

**SAN MIGUEL COUNTY BOARD OF COUNTY COMMISSIONERS**  
**MINUTES**  
**WEDNESDAY, AUGUST 20, 2025**  
**333 WEST COLORADO AVE 2ND FLOOR, TELLURIDE, CO 81435**

**1. 9:31 a.m. 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

Lance Waring, Vice Chair

Galena Gleason, Commissioner

Staff Present:

Mike Bordogna, County Manager

Jarrold Biggs, Deputy County Manager

Maura Fahey, County Attorney

Meghan Knowles, Communications 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. Approval of Minutes: July 23, 2025 and July 30, 2025.
- b. Approval of the Chair's signature on a Fiber Optic Facilities Easement Agreement (Parcel #452334400915 AKA 400B Front Street, Placerville, CO 81430 Placerville Park Parcel) with Clearnetworx LLC, allowing the right to install a segment of the Fiber Optic Facilities on a portion of the property referenced.
- c. Approval of signed CBOE Stipulation for Thomas Kaptur, CBOE 2025-61 1050 High Bluff Dr. R1041187310.
- d. Approval of Chair's signature as the Board of County Commissioners and San Miguel County Housing Authority on Amended and Restated Deed Restriction and Covenant for Telluride R-1 School District on Lots Q-2R, Q-4R, Q-5R, Q-12R, Q-16R, Q-29R,

Q-30R, Q-31R, Q-32R, Q-33R, Q-34R, Q-35R, and Sunshine Valley Lots SV-110R and SV-120R, Lawson Hill Subdivision.

- e. Approval of Chair's signature as the Board of County Commissioners and San Miguel County Housing Authority on Partial Termination of Amended and Restated Deed Restriction and Covenant for TSG Ski and Golf, LLC on Lots Q-2R, Q-4R, Q-5R, Q-12R, Q-16R, Q-29R, Q-30R Q-31R, Q-32R, Q-33R, Q-34R, Q-35R, and Sunshine Valley Lots SV-110R and SV-120R, Lawson Hill Subdivision.
- f. Approval of Sefra Maples reappointment to the Open Space Commission.
- g. Approval of Chair's Signature on Memorandum of Understanding Between San Miguel County and the San Miguel County Clerk and Recorder Regarding Responsibilities for Conducting the 2025 Coordinated Election to be Held on Tuesday, November 4, 2025.

**Motion** by Galena Gleason to approve the consent agenda with Item 6.h pulled to discuss further. **Seconded** by Lance Waring. **PASSED 3-0.**

## 7. Administrative Matters

- h. Approval of the Chair's signature as the San Miguel County Housing Authority as a Construction Agreement from Dianna and John Reams to develop (Vacant) 176 Alexander Overlook, Telluride, Co 81435 pursuant to San Miguel County Land Use Code Sections 5-1305 B.XIV. and 5-1306 B.

Presented by: Maura Fahey, County Attorney

**Motion** by Lance Waring to approve the Chair's signature as the San Miguel County Housing Authority as a Construction Agreement with Dianna and John Reams, with the addition of the expiration date of August 20, 2026, on the agreement. **Seconded** by Galena Gleason. **PASSED 3-0.**

- a. Discussion of the Counties and Commissioners Acting Together (CCAT) priorities survey.

Presented by: Anne Brown, Commissioner

- b. Consideration of awarding the Delta County Access Control Expansion to BearCom in the amount of \$114,774.22 [Delta County will pay \$49,400.22 and FEMA as a pass-through grant funds \$65,344]./MOTION

Presented by: Ramona Rummel; Director of Finance; Kris Stewart, Delta County

**Motion** by Lance Waring to award the Delta County Access Control expansion to BearCom in the amount of \$114,774.22 with the payment program as illustrated in the backup. **Seconded** by Galena Gleason. **PASSED 3-0.**

## 8. Planning Matters

- a. \*Consideration of Chair's signature on the Lawson Hill PUD Development Plan Matrix regarding Amendment to Lot 309-1, The Pointe at Lawson./MOTION

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

Note: Lance Waring, Commissioner, disclosed a conversation with Mr. Eckman concerning this request. He spoke with him on the phone, but did not allow any details of the proposal to be discussed.

**Motion** by Lance Waring to approve the Chair's signature on the Lawson Hill PUD Development Plan Matrix regarding the amendment to Lot 309 at Hight Point at Lawson. **Seconded** by Galena Gleason. **PASSED 3-0.** A friendly amendment was proposed to state the legal name of the lot as Lot 309-1. It was first, second, and **Passed 3-0.**

## 9. Affordable Housing Updates

- a. Affordable Housing Update

Presented by: Drea Araiza, Housing Specialist

- b. Update on the Stakeholder Roundtable Application and next steps in the Selection Process.
  - 1. Consideration to appoint a Board of County Commissioners (BOCC) representative to serve on the Strategic Stakeholder Roundtable (SSR).  
/MOTION
  - 2. Consideration to appoint a San Miguel Regional Housing Authority (SMRHA) representative to serve on the Strategic Stakeholder Roundtable (SSR).  
/MOTION
  - 3. Staff direction is requested on whether the Board would like to speak with or interview SSR applicants during the next BOCC meeting on August 27, 2025.

Presented by: Drea Araiza, Housing Specialist; Kaye Simonson, Planning Director

Note: The Board agreed to support John Miller's appointment to the Stakeholder Roundtable, representing TelSki. The Housing Authority Board will meet on September 8 and appoint a member to represent the San Miguel Regional Housing Authority.

**Motion** by Anne Brown to appoint Lance Waring, Commissioner, to represent the Board of County Commissioners on the Strategic Stakeholder Roundtable. **Seconded** by Galena Gleason. **PASSED 3-0.**

## **10. Manager Matters**

*Update and other, as needed*  
*Mike Bordogna, County Manager*

- a. Consideration of the proposed ballot measures for the November election./MOTION

Presented by: Mike Bordogna, County Manager  
Update on the Ballot measure questions. Staff direction was provided.

Update with Manager Matters-  
Presented by: Mike Bordogna, County Manager

1. The Board of Commissioners had a good board retreat, setting goals for the future. There will be a follow-up to that retreat on September 2nd.
2. There will be a continued discussion and decision on the financial request by Prime Time Youth Care.
3. The West End Mine tour, including the Sunday Mine, is scheduled for next week, with two Commissioners and some members of the Planning Commission attending.
4. The Gunnison Valley Transportation Planning Region Committee (GVTPR) discussed housing at Ilium, raising concerns about the intersection.
5. Mike Bordogna met with Maura Stark, Intergovernmental Ute Representative, for a budget review.
6. Update on the Gondola Sub-committee meetings.

## **11. Commissioner Updates**

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

Lance Waring — Gunnison Valley Transportation Planning Region Committee (GVTPR); Met with Maura Stark, Intergovernmental Ute Representative, for a budget review.

Galena Gleason - SMART Board Meeting

Anne Brown - Telluride Medical Center: Band-Aids and Barbecue Event; Update on the State of Colorado Special session

## **12. Lunch**

12:01 p.m. Recessed.

1:00 p.m. Reconvened.

## **13. County Housing Matters**

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

- a. Continued discussion of deed restriction and potential reversion options for County Deed Restricted Properties and Consideration of Chair's Signature on Resolution 2025-

23 Regarding Correction and Reversion of Affordable Housing Deed Restrictions and Covenants./MOTION

Presented by: Maura Fahey, County Attorney; Jarrod Biggs, Deputy County Manager

Note: Per Anne Brown - "In the interest of transparency, and to address any perceived conflict of interest, I would like to disclose on the record that I am an owner of deed-restricted property within San Miguel County, and have entered into a covenant with the county for that property. I do not believe this will impact my ability to remain fair and impartial for purposes of today's discussion. I would also like to state that because of that relationship, or that situation, I am comfortable recusing myself or excusing myself from any option that might be offered in terms of my property."

Note: Per Lance Waring - "In past conversations, I've been able to join you."  
"However, in this instance, after a conversation with my wife. I am not able to make the same statement and have to recuse myself from this conversation."

1:02 p.m. Commissioner Waring recused himself from this part of the meeting.

Public Who Addressed the Board:

Bretley Danner, County resident  
Shellie Duplan, Aldasoro Homeowner's Company  
Lee Roufa, County resident  
Matthew Lagoe, County resident  
Jake McTigue, Aldasoro Property Owner  
Ginny Gordon, Lawson Hill Property Homeowners  
Lara Young, County resident

Note: Staff direction was provided, and the final resolution will be presented for approval on September 3, 2025.

- b. Potential Executive Session: Discussion of deed restriction reversion options, citation (4)(b) conference with an Attorney/MOTION

Note: This item continued to a future meeting.

**14. 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))*

- a. Executive Session C.R.S. 24-6-402(4)(b) Conference with Attorney. Discussion of status and potential options for Diamond Ridge property following litigation.

Note: This item continued to a future meeting.

## 15. Adjournment

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

2:55 p.m. Adjourned.

Respectfully submitted,

Approved: October 1, 2025  
BOARD OF COUNTY COMMISSIONERS

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ATTEST:

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