

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

WEDNESDAY, MAY 20, 2026

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

1. Call to Order

9:31 a.m. Begin.

2. Roll Call

Present:

Lance Waring, Chair

Galena Gleason, Vice Chair

Anne Brown, Commissioner

Staff:

Mike Bordogna, County Manager

Jarrold Biggs, Deputy County Manager

Maura Boylan, County Attorney

Meghan Knowles, Communications Coordinator

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 the purchase of two dump truck conversion upgrades for the Road and Bridge Department.
- b. Approval of the Chair's signature on an Exception Agreement and Affordable Housing Covenant, Equitable Servitude, and Real Covenants for Elizabeth Anne Forsythe, Lot 16, Lone Cone Library Subdivision of Lot 2.
- c. Approval of the April 2026 Vendor and Payroll Payments
- d. Approval of Minutes: April 22, 2026, and April 29, 2026.

Motion by Galena Gleason to approve the consent agenda as presented. Seconded by Anne Brown. PASSED 3-0.

7. Administrative Matters

- a. Consideration of the appointment of Jackie Kennefick to the Lone Tree Cemetery Board of Directors. She will complete the remainder of Ms. Bennett's term through July 8, 2026, and subsequently be appointed to a full six-year term beginning on July 9, 2026./MOTION

Presented by: Lynda Tueller, President of the Board

Motion by Galena Gleason to approve the appointment of Jackie Kennefick to the Lone Tree Cemetery Board of Directors to fill the remainder of Ms. Bennett's term through July 8th. [The opening beginning July 9, 2026, for a full term will be advertised and appointed at a later date.] **Seconded by** Anne Brown. **Passed 3-0.**

- b. Presentation from County Technical Services Inc. (CTSI) 5-year loss analysis.

Note: This item will be rescheduled to a future meeting.

9. Administrative Matters -Continued.

- a. Consideration of the Chair's signature on Resolution 2026 - 19 adopting updates and additions to the San Miguel County Employee Manual, adopting the revised drug and alcohol employee handbook./MOTION

Presented by: Jarrod Biggs, Deputy County Manager

Motion by Galena Gleason to approve the Chair's signature on **Resolution 2026-19** adopting updates and additions to the San Miguel County Employee Manual as presented. **Seconded by** Anne Brown. **Passed 3-0.**

- b. Consideration of Chair's Signature on Conduit and Fiber Exchange Agreement with Clearnetworx, LLC./MOTION

Presented by: Maura Boylan, County Attorney

Motion by Galena Gleason to approve the Chair's signature on the Conduit and Fiber exchange agreement with Clearnetworx. **Seconded by** Anne Brown. **Passed 3-0.**

12. Parks and Open Space Matters

- a. Consideration of appointing Marcus Kirkwood to the San Miguel Basin Fair Board./MOTION

Presented by: Janet Kask, Director of Parks and Open Space; Marcus Kirkwood, Applicant

Motion by Galena Gleason to approve Marcus Kirkwood to the San Miguel Basin Fair Board. **Seconded by** Anne Brown. **Passed 3-0.**

8. Planning Matters

- a. 10:15 am Public Hearing: Consideration of Chair's signature on Resolution 2026-17 on a Subdivision Exemption for Vacation of Lot Lines, Lots 51 and 52, Fall Creek Subdivision No.2./MOTION

Presented by: Nicola Kerr, Associate Planner; Ray Bowers, representing the Applicant

10:15 a.m. The Chair opened the Public Hearing

10:26 a.m. The Chair closed the Public Hearing.

There was no public comment.

Motion by Anne Brown to approve the proposed subdivision exemption for vacation of lot lines to remove the property line between Lots 51 and 52, Fall Creek Subdivision number 2, as presented, to authorize the Chair's signature on the corresponding final plat, and to adopt the Board of County Commissioners **Resolution 2026-17**, finding that the proposed subdivision exemption for vacation of lot lines application is in compliance with all applicable land use code standards in Section 5-1214, vacation of lot lines, including the submission of a final plat that complies with the final plat submission contents required in the land use code with the following conditions:

1. The applicant shall obtain an access permit from CDOT prior to construction on the new Lot 51R.
2. The applicant shall come into compliance with Code Violation CV-26-000 by obtaining a Wetland Special Use Permit from the San Miguel County Planning Department.
3. Submission of a final plat that complies with all six of Dave Foley, County Surveyor's, comments. **Seconded by** Galena Gleason. **Passed 3-0.**

10:28 a.m. Recessed.

10:35 a.m. Reconvened.

- b. 10:35 am Public Hearing: Consideration of Chair's signature on Resolution 2026-18, Logging Special Use Permit, Elk Creek Reserve LLC High Meadow Ranch / MOTION

Presented by: Nicola Kerr, Associate Planner; Cari Johnson, VM West; Tom Kennedy, Attorney representing the Applicant; Ryan Righetti, Road and Bridge Superintendent

10:36 a.m. The Chair opened the Public Hearing.

11:38 a.m. The Chair closed the Public Hearing.

No public Comment.

Motion by Galena Gleason to approve a Logging Special Use Permit (SUP) for Elk Creek Reserve LLC and their contractor, VM West LLC, to conduct a multi-year forest health improvement project on certain portions of their properties, aka High Meadow Ranch, based on the finding that the proposed use complies with the Land Use Code review standards in Section 5-407 Wildlife Habitat Areas; Section 5-10, Special Uses; and Section 5-17, Logging, and subject to the following specific terms and conditions:

1. The Special Use Permit is issued to the Applicant, Elk Creek Reserve LLC, and does not run with the Land.
2. All written representations of the applicant, in the original submittal and all supplements, including emails, are deemed to be conditions of approval, except to the extent modified by this approval.
3. This approval specifically authorizes the hauling of logging for the initial phase occurring in 2026, consistent with the information provided by the Owner in the Application concerning the days/hours for the operations, the anticipated number of trucks, and the haul routes established in the Application, subject to the conditions herein.
4. Subsequent phases of the implementation of the forest management plan and related hauling in later years are authorized to be reviewed and approved administratively by the Planning Director with review for compliance of previous year's operations. A minimum of 60 days prior to the commencement of each phase, the owner shall provide the Planning Department with information relating to the hauling activities proposed for that phase, concerning the days/hours for the operations, the anticipated number of trucks, and the haul routes and other appropriate information requested by the Planning Department, which will be reviewed for conformity with Master SUP approval.
5. There shall be no hauling on federal holidays, on weekends, or during Telluride Bluegrass Thursday through Monday. Hauling shall occur from 6 am to 6 pm Monday through Friday. There shall be no more than 4 trucks per day.
6. Logging trucks shall have and use mufflers on their engine's Jake brakes.
7. Work on site shall occur from 6 am to 6 pm, Monday through Friday, and from 9 am to 5 pm, Saturdays and Sundays, May 1st through October 31st, as weather conditions allow. There shall be no work on site during federal holidays.
8. All wetland areas should be avoided. If operations are scheduled to occur within the 100-foot buffer zone, a Wetland Special Use Permit is required.
9. There shall be no work in Elk Production Habitat from May 1st through June 30th.
10. Warning signs shall be placed on County Road 57P to warn motorists, bikers,

and hikers of the logging and hauling activity. All logging trucks shall comply with the posted speed limits on county roads.

11. Obtain and comply with all conditions of the County Road & Bridge Excess Hauling Permit for the proposed hauling annually.
12. Contact the Planning Department, Road and Bridge Department, and County Sheriff's Office prior to mobilization of and start of logging activities.
13. Provide a list of onsite contacts for VM West LLC personnel and the logging contract and logging hauler to the Planning Department, Road and Bridge Department, and Sheriff's Office within 15 days of approval and annually prior commencement.
14. The applicant shall work with the County Vegetation Manager to submit an updated weed control plan.
15. There shall be an annual weed control and revegetation inspection with the County Vegetation Manager for three to four (3–4) growing seasons past the project's completion.
16. The applicant shall provide a revegetation and weed control collateral of \$10,000 and an agreement to be reviewed by the County Attorney of San Miguel County by June 15th, 2026. Should San Miguel County have to undertake any revegetation and weed control efforts on the property, the applicant shall reimburse the County for any costs incurred.
17. There shall be sufficient portable toilets on site during operations. **Seconded by Anne Brown. Passed 3-0.**

10. Public Health and Environment

*(The Board of Commissioners is sitting as the San Miguel County Board of Public Health.)
Potential Executive Session: Concerning Public Health, Meeting with an Attorney, citation 24-6-402(4)(b).*

- a. Public Hearing: Consideration of the Department of Health Septic Regulation./MOTION
11:48 a.m. Recessed.
11:53 a.m. Reconvened.

Presented by: Kevin Chaney, Environmental Health; Grace Franklin, Public Health Director

12:01 p.m. Mike Bordogna left the meeting.

Motion by Lance Waring to adopt Regulation 43 [5 CCR 1002-43] the Onsite Wastewater Treatment Systems pursuant to Appendix A. **Seconded by** Anne Brown. **Passed 3-0.**

Note: There was a discussion of upcoming variances that will be scheduled for a future

meeting.

11. Lunch

12:10 p.m. Recessed.

12:46 p.m. Reconvened.

15. Building Department

- a. Discussion of the adoption process for the 2024 Building Code and a discussion of the International Energy Conservation Code (IECC) vs. Low Energy and Carbon Code (LECC).

Presented by: Matt Gonzales, Building Official

Note: 1:03 p.m. Mike Bordogna returned to the meeting.

16. Attorney Matters

Update and other, as needed.

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

- a. Executive Session (4)(b) Conference with an attorney to discuss pending code enforcement cases.

Presented by: Maura Boylan, County Attorney

In attendance at the Ext Session

Nancy Willis, Paralegal

Matt Gonzales, Building Official

Motion by Anne Brown to go into executive session to discuss pending code enforcement cases, citation (4)(b). **Seconded** by Galena Gleason. **Passed 3-0.**

1:12 p.m Recessed.

3:06 p.m. Reconvened

Motion by Galena Gleason to come out of executive session. Only the one item stated was discussed. **Seconded** by Anne Brown. **Passed 3-0.**

Note: The County Attorney requested that the above item not be included in the written minutes, as it constitutes a privileged attorney-client communication; a statement signed by the attorney and chair is attached.

3:07 p.m. Recessed.

3:15 p.m. Reconvened.

- b. Consideration of the San Miguel County Records Retention Schedule for submission to the Colorado State Archives and Colorado State Auditor

Presented by: Nancy Willis, Paralegal

Staff Direction was provided to move forward with submitting the Records Retention Schedule for San Miguel County to the Colorado State Archives for final approval.

13. Manager Matters

Update and other, as needed

Mike Bordogna, County Manager

Presented by: Mike Bordogna, County Manager

1. Update on the Planning Commission — Accelerated Review for Housing.
2. The county will be closed tomorrow for staff training, and then on Monday, Memorial Day.
3. Update on the Paradigm Festival in Egnar.
4. Update Southwest County Meeting with Commissioners and Staff.

Presented by: Jarrod Biggs, Deputy County Manager

1. The Ilium Design Review Board will be reviewing the housing addition to the Sheriff's office.
2. A design consultant for Deep Creek has been selected.
 - a. Discussion of the storage of historic firearms.

Additional information is needed. This item will be tabled for now.

14. Commissioner Updates

Anne Brown - Update on Outside Meetings.

Galena Gleason - Update on Outside Meetings.

Lance Waring - Update on Outside Meetings.

Anne Brown - SMART Meeting; House bill 26-14-29 did pass at the state level; Lone Cone Legacy Trust Lunch

Galena Gleason - 5 x 5 Commissioner Roundtable; Shavano Conservation District; Lone Cone Legacy Trust Lunch

Lance Waring - SMART Meeting; Ute Reconciliation group; CC4CA

- a. Positions on pending legislation (if needed).

17. Adjournment

Motion by Galena Gleason to adjourn the meeting. **Seconded** by Anne Brown. **PASSED 3-0.**

3:38 p.m. Adjourned.

Respectfully submitted,

Approved: June 17, 2026
BOARD OF COUNTY COMMISSIONERS

Lance Waring

ATTEST:

Carmen Warfield



SAN MIGUEL COUNTY BOARD OF COMMISSIONERS MEETING

May 20, 2026

Date of Meeting

Executive Session Minutes Attest

I, Maura Boylan, County Attorney attest that the May 20, 2026

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 Boylan

Maura Boylan, County Attorney

I, Lance Waring, Chair of the San Miguel County Board of
Commissioners attest that the May 20, 2026

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.

Lance Waring

Chair