

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

The January 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:

Jonathan Houck, Chairperson	Matthew Birnie, County Manager
Elizabeth Smith, Vice-Chairperson	Holly Perry, Deputy County Clerk
Laura Puckett Daniels, Commissioner	Others Present as Listed in Text
Matthew Hoyt, County Attorney	

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

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

**ALCOHOL BEVERAGE LICENSE #05-07972-0000; GUNNISON GOLF CLUB INC DBA DOS RIOS GOLF CLUB & COUNTRY CLUB; 12/31/2024 TO 12/31/2025**

**Moved** by Commissioner Puckett Daniels, seconded by Commissioner Smith to approve. Motion carried unanimously.

**ADJOURN:** Commissioner Houck adjourned the meeting of the Gunnison County Local Liquor Licensing Authority at 8:30 am.

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

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

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

**MINUTES APPROVAL:** **Moved** by Commissioner Puckett Daniels, seconded by Commissioner Smith to approve the December 17, 2024 minutes as presented. Motion carried unanimously. **Moved** by Commissioner Smith, seconded by Commissioner Puckett Daniels to approve the December 20, 2024 Special Meeting minutes as presented. Motion carried unanimously.

1. December 17, 2024
2. December 20, 2024

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

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

1. Acknowledgement of County Manager's Signature; Agreement for Continuing Disclosure Services by and between Gunnison County, Colorado and HTS Continuing Disclosure Services, A Division of Hilltop Securities Inc; Finance; 2025
2. Acknowledgement of County Manager's Signature; Professional Services Agreement; Adena Corporation; Facilities; 12/18/2024 to 12/31/2025; \$6,120
3. Acknowledgement; Option Letter #6; CSBG-24-026; 1/1/2024 to 9/30/2027; \$17,100
4. Grant Application; 2025 Emergency Management Performance Grant – Local Emergency Management Support; Emergency Management; Estimated Award \$55,000; 50% Match
5. Grant Agreement Amendment #1; CTGG1 QAAA 2025-2669; Health and Human Services; 10/1/2024 to 9/30/2025; \$75,000
6. Amendment No. 7 to Community Integration Agreement MR321782; Health and Human Services; 1/7/2025 to 12/31/2025; \$33,000
7. Professional Services Agreement; Western Colorado University; Juvenile Services; 1/7/2024 to 10/22/2029; \$28,000
8. Colorado Counties Casualty and Property Pool Agreement for Partially Self-Funded Program Gunnison SF County; Finance; 1/1/2025 to 12/31/2025; \$600,515
9. Professional Services Agreement; Robert Whiting; Juvenile Services; 10/1/2024 to 9/30/2025; \$46,800
10. Amendment #2; 24-HTZ-ZL-00208; Juvenile Services; 10/1/2024 to 9/30/2025; \$134,405.30
11. Grant Award Letter; Public Building Electrification Grant Program; Facilities; \$500,000
12. Contract Amendment #5; 2021CMIP026; Health and Human Services; 7/1/2020 to 6/20/2025; \$20,156.40
13. Fourth Amendment and Restated Intergovernmental Agreement Establishing the Gunnison Valley Regional Housing Authority; 2025; \$245,500
14. Business Associate Agreement with Pharmacy Services Agreement; True RX; Human Resources; 1/1/2025 to 12/31/2025
15. Professional Services Agreement; Sarah D. Elzay; Cheatgrass Coordinator; 1/15/2025 to 1/15/2026; \$105,000

- 16. Resolution; Adopting an Updated Schedule of Fees for the Gunnison County Public Works Department
- 17. Ratification; Letter of Support; Colorado Opportunity Scholarship Initiative
- 18. Ratification; Letter of Support; Stirrup Bar Ranch
- 19. Agreement for Consulting Services; Gunnison Conservation District; Community Development; 1/1/2025 to 12/31/2025; \$12,000
- 20. Grant Application; RFA #LAAA 2025\*01; Youth Mental Health and Wellbeing Challenge Grant; Juvenile Services; 2025 to 2027; \$736,606
- 21. Professional Services Agreement; Abby Johnson; Juvenile Services; 9/1/2024 to 8/31/2025; \$4,200

**COUNTY MANAGER’S REPORTS:**

- 1. Assistant County Managers (ACM) Cabinet Meeting – CM Birnie relayed they had an ACM Meeting yesterday to line up the next few weeks and get back to projects being worked on.
- 2. Whetstone – CM Birnie stated he signed the Guaranteed Maximum Price Agreement the Friday before Christmas for the Whetstone Project, and they are continuing to work on the financing. He commented there is no change to plan as presented.
- 3. Sawtooth – Commissioner Houck asked about the siding piece at Sawtooth. CM Birnie confirmed Fading West has a new siding contractor.

**EXECUTIVE SESSION, PURSUANT TO C.R.S. §§ 24-6-402(4)(B), (4)(E)(I): CONFERENCES WITH COUNTY ATTORNEY(S) TO RECEIVE LEGAL ADVICE REGARDING IN RE MC CLOUD PLACER, NO. 2024CV030004; MC CLOUD PLACER V. GUNNISON CNTY. BD. OF CNTY. CMRS., NO. 2024CV030031, MC CLOUD PLACER V. GUNNISON CNTY. BD. OF CNTY. CMRS., NO. 2024CV30002, TO DETERMINE POSITIONS RELATIVE TO MATTERS THAT MAY BE SUBJECT TO NEGOTIATIONS RELATED TO THE FOREGOING MATTERS, DEVELOPING STRATEGY FOR NEGOTIATIONS, AND INSTRUCTING NEGOTIATORS. Moved** by Commissioner Houck, seconded by Commissioner Puckett Daniels to enter into executive session pursuant to Colorado Revised Statute 24-6-402(b) and 4(e)(i), conferences with the County Attorneys to receive legal advice regarding the McCloud Placer and discussions around Gunnison County and litigation, and this is to determine positions relative to matters that may be subject to negotiations related to the foregoing matters and develop strategy for negotiations and instructing negotiators. These are direct conversations and advice between us and our attorney, so these are attorney client privilege conversations so there will not be any contemporaneous recording taken of this meeting. The people included in this discussion will be the County Manager, the County Attorney, and the Board of County Commissioners and let the record reflect, it is per my (Commissioner Houck) reference to the agenda as to the subject matter. Motion carried unanimously.

The board went into executive session at 8:37 am. *Executive sessions of the Board of County Commissioners are conducted as per C.R.S. 24-6-402(4). This specific session was conducted as per C.R.S. 24-6-402(4)(b), 4(e)(i).*

Attorney Statement Regarding Executive Session

Pursuant to C.R.S. 24-6-402(4), I attest that I am the Gunnison County Attorney, that I represent the Gunnison County Board of County Commissioners, that I attended all of the above referenced executive session, that all of the executive session was confined to the topic authorized for discussion pursuant to C.R.S. 24-6-402(4) and that, because in my opinion all of the discussion during the executive session constituted a privileged attorney-client communication, no record of the executive session was required to be kept and no such record was kept.

Date: \_\_\_\_\_

\_\_\_\_\_  
 Matthew Hoyt  
 Gunnison County Attorney

Chairperson Statement Regarding Executive Session

Pursuant to C.R.S. 24-6-402(4), I attest that I am the Chairperson of the Gunnison County Board of Commissioners, that I attended all of the above referenced executive session, and that all of that executive session was confined to the topic authorized for discussion pursuant to C.R.S. 24-6-402(4).

Date: \_\_\_\_\_

\_\_\_\_\_  
 Jonathan Houck, Chairperson  
 Gunnison County Board of Commissioners

**Moved** by Commissioner Houck, seconded by Commissioner Smith to come out of executive session. The executive session focused on the topic in which was read into the record and let me include that Assistant County Manager for Community and Economic Development Cathie Pagano and Assistant County Manager for Public Works Martin Schmidt were also part of the executive session along with the Commissioners, Attorney, and County Manager. Motion carried unanimously. The Board came out of executive session at 9:37 am. **Moved** by Commissioner Puckett Daniels, seconded by Commissioner Smith to delegate Jonathan

Houck as the chief negotiator on behalf of the Board of County Commissioners in regards to the matters that are listed on today’s agenda. Motion carried unanimously.

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

**COMMISSIONER ITEMS:**

**Commissioner Smith:**

- 1. Colorado Counties, Inc. Steering Committees (CCI) – Commissioner Smith attended an update for legislation that is coming forth to come up with unanimous building codes for modular housing. This will allow modular housing to be produced at a larger scale and can reduce housing costs.

**Commissioner Puckett Daniels:**

- 1. Gunnison Valley Transportation Region Planning (GVTPR) – Commissioner Puckett Daniels had a meeting with the GVTPR Representatives from around the valley. They discussed their projects and priorities which include projects in the Safe Streets for All Grant applications, a Bustang Outrider service from Crested Butte to Montrose which Health and Human Services has relayed is a gap and are having frustrations due to it, and projects with the Crested Butte to Crested Butte South Trail.

**Commissioner Houck:**

- 1. Gunnison Mesa Uncompahgre and Gunnison National Forest (GMUG) – Commissioner Houck met with Forest Supervisor Chad Stewart to connect about bigger issues moving forward.
- 2. Colorado Parks and Wildlife (CPW) – Commissioner Houck met with Colorado Parks and Wildlife to dig deeper into the new information they’re providing.
- 3. Department of Natural Resources (DNR) – Commissioner Houck stated Director Dan Gibbs will be coming to Gunnison to discuss issues that are being worked on.
- 4. Region 10 – Commissioner Houck is planning to meet with Director Michelle Hayes next week to catch up on projects and opportunity zones.
- 5. U.S. Fish and Wildlife Service – Commissioner Houck will be having a sage-grouse follow up.
- 6. Bureau of Land Management (BLM) – Commissioner Houck met with BLM to discuss the success of the collaboration with Public Works in regard to plowing the county road to the winter parking areas on the backside of Hartman’s Rocks.
- 7. Public Works Safety Banquet – Commissioner Houck and Commissioner Puckett Daniels attended.
- 8. Historic Preservation Commission (HPC) – Commissioner Houck attended HPC’s annual Legacy Award presentation to Allen Family.

**ADJOURN:** Commissioner Houck adjourned the meeting at 9:49 am.

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Jonathan Houck, Chairperson

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Elizabeth Smith, Vice-Chairperson

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Laura Puckett Daniels, Commissioner

Minutes Prepared By:

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Holly Perry, Deputy County Clerk

Attest:

\_\_\_\_\_  
Kathy Simillion, County Clerk

**GUNNISON COUNTY BOARD OF COMMISSIONERS TEXT INCLUSION INTO MINUTES**

*Note: For all the details of each resolution including any exhibits, please refer to [gunnisoncounty.org](http://gunnisoncounty.org)*

**BOARD OF COUNTY COMMISSIONERS  
OF THE COUNTY OF GUNNISON, COLORADO**

**RESOLUTION NO. 2025-1**

**A RESOLUTION ADOPTING AN UPDATED SCHEDULE OF FEES FOR THE  
GUNNISON COUNTY PUBLIC WORKS DEPARTMENT**

WHEREAS, pursuant to state law, the Board of County Commissioners is authorized to set and amend the Public Works Department's permit application fees; and

WHEREAS, Public Works staff has provided the Board of County Commissioners a cost and revenue analysis in a report dated 4/9/2024 titled "Gunnison County Public Works Proposal of Fees Increase". The report includes analysis of the fees for permits; and

WHEREAS, TABOR allows for fees to be set in amounts that reasonably offset the cost of providing services;

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Gunnison County, Colorado, that:

1. The Public Works Department updated Fee Schedule for specific permit applications attached hereto as Exhibit A is hereby adopted; and
2. The updated Fee Schedule shall be implemented as follows:
  - Upon fulfilling public meeting requirements
    - Special Transport Permit (Oversize/overweight)
  - Upon adoption of this Resolution
    - Violation of Standards
    - Waiver of Standards
    - Mailing and Postage
    - Copies
    - Access Permits
    - Surface Alteration Permits
    - Underground Utility Construction Permit (Road Cut)
    - Revocable Right of Way Permits
    - Reclamation Permits
    - Vacation of a Street or Alley; and
3. All Public Works Department fees shall be reviewed at the end of every three years by Department staff to ensure that the costs of development are adequately compensated by the Fee Schedule; and
4. The adopted Fee Schedule shall be adjusted annually by a percentage equal to the applicable All Cities Consumer Price Index; and
5. A regional cost multiplier as allowed and described by the adopted International Residential Code is adopted. The regional cost multiplier for Gunnison County is 2.8; and
6. The regional cost multiplier for permit fees shall be reviewed at the end of every three years to ensure that it is accurate and reflects current construction market conditions and development review costs.

INTRODUCED by Commissioner Puckett Daniels, seconded by Commissioner Smith, and adopted this 7th day of January 2025.

BOARD OF COUNTY COMMISSIONERS  
OF THE COUNTY OF GUNNISON, COLORADO

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