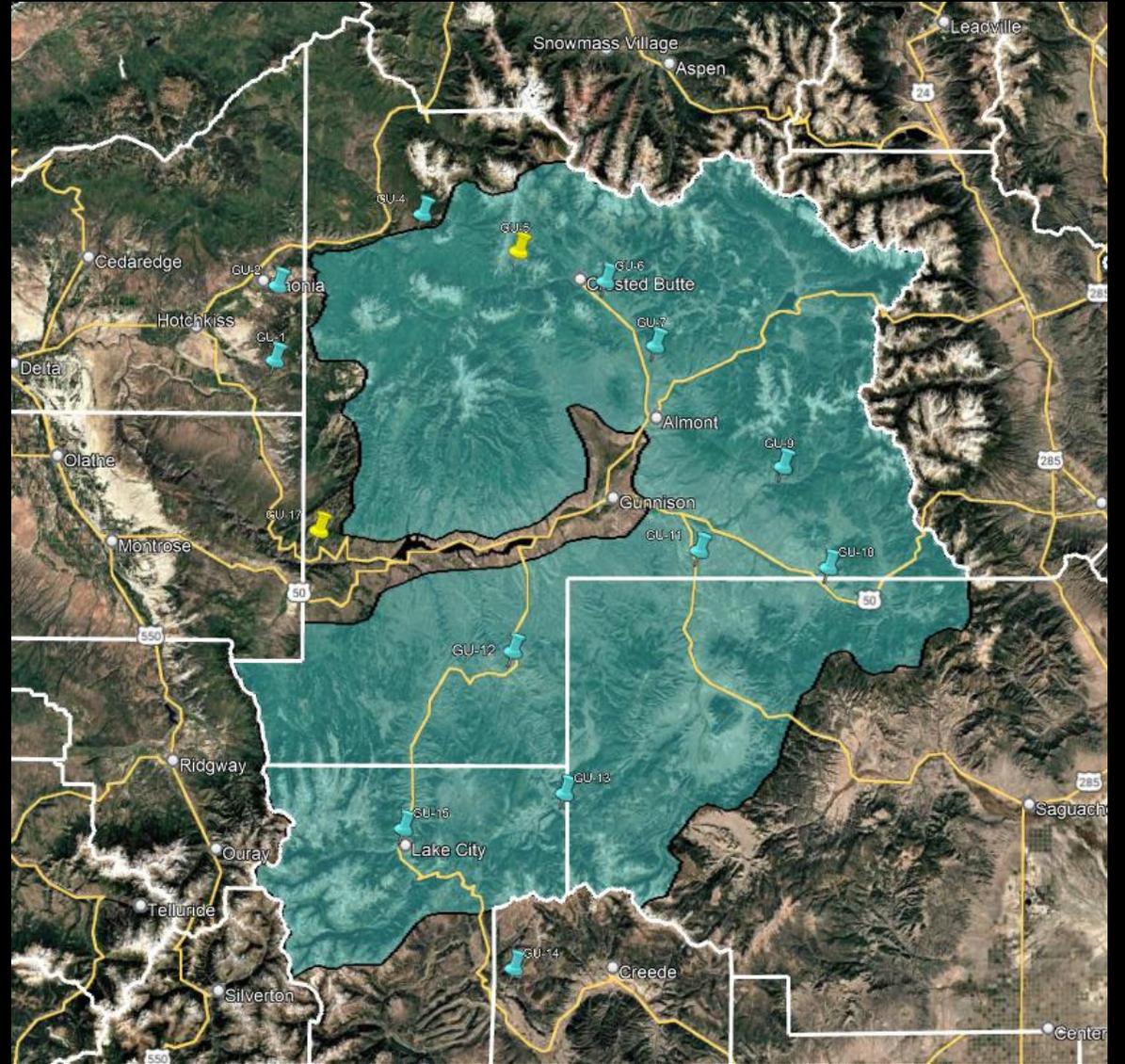
# Reservoir Storage Upper Colorado River Drainage Basin as of April 16, 2025 (Bureau of Reclamation)

- Flaming Gorge – 85% full
- Fontenelle – 41% Full
- Morrow Point – 94% full
- Blue Mesa – 61% full
- Navajo – 62% full
- Lake Powell – 33% full
- Total Upper Colorado Storage - 63%



# Cloud Seeding Upper Gunnison River Basin as of March 31, 2025 (NAWC)

- Eleven seeded storm events in February and March
- 722.25 Manual Generator Hours Total
- 146 Remote Generator Hours Total
- Total of 14.2" SWE accumulation during seeded events for both months
- No seeding suspensions occurred due to avalanche concerns



Cloudseeding Target Area



07/22/2015

**AGENDA ITEM or FINAL CONTRACT REVIEW SUBMITTAL FORM**

**Agenda Item:** GIS Performance Update

**Action Requested:** Discussion

**Parties to the Agreement:**

**Term Begins:**

**Term Ends:**

**Grant Contract #:**

**Summary:**

GIS Dept performance report

**Fiscal Impact:**

**Submitted by:** Mike Pelletier

**Submitter's Email Address:** mpelletier@gunnisoncounty.org

**Finance Review:**

Required

Not Required

Comments:

Reviewed by:

Discharge Date:

**County Attorney Review:**

Required

Not Required

Comments:

Reviewed by:

Discharge Date:

Certificate of Insurance Required

Yes  No

**County Manager Review:**

Comments:

Reviewed by: GUNCOUNTY1\jcattles

Discharge Date: 4/18/2025

Consent Agenda

Regular Agenda

Worksession

Time Allotted: 30

Agenda Date: 4/22/2025

To: Board of County Commissioners

From: Mike Pelletier, GIS Manager

Date: April 22, 2025

RE: Strategic Plan Update

---

The Board's goal of conserving 11,900 acres for the years 2019 - 2025 will likely be met. Currently, the total is 11,068 acres. The reasons for the goal and the tool set currently available to reach the goal remain relevant as ever. It will be very interesting to see how potential budget cuts to the Farm Bill will affect the amount of federal dollars available for land conservation efforts going forward. The Gunnison Valley Land Preservation Fund is likely to be more needed than ever for Gunnison County to reach its desired land use pattern.

The GIS Department continues meeting its metrics detailed in Clearpoint, while steadily improving the accuracy of parcels, addresses, roads, and other data. Several tedious tasks have been automated with a series of updating queries this past year, helping to improve efficiency. Other queries have been written to find errors in the data that have existed for years.

The GIS is nearing completion of an update of the Habitat Prioritization Tool for Gunnison Sage-grouse as requested by the GuSG steering committee. This is a larger update where the committee has been reviewing and tweaking the parameters behind the tool.

The Historic Preservation Commission is slowly making progress towards their goals and the Land Preservation Commission is steadily reviewing funding requests at the same rate they have for the last couple of decades, which is about 2 meetings per year.

Overall, I'm pleased with the progress and looking forward to further improvements that are on tap.

# **PERFORMANCE REPORT**

**for the**

**Geographic Information**

**Services Department**



**Gunnison County**

Element	Summary Views	Detail Views
Strategic Results		<ul style="list-style-type: none"> <li>• <a href="#">2024 PLAN: B2 (Land Conservation)</a></li> </ul>

**Geographic Information Services Department**

Element	Summary Views	Detail Views
Scorecards	<ul style="list-style-type: none"> <li>• <a href="#">Department Structure &amp; Strategic Results</a></li> </ul>	
Measures		<ul style="list-style-type: none"> <li>• <a href="#">Customers will be able to access and receive up-to-date parcel and E911 datasets as evidenced by:</a></li> <li>• <a href="#">Help to conserve ranchland as evidenced by:</a></li> </ul>

**Geographic Information Services Program**

Element	Summary Views	Detail Views
Scorecards	<ul style="list-style-type: none"> <li>• <a href="#">Geographic Information Systems Program</a></li> </ul>	
Measures		<ul style="list-style-type: none"> <li>• <a href="#">Percentage of E911 addressing changes and/or additions received from addressing officials that are updated within two days of receipt.</a></li> <li>• <a href="#">Percentage of parcel boundaries that are current with the Assessor's Office database</a></li> <li>• <a href="#">Percentage of private land conserved</a></li> <li>• <a href="#">Maximum number of new lots created annually by 35-acre developments.</a></li> </ul>

## 2024 PLAN: B2 (Land Conservation)

Gunnison County

[Home](#)

[Strategic Re...](#)

### Description

By December 31, 2025, Gunnison County will work with the ranching community and other landowners to expand the conserved private ranchland in the County by an additional 11,900 acres from the 2018 baseline of 77,600 acres in order to protect open space and the watershed, ensure access to public lands and trails, and preserve agriculture.

Lead: GISM Pelletier

Team: ACM Schmidt, CA Hoyt, ACM Pagano and CFO Solheim.

### Owner



Mike Pelletier (Geographic Information Services)

### Due Date

12/31/25

### Last Edited

2/4/25 @ 4:49 PM

### Strategic Result Completed?

Mar-25

No

### Performance Narrative

**Jun 2024 Update:** This was kept in the plan, with updated language.

**Jan 2024 Update:**

1. A total of 8,300 acres were conserved in Gunnison County for the years 2019 through 2023. For a bigger picture, conserved acres for prior 5-year periods with their ending years were as follows: 2018 - 13,047 acres, 2013 - 10,659 acres, 2008 - 8,088 acres, 2003 - 25,717 acres, and 1998 - 14,519 acres.
2. Interest in conservation easements remains strong primarily related to Gunnison Sage-grouse related easements made possible by NRCS grassland funds. These type easements should continue to drive projects with enough acreages to come close to the goal for the next five years. The Land Preservation Fund continues to be critical to cover transaction costs and the annual funds available are meeting the demand relatively well. Conservation tax incentives for wealthy investors with larger ranches are currently somewhat in flux with longer wait times to see benefits. This may begin to cool interest in these projects.

## Department Structure & Strategic Results

Geographic Information Services Department

[Home](#)[Scorecards](#)[Measures](#)

### Department Mission

The mission of the Geographic Information Services Department is to provide geographic data and project services to the public, other County departments and government entities so they can make informed land use decisions and effectively manage emergency response services.

### Program / Activity Structure

[Geographic Information Systems Program](#)

- [Geographic Information Systems](#)

### Strategic Results

1. Customers will be able to access and receive up-to-date parcel and E911 datasets as evidenced by:
  - Annually, 99% of parcel boundaries are current with the Assessor's Office database;
  - Annually, 90% of E911 addressing changes and/or additions received from addressing officials are updated within two days of receipt; and
  - By June 30, 2019, reposition the parcels within the Quartz Creek drainage to the best available control information.
2. Help to conserve ranchland as evidenced by:
  - 30% of private land will be conserved by 2040;
  - 8,500 new acres of private land conserved from 2019 through 2023; and
  - Maximum of 10 new lots created annually by 35-acre developments.

# Customers will be able to access and receive up-to-date parcel and

## E911 datasets as evidenced by:

Geographic Information Services Department

[Home](#)

[Scorecards](#)

[Measures](#)

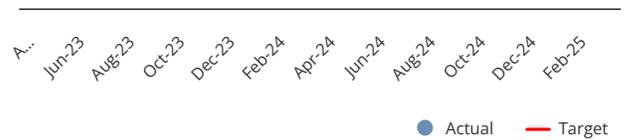
### Description

Annually, 99% of parcel boundaries are current with the Assessor's Office database; Annually, 90% of E911 addressing changes and/or additions received from addressing officials are updated within two days of receipt; and By June 30, 2019, reposition the parcels within the Quartz Creek drainage to the best available control information.

### Owner

Customers will be able to access and receive up-to-date parcel and E911 datasets as evidenced by:

### Collaborators



### Analysis

Mar-25

# Help to conserve ranchland as evidenced by:

Geographic Information Services Department

[Home](#)

[Scorecards](#)

[Measures](#)

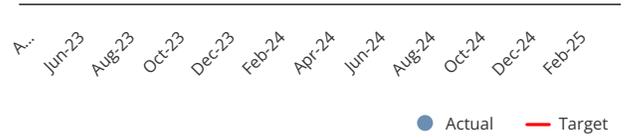
## Description

- 30% of private land will be conserved by 2040;
- 8,500 new acres of private land conserved from 2019 through 2023; and
- Maximum of 10 new lots created annually by 35-acre developments.

## Owner

## Help to conserve ranchland as evidenced by:

## Collaborators



## Analysis

Mar-25

# Geographic Information Systems Program

Geographic Information Services Program

 Home

 Scorecards

 Measures

## Program Purpose Statement

The purpose of the Geographical Information Services Program is to provide geographic data and project services to the public, other County departments and government entities so they can make informed land use decisions and effectively manage emergency response services.

## Program Key Results

-  Percentage of E911 addressing changes and/or additions received from addressing officials that are updated within two days of receipt.
-  Percentage of parcel boundaries that are current with the Assessor's Office database
-  Percentage of respondents to the annual employee survey who rate the overall quality of service provided by the Geographic Information Services Department as good or excellent.
-  Percentage of private land conserved
-  Number of new acres of private land conserved.
-  Maximum number of new lots created annually by 35-acre developments.

# Percentage of E911 addressing changes and/or additions received from addressing officials that are updated within two days of receipt.

Geographic Information Services Program

[Home](#)

[Scorecards](#)

[Measures](#)

## Description

## Owner



Mike Pelletier (Geographic Information Services)

## Collaborators

## Percentage of E911 addressing changes and/or additions received from addressing officials that are updated within two days of receipt.



## Performance Narrative

On average for the past year this measure has been exceeded. Generally, addressing issues take precedence over other work.



# Percentage of parcel boundaries that are current with the Assessor's Office database

Geographic Information Services Program

[Home](#)

[Scorecards](#)

[Measures](#)

## Description

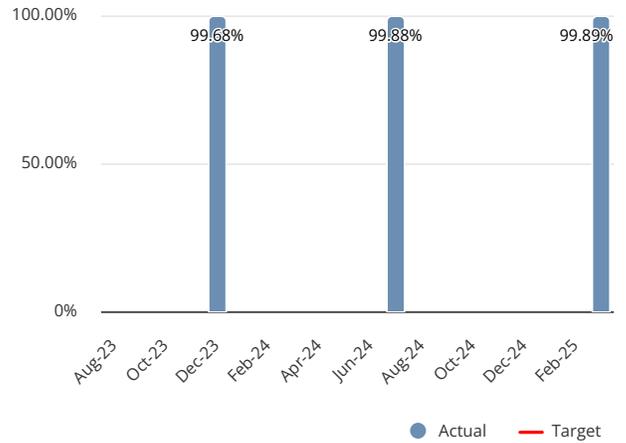
### Owner



Mike Pelletier (Geographic Information Services)

### Collaborators

### Percentage of parcel boundaries that are current with the Assessor's Office database



## Performance Narrative

# Percentage of private land conserved

Geographic Information Services Program

[Home](#)

[Scorecards](#)

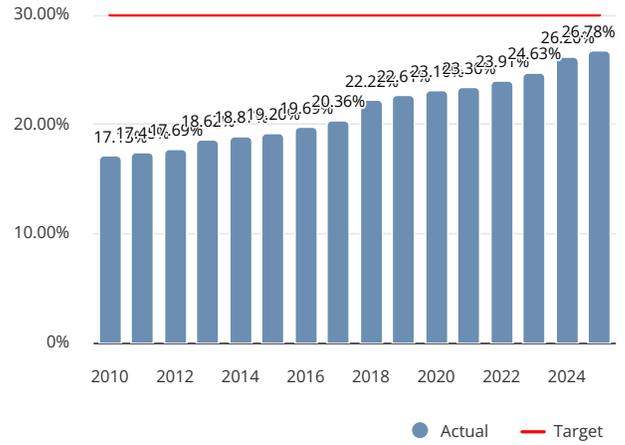
[Measures](#)

## Description

### Owner

### Collaborators

### Percentage of private land conserved



## Performance Narrative



# Maximum number of new lots created annually by 35-acre developments.

Geographic Information Services Program

[Home](#)

[Scorecards](#)

[Measures](#)

## Description

### Owner



Mike Pelletier (Geographic Information Services)

### Collaborators

### Maximum number of new lots created annually by 35-acre developments



## Performance Narrative

**AGENDA ITEM or FINAL CONTRACT REVIEW SUBMITTAL FORM**

---

**Agenda Item:** Model Home Plans Discussion

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**Action Requested:** Discussion

**Parties to the Agreement:**

**Term Begins:**

**Term Ends:**

**Grant Contract #:**

**Summary:**

The County's model home plans are free and available to the public

**Fiscal Impact:**

**Submitted by:** Catherine Pagano

**Submitter's Email Address:** cpagano@gunnisoncounty.org

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**Finance Review:**

Required

Not Required

Comments:

Reviewed by:

Discharge Date:

---

**County Attorney Review:**

Required

Not Required

Comments:

Reviewed by:

Discharge Date:

Certificate of Insurance Required

Yes  No

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**County Manager Review:**

Comments:

Reviewed by: GUNCOUNTY1\jcattles

Discharge Date: 4/18/2025

Consent Agenda

Regular Agenda

Worksession

Time Allotted: 30

Agenda Date: 4/22/2025

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**Cathie Pagano, Assistant County Manager**  
**Gunnison County Community & Economic Development Department**

Phone: (970) 641-0360  
Email: [planning@gunnisoncounty.org](mailto:planning@gunnisoncounty.org)  
Website: [www.GunnisonCounty.org](http://www.GunnisonCounty.org)

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**From:** Cathie Pagano, Assistant County Manager for Community & Economic Development  
Crystal Lambert, Building and Environmental Health Official  
John Cattles, Assistant County Manager for Operations & Sustainability  
**To:** Board of County Commissioners  
**Date:** April 9, 2025  
**Re:** Release of Model Home Plans

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Gunnison County is excited to announce the publication of our model home plans! The Board of County Commissioners have been focused on developing new workforce housing units and making it easier for the private sector to build new units. Gunnison County is addressing the housing challenges from multiple angles—we are building new housing units, we are updating our regulatory requirements to streamline the development review process and allow more housing, and we have created model home plans that are available for free to support individuals building their own home.

As part of that effort, the County worked with Vega Architecture to develop two sets of plans, one for a detached single family residence and another for a two-story residence that can be attached and replicated as townhomes. Both plans can be modified to have a traditional or modern aesthetic. The plans were designed in accordance with the 2021 International Energy Conservation Code, International Residential Code, the State Model Electric Ready and Solar Ready Code, and the International Wildland Urban Interface Code.

The intent of the plans is to create a free option for community members to obtain home plans that are affordable to construct and meet all local code requirements. These plans will be available to residents and property owners in Gunnison County and there is a link on our website with more information on how to access the plans.

Individuals that utilize the plans will have some additional costs to ensure the plans are tailored for their specific site. An engineer or architect will be required to verify foundation elements specific to the site characteristic of the parcel.

The cost of construction is estimated to be approximately \$365,000 for the single-family home. The 2-story is estimated at \$392,000 and could be lower if connected as a townhome. Depending on cost of land these homes would be affordable to a household earning \$123,600 which is at 120% of the area median income.

In early 2024 Gunnison County was awarded a grant from the Colorado Energy Office through the Energy Code Adoption & Enforcement Grant Program. Gunnison County was eligible for this opportunity because we had adopted the 2021 edition of the ICC codes, including the International Energy Conservation Code and the International Residential Code, and adoption of the Colorado Model Electric Ready and Solar Ready Code. Items covered under the grant included support for staff training, community engagement, code books and \$40,000 for the development of free model home plans that property owners and builders can use as a template to meet adopted building energy codes.



# GUNNISON COUNTY

## Model Home Plans

Free, pre-approved plans for public use

# Model Home Plans

- Single Family Home



- Approx. 1130 sq.ft
- 3 bed, 2 bath
- Designed to fit narrow, 40' lot

- Townhome multi-family

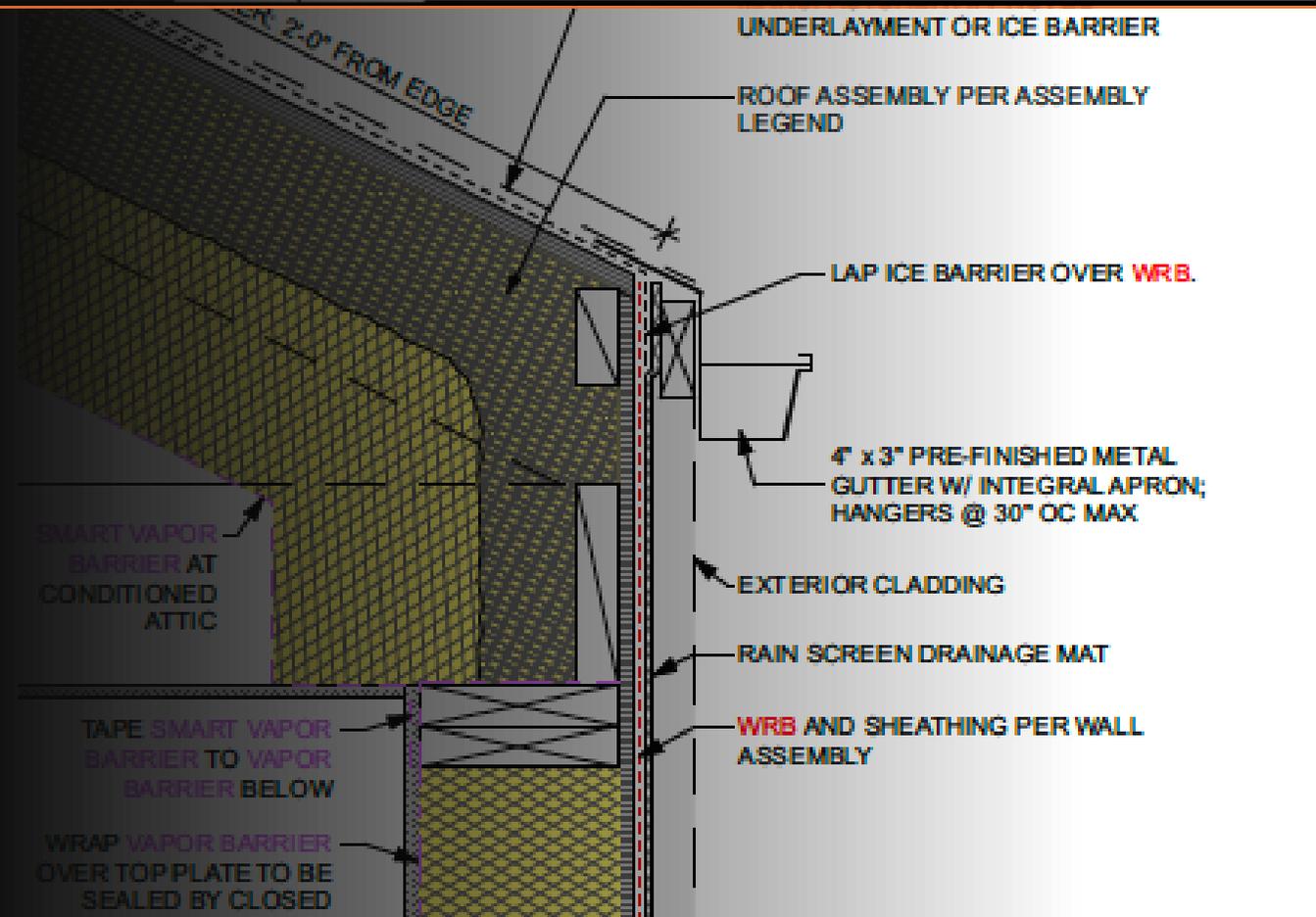
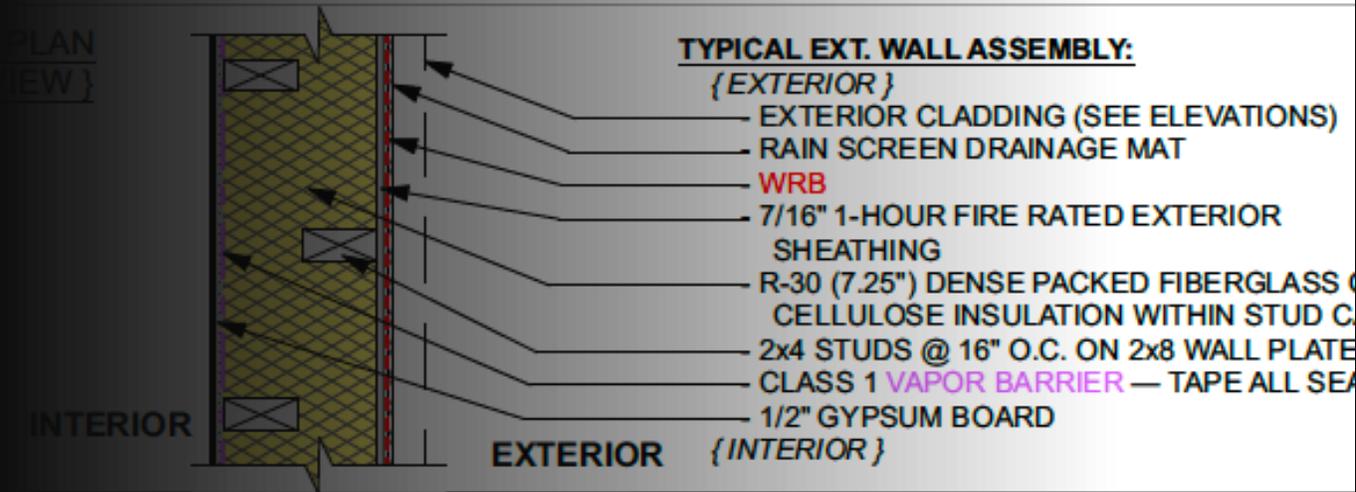


- Approx. 1245 sq.ft
- 3 bed, 2 bath
- Designed to fit duplex on standard 50' wide lot

Designed for use by all skill levels

### Constructability

- Simple roof form
- Simple structural details
- Double stud construction
- Conditioned attic
- Detailed flashing and assembly plans



# Cost

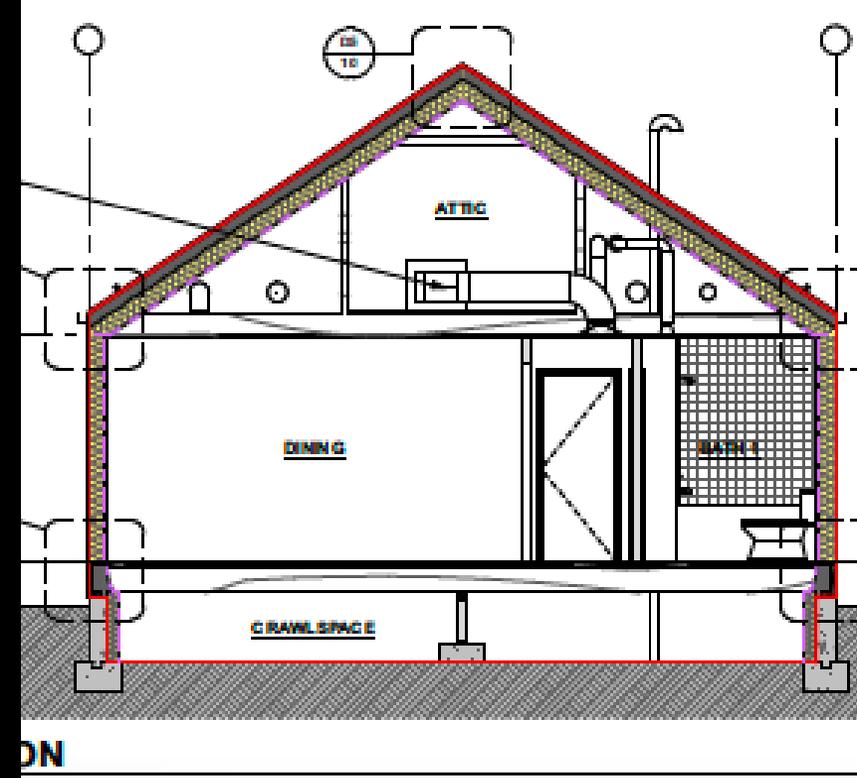
## Estimated cost to build:

- Single Family Home= \$365,000 – \$412,000
- Townhome= \$392,000-\$435,000

Attainable for 120% AMI households earning at least \$123,608/  
yr (assuming \$75k land cost)

## WUI Code: No additional costs to comply

- Cement board siding.
- Class-A roofing (architectural shingles or metal)
- Ignition resistant soffits
- No crawl space or attic venting



## Flexible Architecture

Owner choices for roof overhangs, entry roof shape, truss shapes, and siding materials offer design flexibility all based on the same core structure and envelope

# Streamlined Process

- Plans are pre-approved for code compliance including: WUI, 2021 IECC, Electric and Solar Ready
- Mechanical, Electrical, and Plumbing plans are included

## Required additional submittals by owner:

- Foundation dimensions (by local engineer)
- Pre-engineered truss plans
- Mechanical equipment and Manual-J submittal (based on provided spec.)
- Site plan details
- Identify future solar area (based on orientation)