

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

WEDNESDAY, DECEMBER 10, 2025

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

1. 9:45 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

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 Commissioner's signatures on the 2025 Highway Users Tax Fund (HUTF) mileage sheet.
- b. Approval of the Chair's signature on a Memorandum of Understanding between San Miguel County Human Services and Prowers County for a partnership for the Hotline County Connection Center (HCCC) to answer and process child welfare hotline calls on behalf of San Miguel County.
- c. Ratification of the Commissioners' signatures on a letter to Senator Bennet, Senator Hickenlooper, and Congressman Hurd regarding our support for the Colorado Outdoor Recreation and Economy (CORE) Act.
- d. Approval of an amendment to the agreement dated December 28, 2023, with Pictometry International Corporation to capture more frequent and higher resolution imagery beginning next year, in the amount of \$45,200 per year, as long as funds are

appropriated.

- e. Approval of the Chair's signature on a renewal of a Retail Fermented Malt Beverage and Wine License for Society Conoco LLC, 100 Society Drive, Telluride, CO 81435
- f. Approval of the Chair's signature on a renewal of a Retail Liquor Store License for M and M Mercantile, 240 Front St, Placerville, CO 81430.
- g. Approval of Minutes: October 29, 2025, and November 19, 2025.
- h. Approval of the October 2025 and November 2025 Vendor Payments and Payroll.

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

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

- a. Consideration of a request from Suryaveer Sankineni for County approval of 2.2. Public Sector Employment./MOTION

Presented by: Pam Shifrin, Executive Director, San Miguel County Housing Authority

Motion by Lance Waring to approve the request from Suryaveer Sankineni for approval of his application for purchase of 501 Society Drive, Telluride, CO 81435, pursuant to Section 2.2. Public Sector Employment with the following conditions:

- 1. Ownership Applicant is required to maintain his or her Primary Residence within the Four County Region for at least eight months from the start date of June 8, 2025.
- 2. Ownership Applicant will submit proof to the Administrator that they have earned qualifying income of at least 1032 hours no later than January 30, 2026. **Seconded** by Galena Gleason. **PASSED 3-0.**

8. Administrative Matters

- a. Consideration of resolution 2025-38 summarizing expenditures and adopting the budget for San Miguel County for the calendar year beginning on the first day of January 2026, and ending on the last day of December 2026./MOTION

Presented by: Jarrod Biggs, Deputy County Manager; Ramona Rummel, Finance Director; Mike Bordogna, County Manager

Motion by Galena Gleason to approve **Resolution 2025-38** summarizing expenditures and adopting the budget for San Miguel County for the calendar year beginning on the first day of January 2026, and ending on the last day of December 2026. **Seconded** by

Lance Waring. **PASSED 3-0.**

- b. Consideration of resolution 2025-40 appropriating sums of money to the various funds and spending agencies for San Miguel County for the 2026 budget year./MOTION

Presented by: Jarrod Biggs, Deputy County Manager; Ramona Rummel, Finance Director

Motion by Lance Waring to approve **Resolution 2025-40** appropriating sums of money to the various funds and spending agencies for San Miguel County for the 2026 budget year. **Seconded** by Galena Gleason. **PASSED 3-0.**

- c. Consideration of resolution 2025-44 levying property taxes for the year 2025 to help defray the costs of government for San Miguel County for the 2026 budget year./MOTION

Presented by: Jarrod Biggs, Deputy County Manager; Ramona Rummel, Finance Director

Motion by Galena Gleason to approve **Resolution 2025-44** levying property taxes for the year 2025 to help defray the costs of government for San Miguel County for the 2026 budget year. **Seconded** by Lance Waring. **PASSED 3-0.**

- d. *The Board of Commissioners will be sitting as the Board of the San Miguel County Solid Waste Disposal District.*

Consideration of resolution 2025-39 summarizing expenditures and adopting the budget of the San Miguel County Solid Waste Disposal District for the calendar year beginning on the first day of January 2026, and ending on the last day of December 2026./MOTION

Presented by: Jarrod Biggs, Deputy County Manager; Ramona Rummel, Finance Director

Motion by Lance Waring, acting as the San Miguel County Solid Waste Disposal District to approve **Resolution 2025-39** summarizing expenditures and adopting the budget of the San Miguel County Solid Waste Disposal District as presented. **Seconded** by Galena Gleason. **PASSED 3-0.**

- e. *The Board of Commissioners will be sitting as the Board of the San Miguel County Solid Waste Disposal District.*

Consideration of resolution 2025-41 appropriating sums of money to the various funds and spending agencies for the San Miguel County Solid Waste Disposal District for the 2026 budget year./MOTION

Presented by: Jarrod Biggs, Deputy County Manager; Ramona Rummel, Finance Director

Motion by Galena Gleason acting as the San Miguel County Solid Waste Disposal District to approve **Resolution 2025-41** appropriating sums of money to the various funds and spending agencies for the San Miguel County Solid Waste Disposal District for the 2026 budget year. **Seconded** by Lance Waring. **PASSED 3-0.**

- f. *The Board of Commissioners will be sitting as the Board of the San Miguel County Solid Waste Disposal District.*
Consideration of resolution 2025-45 levying property taxes for the year 2025 to help defray the costs of government for the San Miguel County Solid Waste Disposal District for the 2026 budget year./MOTION

Presented by: Jarrod Biggs, Deputy County Manager; Ramona Rummel, Finance Director

Motion by Galena Gleason, acting as the San Miguel County Solid Waste Disposal District, to approve **Resolution 2025-45**, levying property taxes for the year 2025 to help defray the costs of government for the San Miguel County Solid Waste Disposal District for the 2026 budget year. **Seconded** by Lance Waring. **PASSED 3-0.**

- g. Consideration of the Chair's signature on a Bill of Sale from the Greater Colorado Council, Boy Scouts of America for the 'Boy Scout' building at the fairgrounds/MOTION

Presented by: Nancy Willis, County Paralegal

Motion by Lance Waring to approve the Chair's signature on the Bill of Sale as presented. **Seconded** by Galena Gleason. **PASSED 3-0.**

Next Commissioner Updates

Anne Brown - Attendance at the TAR meeting (housing mitigation fee, update on the Housing building code); Behavioral Health matters; SMART meeting; IG Meeting.
This item will be continued.

9. Planning Matters

- a. 10:30 am Public Hearing - Consideration of Chair's signature on Resolution 2025-46 granting a West End Subdivision Exemption to split a parcel for Pehrson Hilber Clay Trust on parcel #479908400002./MOTION

Presented by: Nicola Kerr, Associate Planner; Pehrson Hilber Clay Trust, Applicant

10:39 am The Chair opened the Public Comment

There was no Public Comment.

10:39 am The Chair closed the Public Comment.

Motion by Lance Waring to approve the proposed West End Subdivision Exemption to create 2 lots from parcel #479908400002, to authorize the Chair's signature on the final plat, and to adopt the corresponding Board of County Commissioner **Resolution 2025-46**, finding that the proposed West End Subdivision Exemption application is in compliance with all applicable Land Use Code standards in Section 5-1211, West End, including the submission of a final plat that complies with the final plat submission contents required in Land Use Code with the following conditions:

1. Submission of a final plat which addresses all 5 of Dave Foley, County Surveyor's comments, received November 4, 2025.
2. Prior to construction on any of the lots, a development permit will be obtained from the county. This will include approval for access off of County Road H1, as well as address assignment and approval for Onsite Wastewater Treatment System (OWTS) installation. **Seconded** by Galena Gleason. **PASSED 3-0.**

10. Administrative Matters - Continued.

- a. Consideration of Chair's signature on Resolution 2025-29 adopting the Emergency Operation Plan (EOP)./MOTION

Presented by: Shannon Armstrong, Emergency Manager

Motion by Galena Gleason to approve **Resolution 2025-29** adopting the Emergency Operation Plan (EOP). **Seconded** by Lance Waring. **PASSED 3-0.**

10:55 a.m. Recessed.

11:07 a.m. Reconvened.

11. Manager Matters

Update and other, as needed
Mike Bordogna, County Manager

Note: Manager Matters was postponed to a future meeting.

13. 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: Discussion of an Employee Housing Mitigation correspondence, citation (4)(f) meeting with an Attorney.

Presented by: Maura Boylan, County Attorney

Motion by Anne Brown to go into Executive Session to discuss the Deed Restriction reversion correspondence, citation (4)(b) [not the Employee Housing Mitigation correspondence]. **Seconded** by Lance Waring. **PASSED 3-0.**

In attendance: Nancy Willis, Paralegal

11:07 a.m. Recessed.

11:25 a.m. Reconvened.

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

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.

12. Commissioner Updates

Anne Brown - Update on Outside Meetings.

Galena Gleason - Update on Outside Meetings.

Lance Waring - Update on Outside Meetings.

Anne Brown - Continued - Update on CCAT Conference; Lodging Tax Meeting; Meeting with the Towns over the Ski Area and possible strike

Lance Waring - SMART Board Meeting, Strategic Stakeholder Roundtable (SSR) meeting; San Miguel Regional Housing Authority (SMRHA) meeting

Galena Gleason - Colorado Counties Inc. Conference

14. Lunch

12:08 p.m. Recessed.

12:46 p.m. Reconvened.

15. Planning Matters - Continued.

- a. Public Hearing: Consideration of the final plan and plat of the Society Turn parcel for Genessee Properties Inc./ MOTION

Presented by: Kaye Simonson, Planning Director; Tom Kennedy, Attorney representing the Applicant; Will Ellis, on behalf of the Applicant; Dave Bulson, Bulson Surveying; Chris Touchette, Land Planner and Architect for Applicant

2:53 p.m. Recessed.

3:05 p.m. Reconvened.

3:09 p.m. The Chair opened the Public Hearing.

Public Who Addressed the Board:

Dr Sharon Grundy, Telluride Medical Center and County resident

Jonathan Yaseen, County resident

Trevor James, County resident

Lee Taylor, County resident; Chair of the Planning Commission [Speaking on behalf of himself]

Chris Myers, County resident

Diane Farrell, County resident and working for the Medical Board

Albert Roer, County resident

Eric Dalton, County resident

Shelly Duplan, Aldasoro Ranch Homeowners Company

Joel Vaneck, County resident

Ethan and Karen Miller, County Resident

Paul Reich, County resident, Chair of Telluride Regional Medical Center

Jane Hickcox, County resident

Banks Brown, County resident and Elected Board Member of the Telluride Regional Medical Center

Sally Puff Courtney, County resident

Pam Zoline, County resident

Alline Aguelles, County resident, Telluride Regional Medical Center

Stephen Ciecuch, County resident

Karen Miller, County resident

Mark Shambaugh, County resident and Town of Telluride Employee

Rick Silverman, County resident

Virginia Lucarelli, County resident

Nancy Landau, County resident

Emily Masson, County resident

Mary Beth Mueller, County resident

Johnathon Peacock, County resident

Chris Chaffin, County resident

5:50 p.m. Recessed.

6:02 p.m. Reconvened.

Public Comment continued.

Ethan Miller, County resident

Diana Koelliker, County resident and Telluride Regional Medical Center

Chris Myers, County resident

Kevin Geiger, County resident and Town of Telluride Attorney

Jane Hickcox, County resident

Lauren Murray, County resident

Nancy Landau, County resident

TD Smith, County resident

Mary Beth Mueller, County resident

Paul Reich, County resident

Matthew Hintermeister, County resident

Rick Silverman, County resident

6:38 p.m. The Chair closed the Public Hearing.

Motion by Lance Waring to approve the Society Turn Final PUD Plan and Subdivision and adopt BOCC **Resolution No. 2025-48**, based on the findings that the Final PUD Plan and Subdivision meets all conditions of the Preliminary approval, complies with all relevant requirements of the County Land Use Code, and is consistent with the applicable sections of the San Miguel County Comprehensive Plan, with the following conditions:

1. The applicant shall address all relevant Referral Agency comments in the Final PUD and Subdivision documents prior to recordation.
 2. Applicant shall be responsible for undertaking and completing the road and intersection improvements to the State Highway #145 as contemplated by the Access Permit for the Project issued by the Colorado Department of Transportation (CDOT), consistent with the plans that are approved by CDOT and shall complete the work in accordance with the standards and requirements of CDOT.
 3. Applicant shall undertake and install the main lines and facilities associated with the Water and Sewer Improvements as contemplated by the 2023 Town Water and Sewer Service Approvals along with the STP Water/Sewer Service Agreement and STP Water/Sewer Service SIA to serve approved Project. The work will be performed as part of the installation of the other infrastructure required for the Project in the Subdivision Improvement Agreement for the Project.
 4. County Parks and Open Space staff shall be consulted at the time of the final layout of trail alignments within the Society Turn Parcel. The portion of the trail located within the CDOT ROW will be completed in accordance with CDOT approved plans and permitting.
 5. The Society Turn Sketch Plan, Preliminary Plan, and Final Plan applications, amendments and documents are considered part of the Public Hearing Record by reference. **Seconded** by Galena Gleason. **PASSED 3-0.**
- b. Consideration of Chair's signature on First Amendment to Deep Creek Mesa Ranch Subdivision Improvements Agreement / MOTION

Presented by: John Huebner, Senior Planner; Tom Kennedy, Attorney representing the Applicant

Motion by Galena Gleason to authorize the Chair's signature on the First Amendment to the Subdivision Improvements Agreement for Deep Creek Mesa Ranch Subdivision/PUD as presented. **Seconded** by Lance Waring. **PASSED 3-0.**

16. Adjournment

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

7:32 p.m. Adjourned.

Respectfully submitted,

Approved: February 4, 2026
BOARD OF COUNTY COMMISSIONERS

Lance Waring

ATTEST:



Carmen Warfield

**SAN MIGUEL COUNTY BOARD OF
COMMISSIONERS MEETING**
12/10/2025

Date of Meeting

Executive Session Minutes Attest

I, Maura Fahey, County Attorney, attest that the 12/10/2025 (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 12/10/2025 (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