

**GUNNISON COUNTY BOARD OF COUNTY COMMISSIONERS
REGULAR MEETING MINUTES
December 16, 2025**

The December 16, 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
Katherine Haase, Deputy County Clerk
Others Present as Listed in Text

GUNNISON RIVER VALLEY LOCAL MARKETING DISTRICT MEETING:

CALL TO ORDER: Chairperson Puckett Daniels called the Gunnison River Valley Local Marketing District meeting to order at 8:30 am.

PROFESSIONAL SERVICES AGREEMENT; TOURISM AND PROSPERITY PARTNERSHIP; 2026 WORK PLAN; 1/1/2026 TO 12/31/2026; \$3,125,000: **Moved** by Vice-Chairperson Smith, seconded by Commissioner Houck to approve the Professional Services Agreement for the Tourism and Prosperity Partnership Work Plan, as described in the packet today. Motion carried unanimously.

ADJOURN: Chairperson Puckett Daniels adjourned the Gunnison River Valley Local Marketing District meeting at 8:31 am.

GUNNISON COUNTY BOARD OF COUNTY COMMISSIONERS REGULAR MEETING:

CALL TO ORDER: Chairperson Puckett Daniels called the Board of County Commissioners meeting to order at 8:31 am.

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

MINUTES APPROVAL: **Moved** by Vice-Chairperson Smith, seconded by Commissioner Houck to approve the minutes for November 18, 2025 and December 9, 2025 special meeting as presented. Motion carried unanimously.

1. November 18, 2025 Regular Meeting
2. December 9, 2025 Special Meeting

SCHEDULING: The Upcoming Meetings Schedule was discussed and updated.

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

1. State of Colorado Intergovernmental Agreement; OLA #331003617; Intergovernmental Agreement Among the City of Gunnison, the County of Gunnison, and the State of Colorado Department of Transportation; US Highway 50 and Colorado Highway 135 Access Control Plan
2. Grant Award Letter Intergovernmental Grant Agreement; 2024-AWA-CBI-012; Mobile ID Devices; 12/16/2025 to 3/31/2026; \$12,000
3. Grant Application; Childhood Injuries and Fatalities by Firearm Mini Grant Application; Office of Gun Violence Prevention within the Colorado Department of Public Health and Environment (CDPHE); \$10,000
4. Contract Amendment #2; 2023*0026; Colorado Department of Public Health and Environment (CDPHE); 1/1/2023 to 6/30/2026; \$109,344
5. Colorado Highway Users Tax Fund Certification; Colorado Department of Transportation; Certified Mileage as of December 31, 2025
6. Statement of Work No. 1; United HealthCare Services, Inc. on behalf of Itself and Its Affiliates including Rocky Mountain Health Maintenance Organization, Inc; 12/16/2025 to 12/31/2026; \$42,500
7. Acknowledgment of County Manager's Signature; Grant Acceptance; Daniels Fund Grant ID 00019257; Gunnison County Substance Abuse Prevention Project; 10/31/2025 to 10/31/2026; \$50,000
8. Acknowledgment of County Manager's Signature; Gunnison County Deputy County Attorney Employment Agreement; Rachel Allen; 12/22/2025
9. Acknowledgment of County Manager's Signature; Master Services Agreement; Eide Bailly, LLP; Consultant Services to Apply for Tax Rebates for Federal Tax Incentives for Geothermal, Solar, and Efficiency Projects; 12/16/2025 to 3/15/2028; \$150,000
10. Acknowledgment of County Manager's Signature; State of Colorado Grant Agreement Modification; Amendment #3; 2026*0028; Original Agreement Number 2025*0120; 7/1/2024 to 6/30/2026; \$47,337
11. Acknowledgment of County Manager's Approval; Grant Application; National Council on Aging (NCOA); \$19,400

12. Acknowledgment of County Manager's Approval; Grant Application; Energy Outreach Colorado; \$84,086
13. Data Use Agreement; Healthy Kids Colorado Survey & Smart Source
14. Professional Services Agreement; Shea, Carr & Jewell dba SCJ Alliance; Jake's Park Design Services; 12/16/2025 to 12/31/2026; \$23,050
15. Letter of Support; Upper Gunnison River Water Conservancy District (UGRWCD); Colorado River Water Conservation District (CRWCD); Integrated Physical and Geochemical Estimation of Agricultural Return Flows in the East River, Upper Gunnison River Basin
16. Memorandum of Agreement Between the Board of County Commissioners of the County of Gunnison, Colorado, the Board of Trustees of Gunnison Valley Hospital, and the Regional Transportation Authority Regarding Senior Transportation; 1/1/2026 to 12/31/2026; \$330,000
17. Memorandum of Agreement Between the Board of County Commissioners of the County of Gunnison, Colorado, Mountain Express, and the Regional Transportation Authority Regarding Senior Transportation; 1/1/2026 to 12/31/2026; \$130,000
18. Ratification; Letter of Support; Gunnison Valley Health (GVH) Operations and Service Line Development Project; Region 10 Enterprise Zone Review Committee
19. Agreement Regarding Assignment of Ground Lease Agreement; Sky Vet, Inc. (Seller) and Kirby Ramsey Aviation Group, LLC (Buyer)
20. Grant Application; State Tobacco Education and Prevention Partnership (STEPP); Fiscal Years 2027-2029; \$644,000
21. Intergovernmental Agreement for Winter Road Maintenance; Town of Mt. Crested Butte; Term to 5/31/2030

COUNTY MANAGER'S REPORTS:

1. Whetstone Housing Project Update. CM Birnie informed the Board that the contractor is still working on the fire flow issue, and that it may have been retested today. Crews may not return before Christmas at this point, though the project will still be ahead of schedule if work resumes at the start of the year. The project carries a guaranteed delivery date in late 2027, and the contractor will either meet that date or provide financial compensation for exceeding it.
2. Highway Users Tax Fund (HUTF). Vice-Chairperson Smith stated that some counties are reporting inconsistencies between the \$0.29 delivery fee outlined in SB 21-260 and what they are receiving, and she asked for any additional input that CM Birnie might have. CM Birnie will delve into the issue and report back to the Board.

BREAK: The meeting recessed from 8:38 until 8:45 am for a short break, and then from 8:45 until 10:15 am in order to hold the below Public Hearing.

PUBLIC HEARING; REQUESTS FOR WAIVER OF GUNNISON COUNTY STANDARDS AND SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION; ACCESS PERMIT APPLICATION AND LUC-25-00011; PARCEL #3257-273-00-027: Assistant County Manager (ACM) for Public Works Martin Schmidt, Permit and Right of Way Manager (PRWM) Chris Hill, Planning Director (PD) Hillary Seminick, SGM Professional Engineer (PE) Tyler Harpel, applicant and 11-7 Ranch Principal Stewart Hunter, and applicant's legal counsel Marcus Lok were present for discussion.

1. Open Public Hearing. Chairperson Puckett Daniels opened the hearing at 8:45 am.
2. Public Notice Confirmation. PRWM Hill confirmed that the hearing had been properly public noticed.
3. Identify Ex Parte Communications. There were no ex parte communications identified. Chairperson Puckett Daniels confirmed that the County received an email from homeowners on Lower Allen Road, and that the contents of that email are reflected in the meeting packet. All three commissioners were copied on that email, and it was shared with staff. Chairperson Puckett Daniels explained that the hearing will begin with a presentation from County staff, then the applicant will be given the opportunity to present information. The Board will then have the opportunity to ask questions before the public is given the chance to provide comments. Each member of the public will be given up to three minutes for verbal comments, and written comments will be accepted by the Board for staff and public dissemination. The applicant will again be given the floor to respond to comments and questions posed by the Board, the staff, and the public. Lastly, the hearing will either be closed or continued to a future date. After it has closed, either today or after being continued, a decision may then be made by the Board.
4. Staff Presentation. CA Hoyt discussed the applicable legal standards, based on the 2020 version of the Gunnison County Standards and Specifications for Roads and Bridges (Standards) as that was the version in force when the application was received. He noted the importance of paragraph 1.9.B that states that only the Board may approve a waiver, except for some limited waiver authority given to the Public Works Director. He explained that the Board has three options in these instances: 1) Grant the waiver application; 2) Deny the waiver application; or 3) Grant the waiver application with conditions as outlined in paragraph 1.9.B. Those six conditions are: 1) Seasonal use; 2) Number of structures; 3) Size of structures; 4) Type of use; 5) Existence of public utilities; and 6) No increased risk to emergency services personnel, without limitation. Any waiver

granted would be project specific and does not establish precedence for any other waiver application, even on the same property. The metrics to be employed in this decision are outlined in paragraph 1.9(H) that specify no waiver shall be granted unless the Board determines in writing the applicant has established by clear and convincing evidence, as however defined by the Board, that all of the below standards exist. Further, he suggested that the Board request the applicant and public tether their comments and the application to these six standards. ACM Schmidt then emailed the list to the Board during the meeting so that they could be referenced throughout the discussion.

- 1) The waiver is warranted by site specific conditions which create an unusual aspect or feature not shared by property in general; and
- 2) The waiver will not adversely affect the safe, efficient, and orderly movement of motorized and non-motorized traffic; and
- 3) The waiver will not adversely affect health or safety; and
- 4) The waiver will not cause substantial injury to the owner or occupant of adjacent land(s); and
- 5) The waiver will not cause substantial injury to the environment; and
- 6) The proposal will provide the functional equivalent of the Standards.

ACM Schmidt showed the overall site view of the area highlighting the three contiguous parcels owned by the applicant. Those parcels are just south of CB South and are connected to the Allen Homesites subdivision; the smallest of the parcels was the subject of the application.

ACM Schmidt explained that his office was made aware of the application on 10/8/2024, and he began discussions with the applicant at that time because the application proposed a bridge over water. He stated that PD Seminick provided an initial review of the application, and that the completed application was later received in July 2025.

ACM Schmidt noted that access permits are typical for parcels that do not already include a driveway, and that this property has existing access via an agricultural road off the Upper Allen Road. The location for the intended bridge is elevation-separated from the location of the road, which results in a drop down. As well, the bridge would land in the public right-of-way, which is not typical as most bridges are wholly within the private property boundaries.

ACM Schmidt confirmed that the applicant has shown building plans, but that no applications for building permits have been submitted. Thus, this is an application for a vacant land access permit, not a building permit.

PD Seminick stated that ACM Schmidt provided an accurate summary of the application and work performed by staff. She noted that this access permit also included a floodplain development permit, submitted for the bridge component of the project. The proposed bridge complies with County and State standards, which requires one foot of space between the bottom of the bridge and the base flood elevation, which is the highest elevation point in the event of a 100-year flood.

ACM Schmidt highlighted, in the photos provided, where there were vehicle tracks in the snow within the parcel where the bridge is being contemplated. Staff asked the applicant if that path might be a potential access point to the lower portion of the parcel, and the applicant stated that the path wasn't suitable for their intended use of the lower parcel. He also showed a rendition of where the bridge would be located perpendicularly to the water flow.

ACM Schmidt confirmed that installation of a sewer lift station made clear that the County and Metro District intended a cul-de-sac at the end of the road, but that this is not reflected on the plat map. Thus, staff illustrated the 45-foot radius and 90-foot diameter cul-de-sac to show where it is believed the cul-de-sac was intended to be located. The applicant has also agreed that the right-of-way falls in this area.

ACM Schmidt referred to the project timeline that was included in the meeting packet. He summarized that the Standards only allow for one access per parcel unless there are demonstrable reasons for the creation of additional accesses, and this property already has an established access point. He also stated that the intended bridge shows an approximate 45° angle of approach to the traveled roadway, and the Standards require a 60°-90° angle for safety. These two waiver requests were the reason for bringing this application to the Board.

ACM Schmidt informed the Board that the applicant provided correspondence before the hearing, which was a letter of good standing from the Crested Butte Land Trust related to the conservation easement that is in place on the parcel. He then illustrated the location of that conservation easement. The page in the meeting packet just before the easement agreement image did not show correctly in the meeting packet, and staff worked to identify the missing information.

ACM Schmidt stated that his department received a letter from the Allen Homesites. His department mailed information about this hearing to the subdivision and the affected properties.

5. Applicant Presentation. Attorney Lock stated that the waiver requests are driven by the property's topography, would not be detrimental to Lower Allen Road, and are necessary for the safe and efficient use of the property. There is a very significant bench that runs through the middle of the property, effectively the lower limit of the conservation easement. The approximate 6-7 acres below that bench is the area in question, and it was intentionally left out of the conservation easement because it is the natural in intended location for residential use. He opined that the most efficient way to access the area would be via a bridge off the end of Lower Allen Road. He also stated that the residential building plans are part of the Public Works file, and that he offered to submit a building permit application and was told that it would not matter with respect to the waiver requests being contemplated.

PE Harpel introduced himself as a 20+ year resident of CB South who frequently drives past the property in question, and he provided his own summary of the application. This 530-acre property is split into three different parcels, and the Allen family developed Upper Allen and Lower Allen before placing the main parcel in a conservation easement for agricultural uses. The Allen family purposely left out this 6-7-acre parcel on the lower bench, which is approximately 40 feet below the upper bench and is comprised of unstable loose, rounded rock. A floodplain development permit was part of this application, and he stated that a 100-year flood equates to a 1% annual chance that a flood could occur. This application requires adherence to the 100-year flood elevation and at least one-foot above that as well. He also stated that he could not locate another ranch in Gunnison County that is over 500 acres in size and has only one access point.

PE Harpel first addressed the angle-of-approach issue. He stated that the challenge to the Standards is related to this being located at the end of the road, in that there is no oncoming traffic directly coming from the roadway; the oncoming traffic comes from the direction of Lot 262, and there is a 90° angle from that. He also noted that the bridge being perpendicular to the water flow provides the most direct, shortest route across the water, and it limits impact to both the river and the adjacent wetlands. The proposed bridge was approved by the Army Corps of Engineers in July, and that's when the full application was submitted to the County. Lastly, he noted that several subdivisions in Gunnison County have driveways that do not meet the angle of intent at turnarounds or cul-de-sacs, and he could not locate waiver applications relative to any of those instances.

PE Harpel addressed the issue of access and read from paragraph 4.5.3 of the Standards, which states that no more than one access approach shall be provided unless it can be shown that additional access approaches would not be detrimental to the safety and operation of the road and are necessary for the safety and efficient use of the property. He stated that Lower Allen Road is a gravel road that was designed to be between 90-199 ADT (average daily trips); with 10 ADT per lot and 14 lots equating to 140 ADT and an additional lot bringing the total to 150 ADT, which is within the designed range of 90-199 ADT. He also stated that providing this additional access would result in enhanced safety and emergency response for the community in the event of an emergency necessitating large emergency response vehicles such as firetrucks and ambulances.

PE Harpel explained that the applicant needed to delineate the wetlands and then the applicant did a 25-foot setback from those wetlands to determine that there is 1-1.5 acre of land that would be optimal for locating a house.

PE Harpel addressed the correspondence received from the Lower Allen group, which referenced two studies performed on Cement Creek by the Upper Gunnison River Water Conservancy District. Post-fire floods are dangerous and the study argued that debris could get caught at bridges, which he acknowledged, but he restated that the bridge was modeled to go one foot above the 100-year floodplain and that this bridge, while not the highest of the five, would be the fifth bridge from any fire in the Cement Creek area.

Attorney Lock reminded the Board that it could place limitations on the granting of a waiver to address concerns. He also addressed concerns from the Lower Allen group about the creation of a large circular driveway; he confirmed that this is not part of the applicant's plan and that the applicant would be willing to limit the use of the bridge to only residential and agricultural purposes on that lower seven acres. He further confirmed that the applicant would agree not to seek to subdivide that seven-acre parcel into smaller parcels. Lastly, he acknowledged that there has been some uncertainty regarding ownership of the cul-de-sac at the end of Lower Allen Road, and he confirmed that the applicant would be happy to resolve that uncertainty in the event of approval of a waiver by granting a quit claim deed to the County.

6. Board Questions. Vice-Chairperson Smith referred to some of the correspondence that mentioned advertisements for weddings, fishing and events found on the applicant's Facebook page. She requested additional information about any current and contemplated commercial use of the property. Attorney Lock stated that any such use of the property has been by right, and that the applicant would not be proposing to use this seven-acre parcel for any commercial uses. He also

noted that the owners have used a lot of equipment to address quite a bit of deferred maintenance since purchasing the property, and that this type of work will not be continuing. Any large events in the future would be accessed using the Upper Allen access point.

Chairperson Puckett Daniels asked if the land is currently being used for ranching. Mr. Hunter explained that, prior to his ownership of the land, it included a major fishing lease. He also explained that the large events were for friends and family only, that there is no intent for commercial use going forward, and that it is currently used as working ranchland.

Commissioner Houck requested more detail about the delineated wetlands, specifically whether the illustrations showed jurisdictional wetlands by definition or if they are irrigation-influenced wetlands. PE Harpel confirmed that they are jurisdictional wetlands. PD Seminick noted that her office did not receive the hydrological sources for the wetland areas, so there is a jurisdictional determination associated with it. However, there does appear to be a surface connection to the water. Thus, PE Harpel acknowledged that, in reality, there are both jurisdictional wetlands and irrigational-influenced wetlands in the area.

Vice-Chairperson Smith asked about the rationale for handling this waiver now, separate from intended the building permit. She also restated some of the concerns brought forward in correspondence related to the type of uses allowed. CA Hoyt confirmed that the Standards allow quite a bit of discretion for the Board to decide on conditions, that the Board is able to restrict the type of use to be limited to the bridge itself, and yet the Board may also expand any approval to the property that the bridge serves. He agreed that it might make sense to contemplate these circumstances at the same time. Attorney Lock indicated that the applicant asked that specific question during the process and were told that the two did not need to be considered simultaneously. However, he also stated that, if the Board grants this waiver, the applicant would be fine with the condition that it requires the submission of a building permit consistent with the materials already provided to the County.

PD Seminick addressed the method for evaluating the driveway to vacant land. She noted that the County typically evaluates whether a driveway is accessing a building site that is feasible for development, and those considerations include certain environmental hazards or certain environmental resources. In this case, the application includes a wetlands delineation, whether jurisdictional or not, on the site plan. The building envelope has been identified, and there are no geological and/or floodplain hazards.

PD Seminick also explained that collection of a site fee for a wedding or event would trigger the need for a land use change permit for commercial use. She also explained that the Land Use Resolution addresses abandonment of an existing commercial use and that, after one year of non-use, a review by her department would be required. Attorney Lock confirmed that no one was charged for entering any events as participants were family members and friends.

Chairperson Puckett Daniels stated that a barn has been built on the lower section further to the south, and there is a road that accesses it. She asked if the parcel with the barn provides access to the parcel with the proposed house. Attorney Lock confirmed that it does not.

Chairperson Puckett Daniels asked if the agricultural access on the upper part of the parcel in question provides the egress for Upper Allen residents in case of emergency, and PE Harpel confirmed that it would.

7. Public Comments. Chairperson Puckett Daniels opened the hearing to public comments at 9:50 am, and she stated that each person would be limited to three minutes. People could submit additional commentary via email or written format for the record.
 - 1) Kristy Ratliff. Ms. Ratliff stated that she lives on Lower Allen Road and has been living there for over 20 years. She opined that approval of this waiver would put 14 homes in jeopardy of flooding. She said that the other upstream bridges are not directly adjacent to 14 homes in a low-lying floodplain. She also referenced the proposed bridge height of one-foot above the 100-year floodplain and noted that the existing bridge on Upper Allen Road is three feet above that line. She does not feel that one foot is sufficient. Further, she stated that this small parcel could be accessed by Upper Allen Road if it were properly graded, and that this would not allow an access or exit point for families because they would have to use a road that is not graded in order to reach the bridge. She stated that the Upper Gunnison Water Conservancy District lists this area as a high-fire danger area and recommends no bridges in geofluvial hazard zones.
 - 2) Callie Koch. Ms. Koch stated that she resides at 236 Lower Allen Road, a property that is owned and was built by her in-laws, Dan and Lyn Ewert. She opposed the construction of the bridge, and she quoted Mr. Hunter as saying, "it is reasonable and necessary to have more than one access location on and off the property due to, among other things, fire hazards", which was in his permit application cover letter. She stated that Mr. Hunter's property is adjacent to wildfire hazard areas and that, in mitigating his own personal

wildfire hazards, he would be creating further hazards for her and the other residents of Lower Allen Road. She feels that the proposed design has the potential to cause significant damage to other owners' properties should post-fire debris flow cause flooding, and she stated that the efforts of one citizen to mitigate his own risk and create convenience for his own property should not put other lives and properties in danger. She stated that any improvement in the turnaround area would not be worth the negative impact. She also stated that the residents on Upper Allen Road would likely attest to the applicant's access point on their road, which has added traffic by fast-moving large equipment and vehicles flowing through the residential subdivision on a daily basis. Lastly, she stated that the applicant's offer of an improved turnaround is a weak and thinly veiled excuse to get his personal project approved, and that his project does not significantly improve the safety and operations of the existing road and users as it actually increases danger in the area and has the potential to cause substantial injury to owners of adjacent lands.

- 3) Mark Schwiesow. Mr. Schwiesow has lived at 160 Lower Allen Road for 45 years. He stated his complete agreement with the other residents' comments that were already provided. He sees no reason for the County to grant this waiver. As well, he expressed suspicion regarding future intent for commercial use. He noted that the house at 262 Lower Allen Road expressed no intent to fill the wetlands, and yet it was later granted a waiver to fill it enough to build their home. After that, they said it was not their intent to impact the rest of the wetlands, but they then filled in a good section of wetlands as soon as their home was built; it was approved by the Army Corps of Engineers, and it diminished Lower Allen Road in many ways. Lastly, he noted the benefits of living on a dead-end road, which include residents walking and taking their dogs to enjoy the creek. Since the Allen family accessed and ranched the property for decades, he sees no need for another access point.

8. Acknowledge Correspondence Received. No additional correspondence was identified, beyond what was discussed during the hearing.

9. Applicant Response. Attorney Lock stated that, in the event of a granted waiver, the applicant would be pleased to abide by enforceable use limitations. He again stated that the property would only be used for residential and agricultural purposes. Regarding the long-standing use of the property by the Allen family without additional access points, he stated that the Allen family never had a residence on the land. As well, after the applicant purchased the property, he worked to ease the Crested Butte Land Trusts' concerns regarding the conservation easement, and the result was a very positive working relationship.

PE Harpel said that he is unaware of any documentation that shows the existing Allen Homesites bridge is three feet above the floodplain.

Attorney Lock said that the applicant has been a good neighbor and wants to continue to be a good neighbor to the other residents.

Vice-Chairperson Smith asked about any standards to determine what is considered sufficient or safe with regard to structures, such as bridges, built within the 100-year floodplain. Do any such standards factor in site-specific features? PE Harpel explained that the standard is ensuring that there is at least one foot of clearance and that, any higher, would result in steeper access to the bridge.

Vice-Chairperson Smith stated that, in regard to the applicant wanting to be a good neighbor, she has heard concerns about trust going forward. She also expressed concern that the Facebook page contradicts the applicant's claim about no commercial use of the property. Mr. Hunter stated that his family hand-delivered invitations to the other residents for a discussion about the bridge, and no one showed up for that discussion. Regarding the question surrounding commercial uses, Mr. Hunter again stated that he only wants to build a home with safe access. CA Hoyt reminded the Board that it had the ability to structure conditions to any approvals granted.

Chairperson Puckett Daniels asked for staff input related to the homeowners' flooding concerns. PD Seminick stated that she didn't want to discredit the concerns of the homeowners. She stated that flood hazards associated with post-wildfire conditions are exacerbated, and the assessments referenced in the public comment have not, to her understanding, been adopted by the Board and did not specifically address potential impacts from wildfire or any associated flood hazards.

CA Hoyt reminded the Board that the Standards only require that a hearing take place today. It can be continued to allow for more input, or it can be closed to allow for deliberation. Commissioner Houck stated that he did his research and drove the area, his questions have been answered, and he doesn't need additional info before making a decision. Vice-Chairperson Smith stated that there has been significant interest in this issue, that she doesn't expect to receive new concerns, and that she was fine with closing hearing today. At the same time, she wants to be thoughtful about the Board's decision, so she was happy to not make the decision today.

Chairperson Puckett Daniels was also happy to close the hearing, and she stated that she wanted to spend time reviewing the Standards and then schedule additional time for deliberation.

10. Close Public Hearing. Chairperson Puckett Daniels closed the hearing at 10:15 am and immediately reconvened the Gunnison County Board of County Commissioners Meeting.

The Board will receive additional written comments up to 12/23/2025, and a decision will be made during the 1/6/2026 meeting. CA Hoyt reminded the Board that this is a quasi-judicial decision, so the commissioners would not be allowed to have communication with the applicant or each other outside of a noticed meeting.

CORRECTION; PETITION FOR ABATEMENT OR REFUND OF TAXES; PROPERTY TAX YEARS 2023; R040008; PARCEL NO. 3255-031-08-003; TRACT 3, SAYA SUBDIVISION; ROCKING B RETREAT, LLC: County Assessor Alexandra Cohen was present for discussion. CA Cohen explained that this petition was previously approved, but that it contained a clerical error in one of the calculations. This corrected prompted the need for signature on a new form. **Moved** by Commissioner Houck, seconded by Vice-Chairperson Smith to approve the addition of the Chair’s signature on Section 4 of the 2023 abatement petition for Account R040008 and correct this error this is not changing a decision CA Hoyt suggested that the motion include retroactivity to the date of the first approval, and Commissioner Houck agreed with that addition. Vice-Chairperson Smith clarified that the error was related to 2023 and a reduction of \$55,000 to residentially classified properties. Motion carried unanimously.

LAND USE CHANGE APPLICATIONS: Planner I Caroline Danielson was present for discussion.

1. Lot Cluster Agreement and Declaration; LUC-25-00042; Clint Cordova. Mr. Cordova was present for discussion. Planner Danielson confirmed that all information was included in the meeting packet, and that this action will conform with applicable codes. **Moved** by Commissioner Houck, seconded by Vice-Chairperson Smith to approve the Lot Cluster Agreement and Declaration to LUC-25-00042 as presented this morning. Motion carried unanimously.
2. Townhome Plat Approval; LUC-25-00041; 162 Escalante, LLC. Applicant’s attorney, Aaron Huckstep, participated in the discussion remotely, and he thanked the Board for having him on today’s agenda. **Moved** by Vice-Chairperson Smith, seconded by Commissioner Houck to approve the Cox-Escalante Townhome Plat for LUC-25-00041 and authorize the Chair’s signature on the plat. Motion carried unanimously.

BREAK: The meeting recessed from 10:26 until 10:27 am for a short break.

BOARD AND COMMISSIONS VACANCY APPOINTMENTS:

1. Gunnison Valley Hospital Board of Trustees (One Regular vacancy for a five-year term beginning 2/1/2026 to 2/1/2031). The Board discussed how Stephens’ skills and background have benefited the Board of Trustees, and their appreciation that so many applicants expressed interest. **Moved** by Commissioner Houck, seconded by Vice-Chairperson Smith to reappoint Stephens Mundy to the Gunnison Valley Board of Trustees for one regular vacancy for a five-year term beginning February 1, 2026, going through February 1, 2031. Motion carried unanimously.
Applicants:
 - a) Janet Farmer
 - b) Nancy Houston
 - c) Stephens Mundy
 - d) Vincent Rogalski
2. Historic Preservation Commission (Two Regular vacancies for three-year terms beginning immediately to 2/1/2029). **Moved** by Vice-Chairperson Smith, seconded by Commissioner Houck to appoint Tristen Coleman and Chris Melland to the Historic Preservation Commission to two regular vacancies for three-year terms. Motion carried unanimously.
Applicants:
 - a) Tristen Coleman
 - b) Chris Melland
3. Planning Commission (One Regular vacancy for a three-year term beginning 2/1/2026 to 2/1/2029, two Regular vacancies for remainder of terms ending 2/1/2028, two Alternate vacancies for one-year terms beginning 2/1/2026 to 2/1/2027). Prior to the meeting, Sigrid Cottrell withdrew her application from consideration. **Moved** by Chairperson Puckett Daniels, seconded by Vice-Chairperson Smith to appoint Sean Patrick to a regular three-year term beginning February 1, 2026, and that we appoint Brett Adkins and Karen Stock to regular vacancies for remainder terms ending February 1, 2028. Motion carried unanimously.
Applicants:
 - a) Brett Adkins
 - b) Sigrid Cottrell
 - c) Sean Patrick
 - d) Karen Stock

BOARDS AND COMMISSIONS VACANCY NOTIFICATION WAIVER REQUEST: Assistant County Manager for Community and Economic Development Cathie Pagano was present for discussion. **Moved**

by Commissioner Houck, seconded by Vice-Chairperson Smith that the Board to utilize the waiver of Section 4 that allows County administration staff to readvertise vacancies immediately, rather than wait three weeks, and that we are doing it for specifically the Planning Commission and specifically for this one time. Motion carried unanimously. CM Birnie asked the Board if the clause should be revisited in the future to make it less restrictive. The Board may decide to remove the provision in the future.

UTILITY EASEMENT; VISIONARY COMMUNICATIONS LLC DBA VISIONARY BROADBAND: This was an easement for broadband installation alongside Colorado Street to serve the new EMS building. **Moved** by Commissioner Houck, seconded by Vice-Chairperson Smith to authorize and approve the utility easement between the BOCC and Visionary Communications, LLC, and authorize the Chair's signature on the agreement as presented in the packet today. Motion carried unanimously.

VOUCHERS AND TRANSFERS APPROVAL: Chief Finance Officer Melissa LaMonica was present for discussion.

1. December 16, 2025 Voucher Report. **Moved** by Vice-Chairperson Smith, seconded by Commissioner Houck to approve the vouchers in the amount of \$7,699,309.63 as presented. Motion carried unanimously.
2. November 2025 Cash Transfer Report. **Moved** by Commissioner Houck, seconded by Vice-Chairperson Smith to authorize the cash transfer in the amount of \$12,688,750.05. Motion carried unanimously.
3. November 2025 Purchase Card Report. The Board did not pose any questions about this report.
4. October 2025 Sales and Loca Marketing Tax Report. The Board did not pose any questions about this report.

TREASURER'S MONTHLY REPORT: County Treasurer Teresa Brown was not present for the discussion, but she provided the November 2025 Treasurer's Report and the November 2025 Monthly Investment Report to staff for review before the meeting. **Moved** by Commissioner Houck, seconded by Vice-Chairperson Smith to accept the Treasurer's Report as presented and authorize the Chair's signature. Motion carried unanimously.

UNSCHEDULED PUBLIC COMMENT: No comments were provided.

COMMISSIONER ITEMS:

Commissioner Houck:

1. State Trust Lands Working Committee. The group met again, and Commissioner Houck has been representing the County on this Committee. One of the Committee's main objectives is to determine how the State Land Board uses and utilizes State Trust Lands to generate revenue for education. Traditional uses, as well as housing and expanded recreation are also being evaluated, and no decisions have been made. The Committee has approximately nine months to conclude these discussions.
2. Gunnison Outdoor Resources Protection (GORP) Act. This has been introduced and will now need to go through congress.
3. Triparte Meeting. This group had its semi-annual meeting to discuss the administration of Community Block Grants and how to assist people within our community who have needs. The Health and Human Services Department staff have been helpful with understanding the current climate and anticipated changes. Arden Anderson will continue to serve as the group's Chairperson.
4. Forest Service. Commissioner Houck has been working with the Forest Service regarding road conditions and jurisdictional responsibility for each of the roads.
5. Spruce Beetle Epidemic & Aspen Decline Management Response (SBEADMR). The SBEADMR group held its end-of-year meeting, and Commissioner Houck attended remotely. Current projects were discussed.

Commissioner Smith:

1. CCI Winter Conference. Vice-Chairperson Smith and Chairperson Puckett Daniels both attended the conference. An important topic being discussed at the State level is regarding regionalization of benefits, which is an efficiency initiative in response to the requirement for States with high error rates to enter benefits and maintain the information in the system. Colorado would need to pay an estimated \$140M just for SNAP (Supplemental Nutrition Assistance Program) benefits. She is part of a working group that plans to put forth a letter and recommendations in the near future. She is also working with Assistant County Manager (ACM) for Health and Human Services Joni Reynolds regarding the Child Welfare Allocation Committee.
2. Crystal River Stakeholder Group. This group will reconvene this evening to look at the Wild and Scenic Feasibility Subcommittee's work product. CA Hoyt asked if there would be an opportunity to ask the Group about the status of the Intergovernmental Agreement (IGA), because Gunnison County is active in a related water case, and Vice-Chairperson Smith stated that there would be this opportunity. There are some deadlines coming up in early 2026. Vice-Chairperson Smith and CA Hoyt will continue this discussion outside of the Board meeting.
3. Cities and Counties Acting Together (CCAT). The full Board attended this meeting last Thursday, so there was no need for a summary.

4. Early Childhood Council. Vice-Chairperson Smith informed the Board that Lana Athey will be moving on from the Council, and that she will be missed.
5. Rural Transportation Authority (RTA). Vice-Chairperson Smith and Chairperson Puckett Daniels both attended the recent meeting. The bylaws have been updated. Chicago flights will be in full swing over the holidays; flights will pause in January before returning in February and March.
6. CCI Non-session Steering Committee Meetings. Vice-Chairperson Smith and Chairperson Puckett Daniels both attended. Chairperson Puckett Daniels asked the other commissioners if they are comfortable with allowing Assistant County Manager (ACM) for Community & Economic Development Cathie Pagano and CA Hoyt to provide feedback on the Home Act, because it allows for administrative review of specific projects. Chairperson Puckett Daniels also noted that there is a bill proposed to update the property tax appeal process, and she would like CA Hoyt's opinion on that as well. The Board agreed that feedback would be helpful.

Commissioner Puckett Daniels:

1. CCI Winter Conference. During the conference, Chairperson Puckett Daniels attended interesting discussions regarding successful ballot measures and AI policies. She also attended good conversations regarding the Human Services transition and Hinsdale County's housing initiatives. Both DOLA and Hinsdale County have asked about the possibility of the Gunnison County Housing Authority and Hinsdale County partnering on solutions, and she made no commitments.
2. Gunnison Valley Regional Housing Authority. The final board meeting was held last week. Work is being tied up, and thanks went to the legal and office staff who prepared all final documentation.
3. Met Rec Board. She attended a meeting a few weeks ago, during which contributions to the Gunnison Stewardship Fund were discussed.
4. Colorado Parks and Wildlife Regional Partnership Initiatives Grant. The STOR Committee received \$225K from this grant, and it will fund the coordinator position, some gate replacements, and some facilitation for the wildlife crossings work that is in STOR's strategic plan.
5. CB South IGA for Road Maintenance. Chairperson Puckett Daniels worked with ACM Pagano and CA Hoyt on the IGA. Staff are currently working toward finalization of the IGA.

ADJOURN: Chairperson Puckett Daniels adjourned the Board of County Commissioners meeting at 10:47 am.

GUNNISON COUNTY HOUSING AUTHORITY MEETING:

CALL TO ORDER: Chairperson Puckett Daniels called the Gunnison County Housing Authority meeting to order at 10:57 am. Chief Financial Officer Melissa LaMonica was present for discussion, and she explained that there will be many documents that will need to be signed due to the ownership transfers. She would like to have them all executed by the end of the year, hence this request for delegation of authority to CM Birnie.

RESOLUTION; EXPRESSING THE HOUSING AUTHORITY'S INTENT TO ACCEPT THE TRANSFER AND ASSUMPTION OF CERTAIN ASSETS, LIABILITIES AND FUNCTIONS OF THE GUNNISON VALLEY HOUSING AUTHORITY AND DELEGATING TO THE EXECUTIVE SECRETARY OF THE GUNNISON COUNTY HOUSING AUTHORITY THE AUTHORITY TO NEGOTIATE AND EXECUTE ALL CONTRACTS, AGREEMENTS, AND OTHER DOCUMENTS AND TO TAKE ALL NECESSARY AND PROPER ACTIONS RELATED TO THIS RESOLUTION AND RATIFYING ALL PREVIOUS ACTIONS THERETO: Moved by Commissioner Houck, seconded by Vice-Chairperson Smith to adopt and approve Resolution #2025-005 for the Gunnison County Housing Authority as presented this morning and authorize the signature of the full Board. Motion carried unanimously.

ADJOURN: Chairperson Puckett Daniels adjourned the Gunnison County Housing Authority meeting at 11:01 am.

GUNNISON COUNTY BOARD OF HEALTH REGULAR MEETING: County Medical Health Officer Dr. John Tarr, ACM Reynolds, Deputy Health and Human Services Director Brad Wheaton, and Juvenile Services Director Kari Commerford were present for discussion. Clinical Services Manager (CSM) Shonna Gray arrived at 11:12 am.

CALL TO ORDER: Chairperson Puckett Daniels called the meeting to order at 11:01 am. Dr. Tarr indicated that he does not intend to reapply for the position of County Medical Health Officer after his term ends in February. He opined that another professional with more energy might be a better fit to assist ACM Reynolds and her team in response to the challenges posed by changes at the national level. He stated that the public health has been turned back approximately 100 years under the current administration in Washington, DC. He called the situation a potential public health disaster that is being faced nationally and locally. He noted that he will soon be 82 years old, and that is has been an honor and a privilege to serve in this role for approximately 25 years. He has been a medical doctor for 52 years in the Gunnison Valley, and he stated his hope that his years have made a positive difference. ACM Reynolds indicated that there will be at least one applicant for the position.

BOARD OF HEALTH UPDATES:

1. Harm Reduction. JSD Commerford informed the Board that staff continue to work with the Colorado Consortium for Prescription Drug Abuse toward provider education. In the last few months, a physician (Dr. Jackman) from Grand Junction has visited to share provider education via a dinner discussion on substance use disorder and opioid concerns. The dinner was very well attended. Staff have been visiting other agencies in Colorado to learn from partners who are doing similar work in rural areas. She also noted that Gunnison Valley Hospital (GVH) is in the process of a Rural Opioid Outpatient and Treatment (ROOT) Project; there have been stakeholder meetings to determine what an opioid response looks like from a GVH standpoint with regard to withdrawal management, detox centers, treatment support, etc. Lastly, she stated that there has been continued outreach to the community on education and intervention related to Narcan administration. Substance Use Disorder education materials are being created for use in 2026, possibly as often as monthly, to help combat misinformation and the lack of knowledge in the community. The training will be open to organizations and community members.
2. Clinical Services and Parenting Program Update. CSM Gray provided handouts showing a summary of work performed during 2025 and a plan for 2026; she provided the following verbal highlights:
 - a. Policies and Practices. Staff spent a lot of time making updates to strengthen the policies and practices. The office partnered with Colorado Reproductive Education (CORE) through a grant, which has helped to understand community engagement and how to take the community assessment. The billing process was standardized to ensure that we are receiving the maximum amount of Medicaid reimbursements and insurance billings. The office has begun the migration to the Athena electronic health record system, which is thought to be a more efficient system. It also partners well with GVH's electronic health records, and this will provide improved continuity of care for patients. The five-year Title 10 contract with the State has been renewed.
 - b. Jail Health Services. The office has begun the process of providing jail health services. They hope to be present in the jail in mid-February or early March after a provider is on board.
 - c. Contraception. The office has noticed a trend toward long-term contraception options, which results in lower patient counts as they will not need to return to the office as often.
 - d. Sexually Transmitted Infections (STI). Testing for STIs has increased to provide better service. Patients are also being referred to the office after testing positive in the Emergency Room, which indicates a good working relationship and trust with GVH.
 - e. Cancer Screenings. These screenings have increased.
 - f. Vaccinations. Over 500 flu vaccines were provided, and a lot of COVID-19 vaccinations were also requested. A travel health clinic is being planned to support international travelers. Last spring, the office held two workforce clinics to provide Tdap vaccines, which protect against tetanus, reduced diphtheria, and acellular pertussis. As well, the State provided a mobile vaccine clinic and the schools, and it was very successful. Lastly, an immunization quality improvement plan has begun with CDPHE to evaluate opportunities for improvement.
 - g. Communicable Diseases. There were five cases of tuberculosis, and all patients completed their treatments. There was one case of measles, and there were no local contacts identified from that case. There were no rabies cases.
 - h. Parenting Program. This program is for parents of 9–13-year-old children. Two classes were held, with about 30 in combined attendance. The classes have been well received by parents, and more sessions will be scheduled. This class introduces parents to support groups, which has been positive, and more groups are being evaluated to serve various other unique populations in the community.
 - i. Child Fatality Review. Staff are working on this project, which leads to injury prevention. We received a mini grant from the Office of Gun Violence Prevention, and funds were spent on lockboxes and safety devices. Staff plans to apply for additional funding when it becomes available in 2026. Aside from gun-related safety items, staff were also able to purchase bike lights and reflectors, life jackets, and hearing protection.
 - j. Nurse Family Partnership. A nurse was hired this year, and she is currently building her caseload. This provides services to first-time mothers without bachelor's degrees, and services are income related.
 - k. Parents As Teachers Program. There are currently 21 families in the Program. This services any parents of children aged 0-5 years old.
 - l. Perinatal Quality Care Collaborative. We are partnership with GVH on a grant through this Collaborative to provide services during pregnancy and through the first year after birth when substance use has been identified.

ADJOURN: Chairperson Puckett Daniels adjourned the Gunnison County Board of Health meeting at 11:29 am.

GUNNISON/HINSDALE BOARD OF HUMAN SERVICES REGULAR MEETING: See separate minutes.

Laura Puckett Daniels, Chairperson

Elizabeth Smith, Vice-Chairperson

Jonathan Houck, Commissioner

Minutes Prepared By:

Katherine Haase, Deputy County Clerk

Attest:

Kathy Simillion, County Clerk

GUNNISON COUNTY BOARD OF COMMISSIONERS TEXT INCLUSION INTO MINUTES

**GUNNISON COUNTY HOUSING AUTHORITY
RESOLUTION NO. 2025-005**

**A RESOLUTION EXPRESSING THE HOUSING AUTHORITY’S INTENT TO ACCEPT THE
TRANSFER AND ASSUMPTION OF CERTAIN ASSETS, LIABILITIES AND FUNCTIONS OF THE
GUNNISON VALLEY HOUSING AUTHORITY AND DELEGATING TO THE EXECUTIVE
SECRETARY OF THE GUNNISON COUNTY HOUSING AUTHORITY THE AUTHORITY TO
NEGOTIATE AND EXECUTE ALL CONTRACTS, AGREEMENTS, AND OTHER DOCUMENTS AND
TO TAKE ALL NECESSARY AND PROPER ACTIONS RELATED TO THIS RESOLUTION AND
RATIFYING ALL PREVIOUS ACTIONS THERETO**

WHEREAS, the Gunnison County Housing Authority (“GHA”) 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.;

WHEREAS, the Gunnison County Board of County Commissioners (“County”) first authorized the creation of the GHA by Resolution Nos. 1979-33 and 1979-34;

WHEREAS, the current and operating GHA was formed on August 17, 1982, pursuant to the Certificate of Formation of the Gunnison County Housing Authority, said Certificate being accepted by the Colorado Division of Housing on August 18, 1982;

WHEREAS, the GHA is authorized pursuant to C.R.S. § 29-4-505 to “make and execute contracts and other instruments necessary or convenient to the exercise of the powers of the authority”, to “to exercise any of the public powers granted to city housing authorities” and to “do all acts and things necessary or convenient to carry out the powers” of the GHA;

WHEREAS, the Gunnison Valley Regional Housing Authority (“GVRHA”) is a Colorado multijurisdictional housing authority organized pursuant to C.R.S. § 29-1-204.5;

WHEREAS, Pursuant to the provisions of Section 18 of Article XIV of the Colorado Constitution and C.R.S. § 29-1-203, on July 10, 2012, the County, the City of Gunnison, the Town of Crested Butte, and the Town of Mt. Crested Butte entered into an Intergovernmental Agreement establishing the GVRHA;

WHEREAS, the foregoing governmental entities are signatories to the Fourth Amended and Restated Intergovernmental Agreement, which currently governs the affairs of the Authority;

WHEREAS, GVRHA desires to engage in an orderly transfer of assets, liabilities, contractual obligations, management responsibilities, including the provision of certain enumerated services heretofore provided by GVRHA, from GVRHA to the GHA;

WHEREAS, pursuant to its bylaws first adopted by Gunnison County Resolution No. 1979-34 and C.R.S. § 29-4-504(5), the GHA Board has appointed the County Manager to act as the Executive Secretary of GHA;

WHEREAS, pursuant to its bylaws and C.R.S. § 29-4-504(5), the GHA Board “may delegate to one or more of its agents or employees such powers or duties as it may deem proper[;]”

WHEREAS, pursuant but not limited to the foregoing authorities, the GHA Board is authorized and empowered by the laws of the State of Colorado to ratify and confirm past acts and decisions of the Executive Secretary and other agents, officers and employees of GHA;

WHEREAS, the GHA Board affirms its authority to retroactively approve and ratify actions taken by the Executive Secretary in the best interest of GHA as well as to further formalize all past delegations of authority to the Executive Secretary and other County officers and employees by the GHA Board;

WHEREAS, the Executive Secretary and the GHA Board anticipate that the Executive Secretary will be required to execute agreements and contracts with GVRHA and other persons or entities and take such additional and appropriate steps to facilitate the orderly transfer of assets, liabilities, contractual obligations, management responsibilities, including the provision of certain enumerated services heretofore provided by GVRHA, from GVRHA to the GHA;

NOW, THEREFORE, BE IT RESOLVED by the Board of the Gunnison County Housing Authority ("Board") that

1. The foregoing recitals are incorporated herein by reference and adopted as findings and determinations of the Board.
2. The Board hereby expresses its desire and intent to assume certain functions, including the obligation to provide certain services, previously performed by the GVRHA, and to accept the conveyance(s) and assignment(s) all of GVRHA's assets and liabilities, subject to the terms of agreement(s) negotiated and executed between GVRHA and GHA and any necessary third parties.
3. The Board hereby delegates to the Executive Secretary, who is also the County Manager, or his or her designee, the authority to take all acts and negotiate and execute all contracts, agreements and other such documents necessary to effectuate the intent and purpose of this Resolution; including not limited to opening all necessary and appropriate deposit, operating, reserve and other financial accounts.
4. All actions heretofore taken and not expressly inconsistent with the provisions of this Resolution by the Board or the officials, officers, agents or employees of the County, including but not limited to the Executive Secretary, relating to the intent and purpose of this Resolution are hereby ratified, approved and confirmed nunc pro tunc.
5. The Executive Secretary, and other employees and officials of Gunnison County are hereby authorized and directed on behalf of GHA to execute and deliver for and on behalf of the County any and all additional certificates, documents and other papers, and to perform all other acts that they may deem necessary or appropriate in order to implement and carry out the transactions and other matters authorized by this Resolution. The approval hereby given to the various documents referred to above includes an approval of such additional details therein as may be necessary and appropriate for their completion, deletions therefrom and additions thereto as may be approved by the Executive Secretary prior to the execution of the documents, except that all such documents shall be provided to the County Attorney or his or her designee, or other counsel for the GHA, for review for legal sufficiency prior to execution. The execution of any instrument by the appropriate officers of GHA herein authorized shall be conclusive evidence of the approval by GHA of such instrument in accordance with the terms hereof.
6. Nothing in the resolution shall be construed to afford any person or entity any cause of action against GHA, Gunnison County, or any of their respective officials, officers, employees, agents or attorneys, nor create any intended or incident third-party beneficiaries.
7. All orders, instructions, motions and resolutions, or parts thereof, inconsistent with this Resolution are hereby repealed to the extent only of such inconsistency. This paragraph shall not be construed to revive or revise any ordinance, motion, order, or resolution, or part thereof, heretofore repealed. To the extent any ambiguity exists between any ordinance, resolution, motion, order, statement or instruction by the Board, whether existing before or after passage of this Resolution, this Resolution shall control. No statement or writing by any GHA Board member, whether in a meeting of the Board or not, shall purport to amend, alter, supplement or override the express terms of this Resolution, and no such statement or writing may be relied upon by any person in relation to this Resolution.
8. If any section, subsection, paragraph, clause or other provision of this Resolution for any reason is held to be invalid or unenforceable, the invalidity or unenforceability of such section, subsection, paragraph, clause or other provision shall not affect any of the remaining provisions of this Resolution, the intent being that the same are severable.
9. This Resolution shall be in full force and take effect immediately upon its passage and approval, and shall remain in effect unless and until repealed or amended by subsequent Resolution.

INTRODUCED by Commissioner Houck, seconded by Commissioner Smith, and adopted this 16th day of December, 2025.

GUNNISON COUNTY HOUSING AUTHORITY

Houck – yes; Puckett Daniels – yes; Smith – yes.