

**GUNNISON COUNTY BOARD OF COUNTY COMMISSIONERS
REGULAR MEETING MINUTES
July 1, 2025**

The July 1, 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
Sammy Obaid, Assistant County Attorney
Matthew Birnie, County Manager
Holly Perry, Deputy County Clerk
Others Present as Listed in Text

GUNNISON COUNTY LOCAL LIQUOR LICENSING AUTHORITY MEETING:

CALL TO ORDER: Commissioner Puckett Daniels called the meeting to order at 8:29 am.

SPECIAL EVENT LIQUOR PERMIT 4-2025; ADAPTIVE SPORTS CENTER; 8/3/2025 FROM 4:00 PM TO 11:30 PM:

Moved by Commissioner Houck, seconded by Commissioner Smith to approve the Special Event Liquor Permit for Adaptive as detailed in the packet this morning. Motion carried unanimously.

ADJOURN: Commissioner Puckett Daniels 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 Puckett Daniels called the meeting to order at 8:30 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 meeting minutes of June 17, 2025 as presented. Commissioner Smith was absent from this meeting and recused herself from the vote, otherwise motion carried unanimously.

- 1. June 17, 2025 Regular Meeting

SCHEDULING: The Upcoming Meetings Schedule was discussed and updated.

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

- 1. Grant Agreement; Caring for Colorado Centennial Fund; Health and Human Services; 7/1/2025 to 12/31/2026; \$125,000
- 2. Delinquent in Payment; Dos Rios, Antelope Hills, Somerset, and North Gunnison Divisions of the Gunnison County Sewer and Water District
- 3. Grant Agreement; Changing Aging, Next50; Health and Human Services; \$20,000
- 4. Contract Extension; 2021CMIP027; Gunnison County; 8/30/2025
- 5. Acknowledgment; Option Letter #1; 2024*0031; Health and Human Services; 7/1/2025 to 6/20/2026; \$16,328
- 6. Funding Agreement; Gunnison County Metropolitan Recreation District; Juvenile Services; 6/1/2025 to 4/31/2026; \$10,000
- 7. Quote 1492375; Samsara; Public Works; 22 months; \$6,498.24
- 8. Sales Agreement; Wagner Cat; Public Works; \$654,102.42
- 9. Grant of Perpetual Easement for Underground Utilities; Town of Crested Butte, Colorado; \$10
- 10. Grant Award; VAG26-15; Department of Military and Veterans’ Affairs; Health and Human Services; 7/1/2025 to 6/30/2026; \$25,000
- 11. Local Agency Request for FY26 Partnership Funding; Colorado WIC; Health and Human Services; \$33,692
- 12. Development Improvement Agreement; Marble Airfield, LLC; Reclamation Permit No. 25-00006 and Floodplain Development Permit No. 25-0001; Attorney’s Office
- 13. Funding Agreement; Gunnison County Metropolitan Recreation District; Facilities; 6/1/2025 to 4/31/2026; \$25,000

COUNTY MANAGER’S REPORTS:

- 1. Whetstone – CM Birnie relayed that they did run into more clay which has taken more of the contingency funds. He then commented that the State agencies, besides the Colorado Department of Public Health and Environment (CDPHE), have been difficult to work with despite the Governor’s memo to prioritize and facilitate housing which have resulted in significant delays.
- 2. Sawtooth – Commissioner Houck noted that the paving and striping looks to be completed at Sawtooth.

SUBDIVISION EXEMPTION & BOUNDARY LINE ADJUSTMENT; LUC-25-00006; O'NEAL REVOCABLE LIVING TRUST: Planner Rachael Blondy, Attorney Kendall Burgemeister, John O'Neal, and Carrie O'Neal were present for discussion.

Planner Blondy explained this application is for both a subdivision exemption and a boundary line adjustment. The O'Neal's are requesting these on behalf of current owner, and the boundary line adjustment is to extend the parcel as it exists from under 2 acres to 16.5 acres. Mr. O'Neal described the history of the parcel. Planner Blondy relayed the property meets all the requirements for a subdivision exemption, but the Board needs to determine what defines substantial or insubstantial for the boundary line adjustment. **Moved** by Commissioner Puckett Daniels, seconded by Commissioner Smith to approve the subdivision exemption for a portion of the LUC-25-00006 for the O'Neal Revocable Living Trust and authorize the Chair's signature on the plat. Motion carried unanimously.

Commissioner Puckett Daniels clarified this is a case-by-case basis and not precedential. Commissioner Smith asked about the case with the percentages that were cited in the memo and Planner Blondy explained that it was an example of when insubstantial versus substantial was used previously. Attorney Burgemeister explained the definition of insubstantial versus substantial and how it is difficult for it to be quantitative. Commissioner Puckett Daniels lastly asked what the surrounding parcels look like. **Moved** by Commissioner Smith, seconded by Commissioner Houck to approve the boundary line adjustment as presented for LUC-25-00006 and authorize the Chair's signature on the plat.

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

COMMISSIONER ITEMS:

Commissioner Smith:

1. Intergovernmental Dinner – Commissioner Smith and Commissioner Puckett Daniels attended to discuss housing projects and the effects of the Federal cuts.

Commissioner Houck:

1. Club 20 – Commissioner Houck noted Club 20 is working on policy statements and they will be in Gunnison this month for some summer work.
2. Gunnison County Stockgrowers' Association – Commissioner Houck will be meeting with the Stockgrowers this evening to discuss the conflict between wolf reintroduction and with the agriculture and ranching operations. He stated they would like to have a work session opportunity with the Commissioners.
3. Town Hall – Commissioner Houck and Commissioner Puckett Daniels had another Town Hall in the Depot in Crested Butte.
4. Scott Morrill's Retirement Celebration – Commissioner Houck and Commissioner Puckett Daniels attended Emergency Manager Scott Morrill's retirement party to celebrate his achievements and impact in and around Gunnison County.
5. Gunnison Basin Sage-grouse Strategic Committee – Commissioner Houck attended a Gunnison Basin Sage-grouse Strategic Committee meeting to discuss the habitat prioritization tool and the revisions of it.
6. Land Agencies – Commissioner Houck continues to meet with the Bureau of Land Management (BLM) and the U.S. Forest Service monthly.
7. Senator Bennet – Commissioner Houck continues to talk with Senator Bennet's staff regarding the Gunnison Outdoor Resource Protection (GORP) Act and have had conversations with Montrose County about the proposed legislation.
8. Fire Restrictions – Commissioner Houck brought up potential fire restrictions due to the drought reports. CM Birnie confirmed that there have been conversations and is anticipating restrictions.
9. Tripartite Board – Commissioner Houck has been working with Wellness/Enforcement Services Manager Betsy Holena and Assistant County Manager for Health, Human and Safety Services Joni Reynolds regarding the changes in funding of Federal programs.

Commissioner Puckett Daniels:

1. Intergovernmental Dinner – Commissioner Puckett Daniels conveyed they discussed the Gunnison Valley Regional Housing Authority transition. CM Birnie reminded Commissioner Puckett Daniels that they need to discuss potential decisions on what to do.
2. Sustainable Tourism and Outdoor Recreation Committee (STOR) – Commissioner Puckett Daniels noted STOR affirmed their newly adopted strategic plan. She commented that they chose goals that can be accomplished despite federal uncertainty. Colorado Parks and Wildlife's Brandon Diamond also presented a final report with maps for the wildlife planning support tools. Commissioner Puckett Daniels recommended a presentation to themselves as well as potentially the Land Preservation Board. Commissioner Houck and Commissioner Smith agreed.
3. Counties & Commissioners Acting Together (CCAT) – Commissioner Puckett Daniels attended the interim legislative briefing and had conversations regarding a potential TABOR reform and continuing to try to find proposals for diversifying county revenue.
4. QQ Meeting – Commissioner Puckett Daniels attended the QQ Meeting in person and they are encouraging counties to consider what their authorities are over all the lands within the county

and making sure the rules are right due to the instability of the Federal management of Federal land.

- 5. Gunnison Valley Regional Transportation Authority (RTA) – Commissioner Puckett Daniels relayed that the RTA is reviewing bylaws and the Intergovernmental Agreement (IGA) and requests potential feedback from the Commissioners. Commissioner Houck asked if the approval is majority of or unanimous to which Commissioner Puckett Daniels said she would find out.
- 6. Federal Budget Bill Public Outreach – Commissioner Puckett Daniels continues to reach out to the public regarding the potential changes and impacts due to the Federal Budget Bill.

ADJOURN: Commissioner Puckett Daniels adjourned the meeting at 9:17 am.

Laura Puckett Daniels, Chairperson

Elizabeth Smith, Vice-Chairperson

Jonathan Houck, Commissioner

Minutes Prepared By:

Holly Perry, Deputy County Clerk

Attest:

Kathy Simillion, County Clerk