

**SAN MIGUEL COUNTY BOARD OF COUNTY COMMISSIONERS
MINUTES**

TUESDAY, APRIL 22, 2025

333 WEST COLORADO AVE 2ND FLOOR, TELLURIDE, CO 81435

1. 9:30 a.m. Call to Order

(Any of the stated items in this agenda may involve an Executive Session C.R.S. 24-6-402(4))

2. Roll Call

Present:

Anne Brown, Chair

Lance Waring, Vice Chair

Galena Gleason, Commissioner

Staff Present:

Mike Bordogna, County Manager

Jarrold Biggs, Deputy Assistant Manager

Maura Fahey, County Attorney

Nancy Willis, Paralegal

Carmen Warfield, Chief Deputy Clerk

3. Moment of Silence

4. Review of Agenda

5. Public Comment for Items Not on the Agenda

Please limit comments to 3 minutes. If comments are not related to an item on the agenda, there will be no Board response or action taken since the topic was not posted with proper notice and any comment could potentially violate the Colorado Open Meetings Law.

6. Consent Agenda

- a. Ratification of Chair's signature on a grant extension request for ELAF #A00295 with the Division of Local Affairs .
- b. Approval of Minutes: February 26, 2025, and March 19, 2025.
- c. Ratification of the Commissioners' signatures on a letter of support for the Nugget Building and Theater Renovation.
- d. Approval for the purchase of a 2020 Kenworth T880 Truck Tractor for the Road and Bridge Department.
- e. Approval of Chair's signature on the Jail-based Behavioral Services agreement with

the State of Colorado, Behavioral Health Administration.

- f. Approval of the purchase of items through the 2021 Homeland Security Grant.
- g. Ratification of a letter to the USFS Norwood Ranger District Regarding the Environmental Assessment for Telluride Mountain Club Trails Proposal Project.
- h. Ratification of a letter to Congressional Representative Jeff Hurd Regarding Impacts of Federal Funding Delays and Cuts on San Miguel County.
- i. Acceptance of the March 2025 Road Report.
- j. Approval of the reappointment of Regan Snyder to the San Miguel Basin Fair Board.
- k. Approval of the Chair's signature on an agreement for Services for the 2025 and 2026 Gravel Crushing contract to Stein Cursher LLC.
- l. Approval of the March 2025 vendor payments

Motion by Galena Gleason to approve the consent agenda as presented. **Seconded** by Lance Waring. **PASSED 3-0.**

7. Parks and Open Space Matters

- a. Introduction of the new Assistant Noxious Weed Manager.

Presented by: Julie Kolb, Noxious Weed Manager; Josh Hansen, Assistant Noxious Weed Manager; Janet Kask, Parks and Open Space Director

- b. Consideration of the appointment of Tera Alexander to serve on the San Miguel County Fair Board/MOTION

Presented by: Tera Alexander, Applicant; Janet Kask, Parks and Open Space Director; Makayla Gordon, San Miguel Fair Board President

- c. Update from Annika Kristiansen, San Miguel County CSU Extension Director.

Presented by: Janet Kask, Parks and Open Space Director; Annika Kristiansen, San Miguel County CSU Extension Director

8. Planning Matters

- a. Consideration of a request for an extension of the Society Turn Preliminary Subdivision Plan and Preliminary PUD Plan Approval/MOTION

Presented by: Kaye Simonson, Planning Director; Tom Kennedy, Attorney representing the Owner

Public Who Addressed the Board:
Douglas Tooley, County resident

Motion by Galena Gleason to approve an extension for the Society Turn Parcel Preliminary Planned Unit Development and Subdivision, to either (a) October 31, 2025, or (b) 45 days from the final BOCC action on the Final PUD and Final Subdivision Plat, whichever is earliest, pursuant to Land Use Code Section 3-1103 B, and adopting Resolution No. **2025-11. Seconded** by Lance Waring. **PASSED 3-0.**

9. Natural Resources and Climate Resilience

Update and other, as needed.
Star Jamison, Director

- a. Discussion to finalize a letter to Representative Jeff Hurd regarding the Productive Public Lands Act./MOTION

Presented by: Starr Jamison, Natural Resources and Climate Resilience

Note: The Board reviewed the draft letter and provided input and additions to the current document. It will be ratified at the next meeting.

- b. Consideration of a Resolution supporting public lands stewardship./MOTION

Presented by: Starr Jamison, Natural Resources and Climate Resilience; Ruthie Boyd, Sheep Mtn Alliance

Continued to the April 30, 2025, board meeting.

Public Who Addressed the Board:
Sarah Lavender Smith, County resident
Joan May, County resident
Douglas Tooley, County resident

11:20 a.m. Recessed.
11:24 a.m. Reconvened.

10. Administrative Matters

- b. Update with the Colorado Department of Local Affairs Housing Development Specialist, Southwest Region.

Presented by: Shirley Diaz, Dept of Local Affairs Southwest Region

11. Affordable Housing Updates

Presented by: Mike Bordogna, County Manager; Jarrod Biggs, Deputy County Manager

1. Update on the Pathfinder project.
2. Sheriff's Office Annex - Access grading point starting next week. Next week, the geotechnical work will begin.
3. The Illium Property Owners' Homeowners Association (HOA) meeting was 100 percent in support of the Sheriff's housing.
 - a. Update on the housing mitigation fee.

Presented by: Kaye Simonson, Planning Director; John Huebner, Senior Planner

This subject will be continued at a future meeting.

12. Lunch

12:07 p.m. Recessed.

12:32 p.m. Reconvened.

13. Manager Matters

Update and other, as needed
Mike Bordogna, County Manager

Presented by: Mike Bordogna, County Manager

1. The County will be engaging in an Intergovernmental Agreement, sharing our current Veteran Service Officer with Ouray County, creating a full-time position.
2. Update on the Imogene Pass Repair.
3. The West End Vision Project will be having an event in Norwood on May 1st.
4. All County Training - Next Thursday at the Norwood Library, May 1st
5. The Road and Bridge department needs a High Track D4 Caterpillar rebuilt. The cost was \$195,000; the board provided consensus to authorize an over-budget repair.

Presented by: Jarrod Biggs, Deputy County Manager

1. Mike and Jarrod will be attending the Professional Development [CCCNA] Conference tomorrow through Friday.
2. There is a screening of Commonground on 5/1/2025 at the Palm Theater in Telluride.

14. Commissioner Updates

Anne Brown - Update on Outside Meetings.
Galena Gleason - Update on Outside Meetings.
Lance Waring - Update on Outside Meetings.

Lance Waring - No updates at this time.

Galena Gleason - Gunnison Sage Grouse working group meeting; West End Vision Project; Tour of the San Miguel County Jail

Anne Brown - Telluride Foundation helping support wildfire events and emergency management; community outreach; Tri-County Movement "We are the ones"; Board of Health Advisory Meeting; Leadership of Hispanic Affairs in Montrose; attendance with Sarah Enders and Suzanne Cheavens on a public meeting discussing the reassessment process in the Assessor's office - one in Norwood and one in Telluride; Rep Hurd for the letter supporting Medicaid

- a. Consideration of a letter of support for House Joint Resolution TABOR constitutional challenge./MOTION

Note: This item will be discussed at a later meeting.

15. Attorney Matters

Update and other, as needed.

Maura Fahey, County Attorney (Any of these items may involve an Executive Session C.R.S. 24-6-402(4))

- b. Potential Executive Session to discuss Paradox bankruptcy attorney malpractice matter (4)(b) conference with an Attorney, and (4)(e) Determining negotiating strategies.

Presented by: Maura Fahey, County Attorney

Motion by Lance Waring to go into Executive Session to discuss the Paradox bankruptcy attorney malpractice matter (4)(b) conference with an Attorney, and (4)(e) determining negotiating strategies. **Seconded** by Galena Gleason. **PASSED 3-0.**

1:13 p.m. Recessed.

1:20 p.m. Reconvened.

Motion by Galena Gleason to come out of the Executive Session. Only the one item stated was discussed. **Seconded** by Lance Waring. **PASSED 3-0.**

Note: Staff direction was given.

- a. Potential Executive Session: Discussion of Sewer Authority for Regional Waste Water Treatment Plant, citation (4)(b) conference with an Attorney, and (4)(e) Determining negotiating strategies.

Presented by: Maura Fahey, County Attorney

Motion by Lance Waring to go into Executive Session to discuss the Sewer Authority for the Regional Waste Water Treatment Plant, citation (4)(b) conference with an Attorney, and (4)(e) determining negotiating strategies. **Seconded** by Galena Gleason. **PASSED 3-0.**

1:21 p.m. Recessed.

1:51 p.m. Reconvened.

Motion by Lance Waring to come out of the Executive Session. Only the one item stated was discussed. **Seconded** by Galena Gleason. **PASSED 3-0.**

Note: This item will be discussed in a future meeting.

Note: The County Attorney requested that the above items 15.a. and 15.b. not have written minutes as it constitutes a privileged attorney-client communication and a statement signed by the attorney is attached.

- c. Executive Session: Discussion of the Telluride Facilities Master Plan - Fruen Site, Citation (4)(e) instruct negotiations.

Note: This item will continue to a future meeting.

- d. Executive Session: Review of a draft Memorandum of Understanding (MOU) for the county, the Alexanders, and Mountain Village, citation (4)(b) conference with an Attorney, and (4)(e) determining negotiation strategies.

Note: This item will be discussed at a future meeting.

- 16. **Sheriff Appointment Interviews - Sheriff appointment interviews will be conducted by the Board of County Commissioner's (BOCC) during this time, and the appointment will be made on Wednesday, April 30th at a Special Meeting of the BOCC. While the public is encouraged to listen to candidate interviews by Zoom, public comments will not be taken at this time. The public is invited to attend a Meet and Greet later in the day at the Placerville Schoolhouse, 5:00 - 6:30 pm and /or provide comments on the selection process by emailing bocc@sanmiguelcountyco.gov. To ensure commissioners have time to review all comments, please submit no later than Friday, April 25th at 5 pm.**

- a. Interview with Daniel Covault for the appointment of the county sheriff for the remaining term.

1:52 p.m. Recessed.

2:00 p.m. Reconvened.

Present: Daniel Covault, Applicant

2:52 p.m. Recessed.

2:59 p.m. Reconvened.

- b. Interview with Lane Masters for the appointment of the county sheriff for the

remaining term.

Present: Lane Masters, Applicant

17. Adjournment

Motion by Galena Gleason to adjourn the meeting. Seconded by Lance Waring. PASSED 3-0.

3:51 p.m. Adjourned.

18. There will be a public meet and greet at the Placerville Schoolhouse from 5:00 pm to 6:30 p.m. There are two qualified candidates. Daniel Covault, San Miguel County Undersheriff and Lane Masters, San Miguel County Operations Sergeant . The Zoom option is the same as the earlier meeting Zoom link. There will be no option to engage via Zoom.

Respectfully submitted,

Approved: June 11, 2025

BOARD OF COUNTY COMMISSIONERS

Anne Brown

ATTEST:

Carmen Warfield



**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS,
SAN MIGUEL COUNTY, COLORADO,
APPROVING AN EXTENSION OF THE PRELIMINARY PLANNED UNIT
DEVELOPMENT AND SUBDIVISION FOR THE SOCIETY TURN PARCEL
FOR GENESEE PROPERTIES, INC.**

Resolution 2025-11

WHEREAS, Genesee Properties, Inc., a Wyoming Corporation, hereafter "Applicant", is the owner a certain tract of land ("Society Turn Parcel"), hereafter "Property," more particularly described as shown on Exhibit A, Legal Description; and

WHEREAS, Thomas G. Kennedy, Attorney, on behalf of the Applicant submitted an Application ("Application") for Preliminary Planned Unit Development and Subdivision for the Property; and

WHEREAS, On May 17, 2023 the Board of County Commissioners adopted Resolution No. 2023-23 approving the Preliminary Planned Unit Development and Subdivision; and

WHEREAS, On January 17, 2024, the Board of County Commissioners adopted Resolution No. 2024-02 approving a one-year extension of the Preliminary Planned Unit Development and Subdivision approval ; and

WHEREAS, Land Use Code Section 3-1103 B, Time Limits, states:

Approval of a preliminary plan shall be valid for one year from the date of approval by the Board of County Commissioners. If, within that year and within each year thereafter, a final plat submission has not been filed for at least a portion of the approved preliminary plan, the Board may grant extension(s) of the approval for good cause shown.

WHEREAS, the Applicant has submitted a request for an extension to (a) October 31, 2025 or (b) forty-five (45) days from the final BOCC action on the Final PUD and Final Subdivision Plat, whichever is earliest to occur, in order to allow sufficient time to complete the review process and get documents finalized and recorded.

NOW, THEREFORE, BE IT RESOLVED that the San Miguel County Board of Commissioners approves an extension of the Society Turn Preliminary Planned Unit Development and Subdivision to (a) October 31, 2025 or (b) forty-five (45) days from the final BOCC action on the Final PUD and Final Subdivision Plat, whichever is earliest to occur, pursuant to Land Use Code Section 3-1103 B, based on the finding that the applicant has demonstrated that substantial action has been taken in reliance on the preliminary PUD approval.

BE IT FURTHER RESOLVED that all written representations of the applicant in the original submittal and all supplements, letters and emails are deemed to be conditions of approval, except to the extent modified by this review process.

DONE AND APPROVED by the Board of County Commissioners of San Miguel County, Colorado, on April 21, 2025.

**SAN MIGUEL COUNTY, COLORADO
BOARD OF COUNTY COMMISSIONERS**

By: Anne Brown
Anne Brown, Chair

Vote:	Anne Brown	x	Aye	Nay	Abstain	Absent
	Galena Gleason	x	Aye	Nay	Abstain	Absent
	Lance Waring	x	Aye	Nay	Abstain	Absent

ATTEST:

By: Carmen Warfield
Carmen Warfield, Chief Deputy Clerk



EXHIBIT "A" Legal Description

EXHIBIT "A" LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE DENVER PLACER, MINERAL SURVEY NO. 12119, OF THE UPPER SAN MIGUEL MINING DISTRICT AND IN THE NAVIKE PLACER, MINERAL SURVEY NO. 736, OF THE UPPER SAN MIGUEL MINING DISTRICT AND IN GOVERNMENT LOT 1 OF SECTION 32, ALL SITUATED IN SECTIONS 32 AND 33, TOWNSHIP 43 NORTH, RANGE 9 WEST, NEW MEXICO PRINCIPAL MERIDIAN, COUNTY OF SAN MIGUEL, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT CORNER NO. 9 OF SAID DENVER PLACER, BEING A UNITED STATES DEPARTMENT OF INTERIOR, BUREAU OF LAND MANAGEMENT BRASS CAP;
THENCE ALONG LINE 9-10 OF SAID DENVER PLACER NORTH 81° 08' 37" WEST, 366.65 FEET;
THENCE DEPARTING SAID LINE 9-10 NORTH 08° 13' 23" WEST, 446.33 FEET;
THENCE SOUTH 81° 46' 37" WEST, 362.00 FEET;
THENCE SOUTH 08° 13' 23" EAST, 335.11 FEET TO SAID LINE 9-10;
THENCE ALONG SAID LINE 9-10 NORTH 81° 08' 37" WEST, 1406.67 FEET TO CORNER NO. 10 OF SAID DENVER PLACER;
THENCE ALONG LINE 1-2 OF THE BOSTON PLACER, MINERAL SURVEY NO. 2019, OF THE UPPER SAN MIGUEL MINING DISTRICT, NORTH 81° 05' 35" WEST, 107.35 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF COLORADO STATE HIGHWAY 145;
THENCE EASTERLY ALONG SAID RIGHT-OF-WAY LINE NORTH 74° 26' 41" EAST, 846.03 FEET;
THENCE 696.28 FEET ALONG THE ARC OF A NON-TANGENT CIRCULAR CURVE BEING CONCAVE TO THE SOUTH, HAVING A RADIUS OF 2790.00 FEET, A CENTRAL ANGLE OF 14° 17' 56" AND A CHORD BEARING NORTH 81° 35' 39" EAST, 694.48 FEET;
THENCE NORTH 88° 44' 41" EAST, 890.11 FEET;
THENCE SOUTH 40° 28' 23" EAST, 63.75 FEET;
THENCE SOUTH 11° 20' 11" WEST, 878.41 FEET TO LINE 8-9 OF SAID DENVER PLACER;
THENCE NORTH 07° 31' 25" WEST, 215.78 FEET TO THE POINT OF BEGINNING,
SAID TRACT OF LAND IS SHOWN AS TRACT 19A ON SPECIAL WARRANTY DEED RECORDED MAY 26, 2005 UNDER RECEPTION NO. 375058;
COUNTY OF SAN MIGUEL, STATE OF COLORADO.

LESS AND EXCEPT ANY PORTION CONVEYED TO THE TOWN OF TELLURIDE IN WARRANTY DEED RECORDED DECEMBER 5, 1986 IN BOOK 432 AT PAGE 38, COUNTY OF SAN MIGUEL, STATE OF COLORADO.

LESS AND EXCEPT A TRACT OR PARCEL OF LAND NO. RW-1 OF THE DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO, PROJECT CODE 17641, PROJECT NUMBER NH 145A-045, BEING IN SECTION 33, TOWNSHIP 43 NORTH, RANGE 9 WEST, NEW MEXICO PRINCIPAL MERIDIAN, COUNTY OF SAN MIGUEL, STATE OF COLORADO, CONVEYED TO THE DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO, IN WARRANTY DEED RECORDED JANUARY 18, 2012 UNDER RECEPTION NO. 421280, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF COLORADO STATE HIGHWAY 145 ESTABLISHED ON PROJECT S 0153(13), WHENCE CORNER NO. 9 OF THE DENVER, PLACER, MINERAL SURVEY NO. 12119, OF THE UPPER SAN MIGUEL MINING DISTRICT, BEING A BRASS CAP, 3 1/4" IN DIAMETER, MARKED "U.S. DEPT. OF THE INTERIOR, BUR. OF LAND MANAGEMENT, COR 9 MS 12119, COR 2 MS 2019, 1975", BEARS SOUTH 20° 17' 42" WEST, A DISTANCE OF 447.41 FEET;

1. THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY, NORTH 14° 10' 25" WEST, A DISTANCE OF 219.30 FEET;
2. THENCE SOUTH 88° 45' 19" WEST, A DISTANCE OF 75.75 FEET;
3. THENCE NORTH 40° 26' 09" WEST, A DISTANCE OF 80.00 FEET TO THE SOUTHERLY LINE OF COLORADO STATE HIGHWAY 145 ESTABLISHED ON PROJECT S 0150(3);
4. THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY NORTH 88° 45' 19" EAST, A DISTANCE OF 185.86 FEET TO SAID WESTERLY RIGHT-OF-WAY LINE OF COLORADO STATE HIGHWAY 145 ESTABLISHED ON PROJECT S 0153(13), TO AN ALUMINUM CAP, 1 1/2" IN DIAMETER, MARKED "BANNER INC. 25954";
5. THENCE ALONG SAID WESTERLY RIGHT-OF-WAY, SOUTH 40° 26' 09" EAST, A DISTANCE OF 63.44 FEET TO A BRASS CAP, 3" IN DIAMETER ON A 6" DIAMETER CONCRETE POST, MARKED "STATE HIGHWAY DEPT., R.O.W. MARKER";
6. THENCE CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY, SOUTH 11° 20' 21" WEST, A DISTANCE OF 232.15 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

BASIS OF BEARINGS: ALL BEARINGS ARE BASED ON THE "STATE PLANE" GRID BEARING OF NORTH 2° 41' 20" EAST FROM CDOT CONTROL POINT MILEPOST 71.38 (A 3 1/4" ALUMINUM CAP) TO CDOT CONTROL POINT MILEPOST 71.48 (A 3 1/4" ALUMINUM CAP).
COUNTY OF SAN MIGUEL, STATE OF COLORADO.

**SAN MIGUEL COUNTY BOARD OF
COMMISSIONERS MEETING
04/22/2025**

Date of Meeting

Executive Session Minutes Attest

I, Maura Fahey, County Attorney, attest that the 04/22/2025 (Date of Meeting) Executive Session discussions of attorney-client matters were confined to a permissible executive session topic and constituted a privileged attorney-client communication that does not have written minutes.

Maura Fahey

Marua Fahey, County Attorney

I, Anne Brown Chair of the San Miguel County Board of Commissioners, attest that the 04/22/2025 (Date of Meeting) Executive Session discussions of attorney-client matters were confined to a permissible executive session topic and constituted a privileged attorney-client communication that does not have written minutes.

Anne Brown

Chair