

**SAN MIGUEL COUNTY SPECIAL BOARD OF COUNTY
COMMISSIONER MEETING**

MINUTES

Wednesday, July 31, 2024

Zoom.us

1) 9:30 a.m. CALL TO ORDER.

2) Roll Call

Present:

Lance Waring, Chair

Kris Holstrom, Vice Chair

Anne Brown, Commissioner

Staff Present:

Mike Bordogna, County Manager

Jarrold Biggs, Assistant County Manager

Nancy Willis, Paralegal

Suzanne Cheavens, Communications Coordinator

Ryan Righetti, Road and Bridge Superintendent

3) MOMENT OF SILENCE

4) REVIEW OF AGENDA

5) PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA.

6) ADMINISTRATIVE MATTERS

6.a) Discussion with the CDOT Planning Team - Project Programming Process.

(ATTACHMENT - 2024 GVTPR Eng. Projects- July.pdf)

(ATTACHMENT - 2024 GVTPR MTCE Projects-July.pdf)

(ATTACHMENT - R5 San Miguel Planning Presentation 07-31-2024.pdf)

Presented by: Colorado Department of Transportation Staff

Julie Constan

Tony Katie

Tim Funk

David Peyton

Jon Masura

Vance Kelso

Linda Morschauser

TJ Burr

People Who Addressed the Board:
Pete Wagner, County resident

7) **LUNCH**

11:29 a.m. Recessed.

12:30 p.m. Reconvened.

8) **ADMINISTRATIVE MATTERS Continued.**

- 8.a) 12:30 pm PUBLIC HEARING Consideration by the BOCC sitting as the County Board of Equalization for appeal #CBOE-01 Hein_Solomon/MOTION

(ATTACHMENT - CBOE2024-1 Hein_Solomon Appeal.pdf)

(ATTACHMENT - CBOE HEARING NOTIFICATION Hein_Solomon 2024.pdf)

(ATTACHMENT - CBOE 2024-001 - 333 E Galena -Assessor Report Final.pdf)

(ATTACHMENT - 20240726 Hein_Solomon Rebuttal letter.pdf)

Presented by: Joe Solomon, representing the Appellant; Patrice Campbell, San Miguel County Appraiser

MOTION by Kris Holstrom to deny the appeal CBOE-01 Hein_Solomon upholding the staff recommendation as presented. **SECONDED** by Anne Brown. **PASSED 3-0.**

- 8.b) 12:50 pm PUBLIC HEARING Consideration by the BOCC sitting as the County Board of Equalization for appeal #CBOE-02 Douglas Cole/MOTION

(ATTACHMENT - CBOE2024-02 Douglas L Cole Trust R1040091168 Appeal.pdf)

(ATTACHMENT - CBOE HEARING NOTIFICATION D.Cole 2024.pdf)

(ATTACHMENT - CBOE 2024-02 678 Elam Ridge Assessor Report.pdf)

Presented by: Douglas Cole, Trustee, Appellant; Dave Hoover, San Miguel County Appraiser

MOTION by Anne Brown to deny the appeal CBOE-02 Douglas Cole Trust upholding the staff recommendation as presented. **SECONDED** by Kris Holstrom. **PASSED 3-0.**

- 8.c) 1:10 pm PUBLIC HEARING Consideration by the BOCC sitting as the County Board of Equalization for appeal #CBOE-03 Ann & Carroll McCarthy/MOTION

(ATTACHMENT - CBOE2024-03 McCarthy R1010280003 Appeal.pdf)

(ATTACHMENT - CBOE HEARING NOTIFICATION McCarthy 2024.pdf)

(ATTACHMENT - CBOE 2024-003 - 220 N Oak Assessor Report- psc.pdf)

Presented by: Ann McCarthy, Appellant; Patrice Campbell, San Miguel County Appraiser

MOTION by Anne Brown to deny the appeal CBOE-03 Ann and Carroll McCarthy upholding the staff recommendation as presented. **SECONDED** by Kris Holstrom. **PASSED 3-0.**

- 8.d) 1:30 pm PUBLIC HEARING Consideration by the BOCC sitting as the County Board of Equalization for appeal #CBOE-04 Thomas Kaptur/MOTION

(ATTACHMENT - CBOE2024-04 Kaptur appeal.pdf)

(ATTACHMENT - CBOE HEARING NOTIFICATION T.Kaptur 2024.pdf)

(ATTACHMENT - CBOE 2024-04 SMC Assessor Report 1050 High Bluff.pdf)

Presented by: Thomas Kaptur, Appellant; Dave Hoover, San Miguel County Appraiser

MOTION by Anne Brown to deny the appeal CBOE-04 Thomas Kaptur upholding the staff recommendation as presented. **SECONDED** by Kris Holstrom. **PASSED 3-0.**

- 8.e) 1:50 pm PUBLIC HEARING Consideration by the BOCC sitting as the County Board of Equalization for appeal #CBOE-06 Whitis Colorado LLC/MOTION

(ATTACHMENT - CBOE2024-06 Whitis TY2024.pdf)

(ATTACHMENT - CBOE HEARING NOTIFICATION Whitis 2024.pdf)

(ATTACHMENT - CBOE 2024-006-1049 Little Cone Assessor Report - psc.pdf)

The petitioner withdrew petition 2024-06. No hearing was needed.

2:00 p.m. Recessed.

2:10 p.m. Reconvened.

- 8.f) 2:10 pm PUBLIC HEARING Consideration by the BOCC sitting as the County Board of Equalization for appeal #CBOE-05 Bart & Kylie Petrini/MOTION

(ATTACHMENT - CBOE2024-05 Petrini TY2024 _APPEAL_.pdf)

(ATTACHMENT - CBOE HEARING NOTIFICATION Petrini 2024.pdf)

(ATTACHMENT - CBOE 2024-05 Petrini Assessor Report.pdf)

Presented by: David Hoover, San Miguel County Appraiser

MOTION by Anne Brown to deny the appeal CBOE-05 Bart and Kylie Petrini upholding the staff recommendation as presented. **SECONDED** by Kris

Holstrom. **PASSED 3-0.**

2:13 p.m. Recessed.

2:18 p.m. Reconvened.

8.g) 2:30 p.m. Discussion of the Trout Lake Road entrance.

(ATTACHMENT - Request to present at meeting 73124.pdf).

(ATTACHMENT - San Miguel County Mail - Trout Lake Road paving request for 7_31 BOCC work session.pdf).

Presented by: Edwin Schlapfer, County resident; Ryan Righetti, Road and Bridge Superintendent

9) **MANAGER MATTERS**

1. Update on the Trout Lake Culvert. An RFP will be posted for contractor services to be completed. The final bid will be brought back to the Commissioners for final decision.

2. Discussion of different department's hours/days open.

10) **ATTORNEY MATTERS**

11) **ADJOURNMENT**

MOTION by Lance Waring to adjourn the meeting. **SECONDED** by Kris Holstrom. **PASSED 3-0.**

3:05 p.m. Adjourned.

Respectfully submitted,

Approved 10/2/2024 Carmen L. Waring

SPECIAL BOARD OF COUNTY COMMISSIONER MEETING

L. Waring

ATTEST:

[Signature]



SAN MIGUEL COUNTY BOARD OF EQUALIZATION

P.O. Box 1170
Telluride, CO 81435
Phone: 970-728-3844
Email: BOCC@sanmiguelcountyco.gov

To: Thomas Hein /Agent Joe Solomon
P.O. Box 1748
Telluride, CO 81435
Email: jsolomon@montrose.net

Date: August 1, 2024

RE: Account Number: R1010020015
Property Address: 333 East Galena Ave
Board of Equalization Petition Number: CBOE2024-01 Tax Years: 2024

The purpose of this letter is to inform you of the County Board of Equalization's (BOE's) decision on your property tax appeal.

Upon reviewing the Hearing Officer's recommendations presented before the Board on July 31, 2024, the Board approved a motion to **DENY** your request and accept the Assessor's actual value for your property of ~~\$10,936,703~~— CORRECTION \$10,374,557

If you are not satisfied with the BOE's decision, you must file an appeal within **thirty (30) days (MUST BE FILED BY AUGUST 31, 2024)** of the BOE's written decision by selecting ONE of the three options that follow.

1. Board of Assessment Appeals:

You have the right to appeal the BOE's Decision to the Board of Assessment Appeals (BAA). Such hearing is the final hearing at which testimony, exhibits, or any other evidence may be introduced. If the decision of the BAA is further appealed to the Court of Appeals, only the record created at the BAA hearing shall be the basis for the Court's decision - no new evidence can be introduced.

Appeals to the BAA must be mailed or delivered to:

Board of Assessment Appeals
1313 Sherman Street, Room 315
Denver, CO. 80203
(303) 864-7710.

Appeal forms, rules and guidelines can be obtained on-line at <http://www.dola.Colorado.gov/baa>.

2. District Court:

You have the right to appeal the BOE's decision to the San Miguel County, Telluride, Colorado, District Court in the county wherein your property is located in San Miguel County. New testimony, exhibits or any other evidence may be introduced at the District Court hearing. For filing requirements, please contact your attorney or the Clerk of the District Court. Further appeals beyond District Court are limited to review of the record of that proceeding. [C.R.S. Section 39-8-108]

3. Binding Arbitration:

You have the right to submit your case to arbitration. If you choose this option, the arbitrator's decision is final and your right to appeal your current valuation ends. [C.R.S. Section 39-8-108.5]

In order to pursue arbitration, you must notify the BOE of your intent. To notify the BOE, call the County Attorney's Office at (970) 728-3879, email attorney@sanmiguelcountyco.gov or write to:

The San Miguel County Board of Equalization
P.O. Box 1170
Telluride, CO. 81435

The County has employed independent arbitrators. The taxpayer and the County are to select an arbitrator from the County's list within 45 days of the BOE's decision. If you do not agree that one of these arbitrators should hear your appeal, you and the County, together can ask the District Court to appoint an arbitrator. The Court's decision to appoint an arbitrator is final.

Arbitrator Hearing Procedure:

Arbitration hearings are held within sixty (60) days from the date the arbitrator is selected. Both you and the BOE are entitled to participate. The hearings are informal. The arbitrator has the authority to issue subpoenas for witnesses, books, records, documents and other evidence. The arbitrator also has the power to administer oaths; all questions of law and fact shall be determined by the arbitrator.

Fees and Expenses:

The arbitrator's fees and expenses are agreed upon by you and the BOE. In a case of residential real property, such fees and expenses cannot exceed \$150 per case. The arbitrator's fees and expenses, not including counsel fees, are to be paid as provided in the decision.

Sincerely,

SAN MIGUEL COUNTY BOARD OF EQUALIZATION

Nancy Willis, Legal Assistant, San Miguel County Attorney

cc: Assessor
County Attorney
Board of County Commissioners - Carmen Warfield



SAN MIGUEL COUNTY BOARD OF EQUALIZATION

P.O. Box 1170
Telluride, CO 81435
Phone: 970-728-3844
Email: BOCC@sanmiguelcountyco.gov

To: Douglas Cole
P.O. Box 2674
Telluride, CO 81435
Email: dwdcole@aol.com

Date: August 1, 2024

RE: Account Number: R1040091168

Property Address: 678 Elam Ridge Dr., Placerville

Board of Equalization Petition Number: CBOE2024-02 Tax Years: 2024

The purpose of this letter is to inform you of the County Board of Equalization's (BOE's) decision on your property tax appeal.

Upon reviewing the Hearing Officer's recommendations presented before the Board on July 31, 2024, the Board approved a motion to **DENY** your request and accept the Assessor's actual value for your property of \$3,591,500.

If you are not satisfied with the BOE's decision, you must file an appeal within **thirty (30) days (MUST BE FILED BY AUGUST 31, 2024)** of the BOE's written decision by selecting ONE of the three options that follow.

1. Board of Assessment Appeals:

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3. Binding Arbitration:

You have the right to submit your case to arbitration. If you choose this option, the arbitrator's decision is final and your right to appeal your current valuation ends. [C.R.S. Section 39-8-108.5]

In order to pursue arbitration, you must notify the BOE of your intent. To notify the BOE, call the County Attorney's Office at (970) 728-3879, email attorney@sanmiguelcountyco.gov or write to:

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P.O. Box 1170
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Sincerely,

SAN MIGUEL COUNTY BOARD OF EQUALIZATION

Nancy Willis, Paralegal, San Miguel County Attorney

cc: Assessor
County Attorney
Board of County Commissioners - Carmen Warfield



SAN MIGUEL COUNTY BOARD OF EQUALIZATION

P.O. Box 1170
Telluride, CO 81435
Phone: 970-728-3844
Email: BOCC@sanmiguelcountyco.gov

To: McCarthy/Worthington
3169 Silver Fox Dr
Montrose, CO 81401-8463
Email: mccorp8750@gmail.com

Date: August 1, 2024

RE: Account Number: R1010280003

Property Address: 220 N. Oak St Telluride, CO

Board of Equalization Petition Number: CBOE2024-03 Tax Years: 2024

The purpose of this letter is to inform you of the County Board of Equalization's (BOE's) decision on your property tax appeal.

Upon reviewing the Hearing Officer's recommendations presented before the Board on July 31, 2024, the Board approved a motion to **DENY** your request and accept the Assessor's actual value for your property of \$7,827,461.

If you are not satisfied with the BOE's decision, you must file an appeal within **thirty (30) days (MUST BE FILED BY AUGUST 31, 2024)** of the BOE's written decision by selecting ONE of the three options that follow.

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Nancy Willis, Paralegal, San Miguel County Attorney

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Board of County Commissioners - Carmen Warfield



SAN MIGUEL COUNTY BOARD OF EQUALIZATION

P.O. Box 1170
Telluride, CO 81435
Phone: 970-728-3844
Email: BOCC@sanmiguelcountyco.gov

To: Thomas Kaptur
PO Box 93
Placerville, CO 81430
Email: tkaptur1@gmail.com

Date: August 1, 2024

RE: Account Number: R1041187310

Property Address: 1050 High Bluff Dr. Placerville

Board of Equalization Petition Number: CBOE2024-04 Tax Years: 2024

The purpose of this letter is to inform you of the County Board of Equalization's (BOE's) decision on your property tax appeal.

Upon reviewing the Hearing Officer's recommendations presented before the Board on July 31, 2024, the Board approved a motion to **DENY** your request and accept the Assessor's actual value for your property of \$3,877,458.

If you are not satisfied with the BOE's decision, you must file an appeal within **thirty (30) days (MUST BE FILED BY AUGUST 31, 2024)** of the BOE's written decision by selecting ONE of the three options that follow.

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Nancy Willis, Paralegal, San Miguel County Attorney

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County Attorney
Board of County Commissioners - Carmen Warfield



SAN MIGUEL COUNTY BOARD OF EQUALIZATION

P.O. Box 1170
Telluride, CO 81435
Phone: 970-728-3844
Email: BOCC@sanmiguelcountyco.gov

To: Petrini, Bart & Kylie
3841 Aviemore Dr.
Fort Worth, TX 76109-4860
Email: bartpetrini@hotmail.com

Date: August 1, 2024

RE: Account Number: R1060050025

Property Address: Lot 91 Wilson Mesa Ranch, Placerville

Board of Equalization Petition Number: CBOE2024-05 Tax Years: 2024

The purpose of this letter is to inform you of the County Board of Equalization's (BOE's) decision on your property tax appeal.

Upon reviewing the Hearing Officer's recommendations presented before the Board on July 31, 2024, the Board approved a motion to **DENY** your request and accept the Assessor's actual value for your property of \$500,040.

If you are not satisfied with the BOE's decision, you must file an appeal within **thirty (30) days (MUST BE FILED BY AUGUST 31, 2024)** of the BOE's written decision by selecting ONE of the three options that follow.

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