

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

WEDNESDAY, JULY 30, 2025

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

1. 9:30 am Call to Order

San Miguel Commissioners may hold an Executive Session to discuss noticed agenda items specifically for the statutorily authorized reasons stated in C.R. S. 24-6-402(4).

2. Roll Call

Present:

Anne Brown, Chair

Galena Gleason, Commissioner

Absent:

Lance Waring, Vice Chair

Staff Present:

Mike Bordogna, County Manager

Jarrold Biggs, Deputy County Manager

Maura Fahey, County Attorney

Meghan Knowles, Communication Specialist

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. Acceptance of the May 2025 Road Report.

d. Approval of the Chair's signature as the Board of County Commissioners on an Agreement for Jailed-Based Behavioral Health Services (JBBS) with the Southwest Colorado Mental Health Center Inc., dba Axis Health System

Motion by Galena Gleason to approve the consent agenda with Item 6.b. and 6.c. pulled for further discussion. **Seconded** by Anne Brown. **PASSED 2-0.**

7. Administrative Matters

- b. Approval of the Chair's signature as the Board of Commissioners and as the San Miguel County Housing Authority on the (Scrivener's error) San Miguel County Affordable Housing Covenant, Equitable Servitude, and Real Covenants for Emmet Pryor Nunn and Rozlyn Wilder Unit B2, Building 2, Rio Vistas Phase II, at the Top of the Hill at Lawson Hill

Presented by: Nancy Willis, Paralegal

Motion by Galena Gleason to approve the San Miguel County Housing Authority on the (Scrivener's error) San Miguel County Affordable Housing Covenant, Equitable Servitude, and Real Covenants for Emmet Pryor Nunn and Rozlyn Wilder, Unit B2, Building 2, Rio Vistas Phase II, at the top of the Hill at Lawson Hill. **Seconded** by Anne Brown. **A motion to rescind was made. Both parties agreed to rescind the first motion.**

Motion by Anne Brown to amend the motion for the San Miguel County Housing Authority on the (Scrivener's error) San Miguel County Affordable Housing Covenant, Equitable Servitude, and Real Covenants for Emmet Pryor Nunn and Rozlyn Wilder, Unit B2, Building 2, Rio Vistas Phase II, at the Top of the Hill at Lawson Hill, amended the Scrivener's error as described by staff [Item 2.a. shall read On pages 11 and 12, ~~Item 12.5 through 12.11~~ 14.5 through 14.11]. **Seconded** by Galena Gleason. **PASSED 2-0.**

- c. Approval of the Chair's signature as the Board of Commissioners and as the San Miguel County Housing Authority on the (Scrivener's error) San Miguel County Affordable Housing Covenant, Equitable Servitude, and Real Covenants for Turner Kilgore, Lot 5, Lone Cone Library Subdivision of Lot 2, Pinion Park

Presented by: Nancy Willis, Paralegal

Motion by Anne Brown to approve the Chair's signature as presented. **Seconded** by Galena Gleason. **PASSED 2-0.**

- a. Public Hearing: Consideration of a Special Events Permit for the Telluride Rotary Foundation Inc. to serve regular Malt, Vinous and Spirituous Liquor on September 25, 2025, from 4 pm to 10 pm at the Telluride Airport for the Cars and Colors event./MOTION

Presented by: Carmen Warfield, Chief Deputy Clerk

9:46 a.m. The Chair opened the Public Hearing.

9:47 a.m. The Chair closed the Public Closed.

Motion by Galena Gleason to approve the Special Events Permit as presented. **Seconded** by Anne Brown. **PASSED 2-0.**

- b. Consideration of approving the County Board of Equalization Officer's recommendations./MOTION

Presented by: Nancy Willis, Paralegal; Sarah Enders, Assessor

Motion by Galena Gleason to approve the County Board of Equalization Officer's recommendations, stipulations, and withdrawals presented by the Assessor.
Seconded by Anne Brown. **PASSED 2-0.**

- c. Presentation to the Board of the RFP responses for Road Gravel Replacement projects./MOTION

Presented by: Mike Bordogna, County Manager

Motion by Anne Brown to award the bid to Ground Pounders for the road segments of CR 57P and CR 60M as listed. **Seconded** by Galena Gleason. **PASSED 2-0.**

8. County Housing Matters - (The Board of Commissioners is sitting as the San Miguel County Housing Authority.)

a.

1. Consideration of an Exception Agreement for R1 School District for Illium Q lots and SV lots./MOTION.
2. Consideration of a proposed Amended and Restated Covenant for R1 School District, Illium Q lots and SV lots, and related proposed Termination Agreement for Telluride Ski and Golf (TSG) Amended and Restated Covenant for Illium Q lots and SV lots./MOTION

Presented by: Maura Fahey, County Attorney; Kaye Simonson, Planning Director; John Pandolfo, Telluride School District

The Board of County Commissioners is now sitting as the San Miguel County Housing Authority.

11:04 a.m. Recessed.

11:11 a.m. Reconvened.

Public Who Addressed the Board:

Patrick Shehan, on behalf of Two Rivers HOA

Anna Wilson, on behalf of Two Rivers HOA

Motion by Galena Gleason to approve the Exception Agreement and Affordable Housing Covenant, Equitable Servitude, and Real Covenants for the Telluride R-1 School District to purchase and own vacant Q lots and Sunshine Valley lots in the

Lawson Hill subdivision, as presented. **Seconded by Anne Brown. PASSED 2-0.**

Motion by Galena Gleason to adopt as *amended the Amended and Restated Deed Restriction and Covenant for Q Lots Q-2R, Q-4R, Q-5R, Q-12R, Q-16R, Q-29R, Q-30R, Q-31R, Q-32R, Q-34R, and Q-35R, and Sunshine Valley Lots SV-110R and SV-120R, Lawson Hill Subdivision.

*Amendments to section 3.5 would read, "except for the duplexes built on the Sunshine Valley lots SV-110R, and SV-120R, which the School district shall sell to any qualified purchasers. The school district shall be permitted to rent or sell at its sole discretion all duplexes and triplexes it builds as affordable housing on Lots Q-4R, Q-5R, Q-32R, Q-33R, and Q-34R. Nothing herein shall be construed to prevent the school district from selling SV lots or other lots prior to construction of dwelling units thereon, subject to section 4 below".

*Amendments to section 3.6 strike the second sentence beginning, "~~However, if the School District is unable to sell one or more of the SF sales Homes, after making a reasonable good faith effort to sell an SF Sales Home for at least forty five (45) days, the School District shall be permitted to lease the SF Sales home(s), upon Administrator approval~~" and strike the third sentence "~~Any such Lease of a SF Sales Home shall be for a minimum of one (1) year, and any subsequent sale of the SF Sales Home shall be subject to the Lease.~~"

Seconded by Anne Brown. PASSED 2-0

9. Department of Human Services

(The Board of Commissioners is sitting as the San Miguel County Board of Human Services.)

- a. Consideration of the Chair's signature on the Dept of Human Services Balance Sheet, April 2025 and May 2025; Earned Revenue and Expenditures, April 2025 and May 2025; Expenditures through Electronic Benefit Transfers, May 2025 and June 2025; Check Register for the Month of May 2025 and June 2025 County Allocation / MOE Report, April 2025 and May 2025 and the 2025 Caseload Reports./MOTION

Presented by: Linnea Edwards, Director of Human Services

Motion by Galena Gleason to approve the Chair's signature as presented. **Seconded by Anne Brown. PASSED 2-0.**

- b. Approval by the Board for the Department of Human Services 2025/2026 Child Welfare Year 2 Core Plan/MOTION

Presented by: Linnea Edwards, Director of Human Services

Motion by Galena Gleason to approve the Chair's signature as presented. **Seconded** by Anne Brown. **PASSED 2-0.**

10. Natural Resources and Climate Resilience

Update and other, as needed.
Star Jamison, Director

- a. SBEADMR Comments, NEPA Comments, other updates.

Presented by: Starr Jamison, Director of Natural Resources and Climate Resilience

1. Update on the Comment letter for the East Beaver District in Norwood.
2. Spruce Beetle Epidemic and Aspen Decline Management Response (SBEADMR) comments.
3. National Environmental Policy Act (NEPA) comments.

Note: Staff direction to draft the letter with the final document ratified at the next meeting.

Update and timeline of current projects.

11. Manager Matters

Update and other, as needed
Mike Bordogna, County Manager

- a. Consideration of request to add \$10,000 incentive bonus for the Tomboy Road Contractor./MOTION

Presented by: Mike Bordogna, County Manager

Motion by Anne Brown to authorize a \$10,000 incentive bonus for the Tomboy Road contractor, which would be paid if the work is completed by 5:00 pm on Friday, August 29, 2025. **Seconded** by Galena Gleason. **PASSED 2-0.**

Update and Other, as needed.

1. The CSU Extension office would like to add a part-time person to fill the need for a livestock and range land specialist. The additional cost would be the responsibility of Montrose County and San Miguel County; further information will need to be researched.
2. Mike Bordogna and staff met with the Sheriff's office to prepare and plan for the 2026 budget.
3. Visitation with the T-Mobile representatives. A switch to County cell phones may receive better coverage with similar costs. A couple of test cell phones

will be used to check the coverage.

4. The County Picnic is scheduled for Thursday, August 7th, from 12 to 4 pm
5. An exceptional service award has been created for employees. Additional information will be forthcoming.
6. The County has completed the road repair at Alta Lakes. It will be closed for an additional 2 weeks while the Forest Service upgrades the camping areas.
7. An intention to submit a potential ballot measure has been submitted to the Clerk.

12. Commissioner Updates

Anne Brown - Update on Outside Meetings.

Galena Gleason - Update on Outside Meetings.

Lance Waring - Update on Outside Meetings.

Galena Gleason - Uncompahgre Medical Center Board Meeting; County Board of Equalization Hearings; West End Vision Project; San Miguel Basin Rodeo; Participation on the Promotions board hiring panel for the Sheriff's office, Sergeant position

Anne Brown - Collaborative action for Immigrants; Colorado Counties Acting Together; Colorado Counties Inc - Legislative priorities; Gondola Leadership Committee Meeting; Mexican Consulates meeting with the public in Mountain Village

13. Attorney Matters - Working lunch.

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))

- a. Executive Session C.R.S. 24-6-402(4)(b): Continued Discussion of Deed Restriction and Legal Review & Interpretation
12:49 p.m. Recessed.
12:57 p.m. Reconvened.

Presented by: Maura Fahey, County Attorney; Lane Thomasson, Legal Counsel

Note: Anne Brown disclosed on the record that she is an owner of deed-restricted housing. She feels that she can address this matter without bias. This is merely consulting with our Attorney.

Motion by Anne Brown to go into Executive Session to continue the discussion of deed restriction and legal review, citation (4)(b) consulting with an Attorney..

Seconded by Galena Gleason. **PASSED 2-0.**

1:00 p.m. Recessed.

2:36 p.m. Reconvened.

Motion by Galena Gleason to come out of Executive Session, and only the one item stated was discussed. **Seconded** by Anne Brown. **PASSED 2-0.**

Note: The County Attorney requested that item 13.a. not have written minutes as it constitutes a privileged attorney-client communication and a statement signed by the attorney and chair is attached.

14. Adjournment

Motion by Galena Gleason to adjourn the meeting. **Seconded** by Anne Brown. **PASSED 2-0.**

2:36 p.m. Adjourned.

Respectfully submitted,

Approved: August 20, 2025

BOARD OF COUNTY COMMISSIONERS

Anne Brown

ATTEST:

Carmen Warfield



**SAN MIGUEL COUNTY BOARD OF
COMMISSIONERS MEETING**

July 30, 2025

Date of Meeting

Executive Session Minutes Attest

I, Maura Fahey, County Attorney, attest that the July 30, 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 July 30, 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