

**GUNNISON COUNTY BOARD OF COUNTY COMMISSIONERS
REGULAR MEETING MINUTES
July 15, 2025**

The July 15, 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
Alex San Filippo-Rosser, Deputy County Attorney

John Cattles, Assistant County Manager for
Operations and Sustainability
Holly Perry, Deputy County Clerk
Others Present as Listed in Text

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 Smith to approve the July 1st Regular Meeting minutes as presented. Motion carried unanimously.

1. July 1, 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; Community Foundation of the Gunnison Valley; Gunnison County Substance Abuse Prevention Project; 7/1/2025 to 4/30/2025; \$3,000
2. Acknowledgment of County Manager's Signature; Professional Services Agreement; Garrison Fence, Inc.; Public Works; 7/15/2025 to 12/31/2025; \$24,820
3. Service Contract; Region 10 Area Agency on Aging; Health and Human Services; 7/1/2025 to 6/30/2026; \$24,000 with \$2,666.67 Local Match
4. Temporary Contractor Agreement; Sonja Parmeter; Sheriff's Office; 7/15/2025 to 12/31/2025; \$40/Hour
5. Grant Proposal; Colorado Commission for the Deaf, Hard of Hearing and Deafblind; Health and Human Services; 9/1/2025 to 6/30/2026; \$28,450
6. State of Colorado Intergovernmental Agreement; Contract No. 26-198111; Department of Health Care Policy and Financing; Health and Human Services; 7/1/2025 to 6/30/2026; \$18,550.38
7. Intergovernmental Agreement Regarding Undesirable Plant Management 2025; BOCC Saguache County, BOCC Hinsdale County, Town of Crested Butte, City of Gunnison, Town of Pitkin; Public Works; 1/1/2025 to 12/31/2025
8. Professional Services Agreement; De Loera Cleaning LLC; Facilities; 7/15/2025 to 7/1/2026; \$20,400
9. Acknowledgment; Option Letter #2; 2025*0120; Health and Human Services; 7/1/2025 to 7/31/2025; \$2,959
10. Acknowledgment of County Manager's Signature; Assistance Agreement; Award No. DE-FC01-04LM00004

NOTICE; NEW NATIONAL OPIOID SETTLEMENT; PURDUE PHARMA L.P. & SACKLER FAMILY:

Commissioner Smith explained that the State has all the Memorandum of Understanding (MOU) for all the settlements and every time another one is introduced, local governments must go through the process of accepting it. It was decided to wait for the participation paperwork before making a decision.

CONDOMINIUM PLAT; LUC-24-00060; DIZZY GILLASPEY, LLC: Planner Rachael Blondy was present for discussion.

Planner Blondy stated this application is to convert an existing multifamily into condominiums to allow for ownership of each of the four units. **Moved** by Commissioner Houck, seconded by Commissioner Smith to authorize and approve LUC-24-00060, Dizzy Gillaspey, LLC and authorize the Chair's signature on the condominium plat.

BREAK: The meeting recessed between 8:41 am until 8:45 am.

HEARING; PETITION FOR ABATEMENT OR REFUND OF TAXES; PROPERTY TAX YEARS 2023 & 2024; R004083; PARCEL NO. 2917-261-36-017; LOTS F-I, K & L, BLOCK 16, EAST MARBLE; BEAMON LIVING TRUST & HEARING; PETITION FOR ABATEMENT OR REFUND OF TAXES; PROPERTY TAX YEARS 2023 & 2024; R004085; PARCEL NO. 2917-261-36-019; LOTS D & E, BLOCK 16, EAST MARBLE; BEAMON LIVING TRUST: Appraiser II Charles McDonald and Deputy Assessor of Appraisal Chris Nutgrass were present for discussion.

1. Open Abatement Hearing. Commissioner Puckett Daniels opened the Abatement Hearing at 8:45 am.
2. Public Notice Confirmation. Clerk Perry confirmed that the Public Hearing had been properly public noticed.
3. Identify Ex Parte Communications. There were no ex parte communications identified.
4. Staff Presentation for R004083. Appraiser McDonald stated for account R004083, it is an improved account, and they are recommending an adjustment to the quality from good to average plus which was then used in their formula models. Deputy Assessor Nutgrass explained that their note saying the sales support recommended values are based on the sales of other average plus quality structures which then resulted in a partial but not full denial.
5. Applicant Presentation. The applicant was not present.
6. Board Questions. There were no further questions.
7. Public Comments. Commissioner Puckett Daniels opened the Public Hearing to comments at 8:48 am.
8. Acknowledge Correspondence Received. No additional correspondence was identified.
9. Applicant Response. Applicant was not present.
10. Staff Presentation for R004085. Appraiser II Charles McDonald explained that the house straddles both parcels so this changes the classification from vacant to residential.

Moved by Commissioner Houck, seconded by Commissioner Smith to approve the recommendations from the Assessor's office in the petition for abatement for tax years 2023 and 2024 on R004083 as well as on R004085 as presented this morning and incorporate those changes into our decision and then authorize those to be put into place by the Assessor's office. Motion carried unanimously.

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

Commissioner Smith:

1. Mayors and Managers – Commissioner Smith attended the Mayors and Managers meeting to which they spoke to challenges that are occurring in Pitkin.
2. Whetstone – Commissioner Smith expressed gratitude to the staff for the Whetstone project and noted the executive team had a celebration.
3. Child Fatality Review Team – Commissioner Smith relayed they have a meeting in July and will have a large meeting in August that will require two days instead of the typical one day. There is work to obtain consistency with the Attorney General's Domestic Violence Fatality Team reviewing cases that involve children. The work done has been informative in regard to discussions in other areas such as the child allocation formulas.
4. Gunnison Area Plan Work Session – Commissioner Smith stated all the Commissioners attended the work session.

Commissioner Houck

1. Club 20 – Commissioner Houck attended the Club 20 summer policy meeting in Gunnison. He reiterated their policies should not conflict with the work that has been done for the sage-grouse. He then commented that at the spring meeting in Grand Junction, it was decided to pull back support for the outdoor recreation department within the Office of Economic Development and International Trade (OEDIT) to which a couple representatives felt was short sighted. Commissioner Houck and a representative from Montezuma County are speaking about the importance of supporting OEDIT.
2. Gunnison County Stockgrowers' Association – Commissioner Houck relayed they will be meeting with the Commissioners in the next work session regarding the implementation of their wolf reintroduction plan as well as their concerns and their expectations from the State. He stated there have also been an informal call every Monday that involves agriculture producers, county officials, and natural resource folk that have resulted in the question of how much consultation has been done with the tribes regarding wolf reintroduction.

EXECUTIVE SESSION, PURSUANT TO C.R.S. § 24-6-402(4)(A) & (E)(I), FOR DETERMINING POSITIONS THAT MAY BE SUBJECT TO NEGOTIATIONS RELATED TO THE CITY OF GUNNISON AND GUNNISON COUNTY FIRE PROTECTION DISTRICT IN RELATION TO COUNTY PROPERTY, DEVELOPING STRATEGY FOR NEGOTIATIONS, AND INSTRUCTING NEGOTIATORS, AND PURSUANT TO C.R.S. 24-6-402(4)(B) CONFERENCES WITH THE COUNTY ATTORNEY, DEPUTY COUNTY ATTORNEY, OR ASSISTANT COUNTY ATTORNEY ABOUT THE SAME. Moved by Commissioner Houck, seconded by Commissioner Smith to enter into executive session pursuant to Colorado Revised Statute 24-6-402(4)(a) and sections (e) and (i) for determining positions that may be

subject to negotiations related to the City of Gunnison and Gunnison County Fire Protection District in relation to County property, developing strategy for negotiations, and instructing negotiators, and pursuant to Colorado Revised Statute 24-6-402(4)(b) conferences with the County Attorney, Deputy County Attorney, or Assistant County Attorney about the same. Participants in the executive session will be the full Board of County Commissioners, as well as representatives from the Attorney’s Office and County Manager Matthew Birnie, and Assistant County Manager (for Operations and Sustainability) John Cattles as well. Motion carried unanimously.

The board went into executive session at 9:05 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)(a) & (e)(i) & (b).*

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: _____

Alex San Filippo-Rosser
Deputy 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: _____

Laura Puckett Daniels, Chairperson
Gunnison County Board of Commissioners

Moved by Commissioner Houck, seconded by Commissioner Smith to come out of executive session. The participants in the executive session were consistent with those read into the record. We stayed on topic and at this point, there’s no direction for staff. Motion carried unanimously. The Board came out of executive session at 9:48 am.

GUNNISON VALLEY LAND PRESERVATION FUND GRANT AGREEMENTS; GUNNISON RANCLAND CONSERVATION LEGACY: Geographic Information Services Manager Mike Pelletier and Gunnison Ranchland Conservation Legacy Executive Director Stacy McPhail were present for discussion.

1. Crossbar Ranch North Conservation Easement; \$141,443 – Executive Director McPhail explained the homeowners for Crossbar Ranch are encumbering the last few pieces of the ranch and this area is a production area for the sage-grouse. She stated it is difficult to find the larger acreage ranches that are contiguous and is something the ranching community has wished for.
2. Wildcat Ranch Conservation Easement; \$120,014 – Executive Director McPhail stated this has been seen before but with a different owner. Previous owners recommended that the buyers proceed with conservation easement to which they did immediately. She also reiterated that the wildlife habitat in this area is crucial and includes water resources where there’s little water.
3. Willow Creek Property Conservation Easement; \$86,443 – Executive Director McPhail noted the conservation buyer donated this property to them four years ago. After discussions with the National Park Service (NPS) and Bureau of Land Management (BLM) it was decided the best-case scenario was to place an easement and retire residential rights altogether on the 100 acres. The Upper Gunnison River Water Conservancy District also does wet meadows restoration there and uses it as a lab.

Commissioner Houck expressed appreciation for the work being done by their work and the work of the community. **Moved** by Commissioner Houck, seconded by Commissioner Smith to approve the Gunnison Valley Land Preservation Fund Grant Agreements with the Crossbar Ranch North Conservation Easement in the amount of \$141,443, the Wildcat Ranch Conservation Easement in the amount of \$120,014, and the Willow Creek Property Conservation Easement in the amount of the \$86,443, and the contracts associated with them as presented today. Motion carried unanimously.

VOUCHERS AND TRANSFERS APPROVAL: The voucher approval report dated June 17, 2025 and the cash transfer authorization dated June 2025 was discussed. **Moved** by Commissioner Smith, seconded by Commissioner Houck to approve the vouchers in the amount of \$8,023,631.11. Motion carried unanimously. **Moved** by Commissioner Houck, seconded by Commissioner Smith to approve the cash transfer in the amount of \$10,302,887.79. Motion carried unanimously.

TREASURER'S MONTHLY REPORT: County Treasurer Debbie Dunbar presented the June 2025 Treasurer's report, an investment report dated June 2025, and a quarterly interest report dated April to June 2025 for discussion and acceptance. **Moved** by Commissioner Houck, seconded by Commissioner Smith to accept the Treasurer's Report as presented and authorize the Chair's signature on the acceptance.

BREAK: The scheduled break was skipped in order to continue on time with the meeting.

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

COMMISSIONER ITEMS: (CONT'D)

Commissioner Puckett Daniels:

1. Gothic Corridor – Commissioner Puckett Daniels stated that Mt. Crested Butte Police decided to stop vehicle admittance to the Gothic Corridor last Saturday due to the density.
2. Cattlemen's Day – Commissioner Puckett Daniels participated in the parade and flew the flag for the Board of County Commissioners and attended the buyer's barbeque and auction.
3. Irwin Community Association Annual Meeting – Commissioner Puckett Daniels and Assistant County Manager for Public Works Martin Schmidt attended the meeting and spoke to Irwin community residents. She relayed they continue to express the desire to have a voice in the county and regional processes or decisions about the land around there.
4. Crested Butte Land Trust Gala – Commissioner Puckett Daniels expressed the Crested Butte Land Trust had raised about \$1M for conservation.
5. Senator Hickenlooper Regional Representative Lisa Pool – Commissioner Puckett Daniels relayed Ms. Pool attended a Whetstone site visit with herself, County Manager Matthew Birnie, and ACM Cattles and discussed the project and the Brush Creek roundabout.
6. Gunnison Valley Regional Housing Authority (GVRHA) – Commissioner Puckett Daniels attended a meeting last week. They voted to allow and support Chief Finance Officer Melissa LaMonica to spend ten hours a week on GVRHA issues while she steps into the finance role at the end of the month in order to oversee the transition plan because GVRHA desires to have consistency of presence and service to the community for the next six months.
7. Crested Butte Mountain Resort (CBMR) General Manager JD Crichton – Commissioner Puckett Daniels met with GM Crichton last week to discuss meetings he has had with the Tourism and Prosperity Partnership Board (TAPP) regarding ways to support each other moving forward.
8. 7th Judicial District – Commissioner Puckett Daniels met with other Commissioners and District Attorney Anna Cooling to discuss the preliminary budget proposal and asked for accountability in terms of quantifiable metrics not just qualitative reports. Commissioner Smith asked for clarification on what quantitative metrics are being considered.
9. Wildlife Manager Brandon Diamond – Commissioner Puckett Daniels had a meeting with Wildlife Manager Diamond. She relayed that he is trying to facilitate communication between all stakeholders and invited them to a meeting regarding the next steps in wolf reintroduction.
10. Colorado Forest Health Council – Commissioner Puckett Daniels submitted an application to be the western slope member last week.

Commissioner Houck lastly expressed appreciation for the smooth flow and safety of the community during the Cattlemen's Day events.

EXECUTIVE SESSION, PURSUANT TO C.R.S. 24-6-402(4)(B) & (E)(I), CONFERENCE WITH THE COUNTY ATTORNEY, DEPUTY COUNTY ATTORNEY, OR ASSISTANT COUNTY ATTORNEY FOR GUNNISON COUNTY FOR THE PURPOSE OF RECEIVING LEGAL ADVICE RELATED TO THE SAWTOOTH II HOUSING PROJECT. **Moved** by Commissioner Puckett Daniels, seconded by Commissioner Houck to enter executive session pursuant to C.R.S 24-6-402(4)(b) & (e)(i) for conference with the County Attorney, Deputy County Attorney, or Assistant County Attorney for Gunnison County for the purpose of receiving legal advice related to the Sawtooth II Housing Project. Participants in that executive session will be Deputy County Attorney Alex San Filippo-Rosser, the three County Commissioners, Assistant County Manager for Operations (and Sustainability) John Cattles, and Assistant County Manager for Community and Economic Development Cathie Pagano. Motion carried unanimously.

The board went into executive session at 10:13 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) & (e)(i).*

Attorney Statement Regarding Executive Session

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Date: _____

Alex San Filippo-Rosser
Deputy 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: _____

Laura Puckett Daniels, Chairperson
Gunnison County Board of Commissioners

Moved by Commissioner Houck, seconded by Commissioner Smith to come out of executive session. The participants were consistent with those read into the record and we stayed on the topic. Motion carried unanimously. The Board came out of executive session at 11:25 am. Commissioner Puckett Daniels confirmed there were no specific direction given and they would like staff to continue working on the projects that they are working on.

ADJOURN: Commissioner Puckett Daniels adjourned the meeting at 11:25 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