

**GUNNISON COUNTY BOARD OF COUNTY COMMISSIONERS  
REGULAR MEETING MINUTES  
October 7, 2025**

The October 7, 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

Due to Commissioner Puckett Daniels attending the meeting remotely, Commissioner Smith will be running the meeting.

**GUNNISON COUNTY LOCAL LIQUOR LICENSING AUTHORITY MEETING:**

**CALL TO ORDER:** Commissioner Smith called the meeting to order at 8:30 am.

**ALCOHOL BEVERAGE LICENSE #03-10559; KEBLER CORNER LIQUORS LLC DBA KEBLER CORNER LIQUORS; 10/2/2025 TO 10/2/2026:**

**Moved** by Commissioner Houck, seconded by Commissioner Puckett Daniels to approve the Alcohol Beverage License as presented this morning. Motion carried unanimously.

**ADJOURN:** Commissioner Smith adjourned the meeting of the Gunnison County Local Liquor Licensing Authority at 8:31 am.

**GUNNISON COUNTY HOUSING AUTHORITY MEETING:**

**CALL TO ORDER:** Commissioner Smith called the meeting to order at 8:31 am.

**WEATHERIZATION FUNDING AGREEMENT BETWEEN ENERGY OUTREACH COLORADO EFFICIENCY LLC, VENDORS, AND PROPERTY OWNER; MOUNTAIN VIEW APARTMENTS; FACILITIES; 9/25/2025 TO 6/15/2026:** Assistant County Manager for Operations and Sustainability John Cattles was present for discussion.

ACM Cattles noted this is the second phase of the grant that has funded several improvements for Mountain View Apartments and this phase will replace some lighting and ventilation, add insulation in the attic, and finish the project. CM Birnie commented that the window upgrades were a large improvement as well. ACM Cattles lastly relayed that the U.S. Department of Housing and Urban Development (HUD) inspection report stated this building is exceptionally well maintained and he praised staff for their work. **Moved** by Commissioner Houck, seconded by Commissioner Puckett Daniels to approve the Weatherization Funding Agreement between Energy Outreach Colorado and the Owner, which is Gunnison County of the Mountain View Apartments as presented this morning. The motion was then amended to include authorization of the Executive Secretary of the Gunnison County Housing Authority to sign this agreement. Motion carried unanimously.

**ADJOURN:** Commissioner Smith adjourned the meeting of the Gunnison County Housing Authority at 8:34 am.

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

**CALL TO ORDER:** Commissioner Smith called the meeting to order at 8:34 am.

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

**MINUTES APPROVAL:** **Moved** by Commissioner Houck, seconded by Commissioner Puckett Daniels to approve the minutes as amended in the conversation today. Motion carried unanimously.

1. September 16, 2025 Regular Meeting

**SCHEDULING:** The Upcoming Meetings Schedule was discussed and updated.

**CONSENT AGENDA:** **Moved** by Commissioner Houck, seconded by Commissioner Puckett Daniels to approve the consent agenda as presented, absent the first item, number one. Motion carried unanimously.

1. **PULLED FOR FURTHER DISCUSSION:** Ratification; Welcome Week Sponsorship; Discretionary Funds; \$1,500
2. Ratification of County Manager's Signature; Participation Letter; Gunnison Valley Regional Housing Authority; Gunnison County
3. Indirect Cost Negotiation Agreement; Colorado Local Public Health Agency; Finance; 1/1/2026 to 12/31/2026

4. Grant Application; AAA Auto Club Group Foundation Driver's Ed Grant; Juvenile Services; \$14,250
5. Award Letter; Energy Outreach Colorado; Health and Human Services; 10/1/2025 to 9/30/2026; \$12,900
6. Acknowledgment of County Manager's Signature; Professional Services Agreement; Good Knight Roofing, LLC; Blackstock Building; Facilities; 10/7/2025 to 12/31/2025; \$143,419
7. Professional Services Agreement; Taylor Automation; Facilities; 10/7/2025 to 9/16/2026; \$130,500
8. Option Letter #2; 2026\*0107; Original Contract 2024\*0031; Health and Human Services; 9/22/2025 to 6/30/2026; \$14,209
9. Grant Application; City of Gunnison; Gunnison-Hinsdale Early Childhood Council; Health and Human Services; \$10,000
10. Grant Application; City of Gunnison Public Service Grant; Gunnison County Substance Abuse Prevention Project; Juvenile Services; \$8,000
11. Concession, Lease, and Operating Agreement for a Non-Exclusive On-Airport Automobile Rental Concession at Gunnison-Crested Butte Regional Airport; The Hertz Corporation; Gunnison-Crested Butte Regional Airport; 6/1/2025 to 5/30/2028
12. Acknowledgment of County Manager's Signature; Amendment to Owner-Engineer Agreement; 2302-00790-01 Amendment No.02; KLJ Engineering LLC; Public Works; 9/22/2025 to 12/31/2026; \$51,100
13. Acknowledgment of County Manager's Signature; Professional Services Agreement; Integrity Pro Roofing; Courthouse; Facilities; 10/7/2025 to 12/31/2025; \$83,086
14. Certifications and Assurances; State of Colorado Amendment #3; 24-HTS-ZL-00208; Juvenile Services
15. Grant Application; FY26 LPHA Chronic Disease Pilot Interest and Mini-Application Form for Local Public Health Agencies (LPHAs); Health and Human Service
16. Acknowledgment of County Manager's Approval; Grant Recommendation; San Juan Regional Council Grant; Gunnison County Substance Abuse Prevention Project; Juvenile Services; \$50,000
17. Acknowledgment of County Manager's Signature; Professional Services Agreement; Integrity Pro Roofing; Health and Human Services Building; Facilities; 10/7/2025 to 12/31/2025; \$47,450
18. Amendment No.1 to ConsensusDocs 410; Standard Design-Build Agreement and General Conditions Between Owner and Design Builder; Adena Corporation; Gunnison Landfill; Facilities; 9/26/2025; \$1,576,086
19. Letter of Support; National Forest Foundation; Forest Restoration & Wildfire Risk Mitigation Grant Dollars
20. Memorandum of Understanding; Energy Outreach Colorado; Bill Payment Assistance program; Health and Human Services; 10/1/2025 to 9/30/2030; \$12,900
21. Grant Application; Connected Care for Rural Colorado; OeHI Innovation Grant; Colorado Office of eHealth Innovation; Health and Human Services; 1/1/2026 to 6/30/2026; \$80,000
22. Professional Services Agreement; Debra Dunbar; Treasurer's Office; 10/1/2025 to 2/1/2026; \$45 an hour up to \$9,000
23. Acknowledgment of County Manager's Signature; Professional Services Agreement; Good Knight Roofing, LLC; Public Safety Center Building; Facilities; 10/7/2025 to 12/31/2025; \$62,575
24. Acknowledgment of County Manager's Signature; Statement of Work; Colorado's Maternal and Child Health Program; Health and Human Services; 7/1/2025 to 12/31/2025; \$7,863
25. Grant Application; Telligon Community Initiative - 2025 Strengthening Families & Communities Request for Proposals (RFP) Application Process (for both 2025 Grant Cycles); Health and Human Services; \$150,000
26. Grant Agreement Amendment #2; State of Colorado Grant Agreement Modification; 2023\*2302; 10/1/2025 to 6/30/2026; \$8,962

**PULLED FOR FURTHER DISCUSSION:**

1. Ratification; Welcome Week Sponsorship; Discretionary Funds; \$1,500 - Commissioner Smith clarified the full amount was \$1,438.95. Moved by Commissioner Puckett Daniels, seconded by Commissioner Houck to approve the ratification for the Welcoming Week Sponsorship out of our discretionary funds for \$1,438.95. Motion carried unanimously.

**COUNTY MANAGER'S REPORTS:**

1. Whetstone – CM Birnie stated the framing is about two and half weeks ahead of schedule. The schedule has two buildings being dried in by the end of the year, but could be as many as four, which would allow a lot of work to proceed during the winter on the inside of those. He then noted the geothermal driller continues to struggle, and they sent out two more rigs last week so he's hoping for more progress this week. Commissioner Houck asked for an update on the utility extension to which CM Birnie replied that as of last Wednesday, they were at the river and starting the river crossing with the bulk of it installed for water; however, the sewer will have to be completed next year.

**ADMINISTRATIVE REVIEW; LUC-25-00020; COX TEOCALLI TOWNHOME PLAT:** Planning Director Hillary Seminick was present for discussion.

PD Seminick noted this is for two townhomes in Crested Butte South that are 2000 square feet each and there will be a Party Wall Agreement that would be executed concurrently with the plat recording. **Moved**

by Commissioner Houck, seconded by Commissioner Puckett Daniels to authorize the Vice Chair's signature in place of the Chair's signature on LUC-25-00020 Cox Teocalli Townhouse Plat as presented this morning and approval the plat. Motion carried unanimously.

**LOT CLUSTER; LUC-25-00026; PATRICIA RAMSEY:** Planning Director Hillary Seminick was present for discussion.

PD Seminick stated this is a lot cluster that will consolidate six parcels into a single 14.5-acre lot by Blue Mesa. She commented this is consistent with the Board's direction to reduce density in areas that are not serviced by utilities and far from a population center. **Moved** by Commissioner Houck, seconded by Commissioner Puckett Daniels to approve LUC-25-00026 and authorize the full Board's signature on the document. Motion carried unanimously.

**COMMISSIONER ITEMS:** This discussion began earlier than scheduled due to a gap in the meeting.

**Commissioner Houck:**

1. Gunnison Stockgrowers – Commissioner Houck was able to support a meeting between the Stockgrowers and Colorado Parks and Wildlife (CPW) Director Jeff Davis for later in October at the Stockgrowers request.
2. Veteran Services Officer Steve Otero – Commissioner Houck met with VSO Otero and was able to discuss some legislation he is working on with Senator Hickenlooper's staff.
3. Gravel Adventure Field Guide – Commissioner Houck met with the Gravel Adventure Field Guide folks that are contracted by the Tourism and Prosperity Partnership Board (TAPP) for them to do some marketing.
4. Elected Officials Dinner – All the Commissioners attended the Elected Officials Dinner.
5. State Land Board – Commissioner Houck reiterated that he was appointed to be the County Commissioner Representative for State Land Board planning process for the next year. They plan to look at different ways to utilize parcels of land in order to generate revenue to support schools.
6. Senator Bennet – Commissioner Houck has continued to have conversations with Senator Bennet and staff regarding the Gunnison Outdoor Resource Protection (GORP) Act.

**CONSERVATION EASEMENT LETTERS OF SUPPORT:** Geographic Information Services Manager Mike Pelletier and Trust for Public Land Senior Project Manager Wade Shelton were present for discussion.

1. Stirrup Bar Ranch Conservation Easement Phase 2 – CPW Colorado Wildlife Habitat Program Application
2. Stirrup Bar Ranch Conservation Easement Phase 2 - NRCS-ACEP Application

GISM Pelletier noted there are two letters that PM Shelton is requesting to be signed for Stirrup Bar Ranch. PM Shelton then relayed that the previous letter for Higher Ground Ranch has led directly to the opportunity for Stirrup Bar Ranch and explained that the further they can get ahead of the curve, the more options that can be provided before conservation may become cost prohibitive.

Stirrup Bar Ranch is roughly 9,000 acres with 4,000 acres already under a conservation easement, and the plan is to conserve the remainder of the ranch and all its water rights in two phases. The first phase is anticipated to be closed by the end of the year, and they are currently looking at support for phase two. The Board expressed their gratitude for the services that ranches provide and to PM Shelton and GISM Pelletier for their work on these projects. **Moved** by Commissioner Houck, seconded by Commissioner Puckett Daniels to approve a pair of letters of support, one going to Colorado Parks and Wildlife Real Estate Section RFP Program and the other going to the USDA Natural Resources Conservation Service, as presented in the packet today, and authorize the signature of the full Board on these letters of support. Motion carried unanimously.

**COLORADO RIVER WATER CONSERVATION DISTRICT ANNUAL UPDATE:** General Manager Sonja Chavez and Director of Government Relations Zane Kessler were present for discussion.

Director Kessler explained the Community Funding Partnership has nearly 20 projects in the area that were funded and have invested just under \$2M since this program was created. While Gunnison was not the top dollar recipient, he believes Gunnison has the most projects in the state. He wanted to remind everyone that they are always accepting applications, and they do not have the rigidity of other government grant programs and are much more flexible. Director Kessler then stated that the Community Funding Partnership team relayed that they have incredible success partnering with Trout Unlimited and the Upper Gunnison River Water Conservancy District in completing projects. There was then discussion regarding the Drought Resiliency and Restoration with Trout Unlimited and the Airborne Snow Observatories (ASO) flights.

Commissioner Smith asked if they have had any challenges with Federal and State funding to which Director Kessler replied that the programs related to water are affected by delays and Federal cuts including the State Economic Forecast having an \$800M budget shortfall. However, the water community does have Proposition DD, which was passed in 2019, that allows sports betting to help fund the water plant and help water users prepare for a hotter, drier future.

Commissioner Puckett Daniels thanked them for helping her go to the Colorado Water Congress this year and then asked for more details about the State Engineer seeking authority to shepherd water for the purpose of compact compliance. A discussion about the scenarios then followed. Commissioner Smith then mentioned the deadline is today for comments regarding Department of Local Affairs' Statewide Strategic Growth Report and that there are many water infrastructure items if they'd like to give feedback. GM Chavez relayed that the Upper Gunnison River Water Conservancy District will be going to the Colorado River District with a proposal for funding in support of their Ag Return Flow Study in January and will be asking for a letter of support from the Board.

Commissioner Houck asked what is occurring with the rights for Shoshone, to which Director Kessler replied they are in a contested hearing with the Colorado Water Conservation Board.

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

**COMMISSIONER ITEMS (cont'd):**

**Commissioner Puckett Daniels:**

1. Mountain Town 2030 Conference – Commissioner Puckett Daniels is currently at this conference and will attend the Colorado Association of Ski Towns (CAST) meeting this week as well.
2. Gunnison Valley Regional Housing Authority (GVRHA) – Commissioner Puckett Daniels thanked County Manager Matthew Birnie, County Attorney Matthew Hoyt, and Chief Finance Officer Melissa LaMonica for their work in the transition.
3. Colorado Counties, Inc. Steering Committees (CCI) – Commissioner Smith and Commissioner Puckett Daniels attended the Strategic Growth Report meeting. She noted that comments are due by 5:00 pm today and she confirmed if Commissioner Smith is creating some comments. Commissioner Puckett Daniels then relayed that the Water Quality/Quantity Committee (QQ) will send their comments as well.
4. High Country Citizens' Alliance Jon Hare – Commissioner Puckett Daniels visited the sight of the land exchange remediation and met with High Country Citizens' Alliance Jon Hare.
5. Gunnison Valley Regional Transportation Authority (RTA) – Commissioner Puckett Daniels and Commissioner Smith attended the meeting last week. She relayed that the second daily Bustang services that were supposed to occur by the end of the year have increased in price. They have also asked for creative possibilities for bus service to Montrose. Commissioner Puckett Daniels said that Scott Truex will be coming to the Board with a Memorandum of Understanding (MOU) regarding emergency planning. They are also looking at a five-year capital plan and the Brush Creek intercept lot which is a topic of concern for RTA and the County. CM Birnie relayed there is no agreement for a park and ride and is not part of the project and the County is planning on asking RTA to contribute to this. CM Birnie also stated they did get a response from HUD for additional information, which has been supplied, but with the Government shutdown, it hasn't progressed further.
6. Sustainable Tourism and Outdoor Recreation Committee (STOR) – Commissioner Puckett Daniels noted the STOR Committee has submitted a grant to Colorado Parks and Wildlife (CPW) for the Regional Partnership Initiative Funding for capacity building within the organization and gate replacements, and the wildlife crossing plan. Commissioner Puckett Daniels has also organized a meeting with the STOR Subcommittee to work on the wildlife vehicle collisions mitigations on October 14th.
7. Colorado Counties, Inc. Steering Committees (CCI) Legislative Meeting – Commissioner Puckett Daniels participated in person. She relayed that they came with 10 priorities which she briefly overviewed.

**Commissioner Smith:**

1. Community Workforce Meeting – Commissioner Smith attended a presentation from Workforce Colorado last week.
2. Gunnison Chamber – Commissioner Smith met with Director Leora Wallace About the visitor center and potential opportunities. She noted a significant gap with navigating people through the licensure process for food vending and licensing.
3. Economic Development Initiatives – Commissioner Smith stated there was a Joint Stakeholder meeting regarding the closing of Little Adventures. She informed the Board that Tenderfoot Child and Family Development Center was able to take some displaced children. Commissioner Smith explained that the Gunnison River Valley Local Marketing District has already invested in early childhood education and those interventions were directly useful.
4. Zoning Overlays – Commissioner Smith stated that Chaffee, Summit, and Pitkin Counties have pursued zoning overlays on Federal Public Lands that prohibit development. She thought the concept was interesting to think about how they may be able to pursue legislative support, especially when it comes to property tax classification. Commissioner Puckett Daniels relayed this may be a conversation for strategic planning and could be logistically challenging with the Land Use Resolution (LUR).

**Commissioner Houck (cont'd):**

- 7. State Park Concept – Commissioner Houck is working with Colorado Department of Natural Resources Executive Director Dan Gibbs and his leadership staff to come over for some field work and touring.
- 8. Western Colorado University (WCU) – Commissioner Houck relayed that WCU has some community presentations on projects they are working on in the County and he recently attended a presentation on virtual fencing and regenerative agriculture.

**Commissioner Smith (cont'd):**

- 5. Cheatgrass Coordinator – Commissioner Smith had a meeting with Cheatgrass Coordinator Sarah Elzay and would like to have her present on a future work session.

**ADJOURN:** Commissioner Smith adjourned the meeting at 10:45 am.

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Laura Puckett Daniels, Chairperson

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Elizabeth Smith, Vice-Chairperson

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Jonathan Houck, Commissioner

Minutes Prepared By:

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Holly Perry, Deputy County Clerk

Attest:

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Kathy Simillion, County Clerk