

**Minutes
Board of County Commissioners
Regular Meeting**

July 15, 2025

1. 9:00 - Call to the Public

The "Call to the Public" agenda item is a time when the community members may bring forth items of interest or concern that are not already on the day's agenda. If you would like to speak about an agenda item, please hold your comments until that time in the meeting. The format is presentation, but the BOCC or staff may answer straightforward questions, and the Chair may limit speaker time to 3 minutes. No formal action may be taken on topics raised in Call to the Public due to Colorado Open Meetings Law. Any topics that require back-and-forth dialogue will be referred to commissioners or staff for discussion outside the meeting or placed on a future work session or agenda for action. Written comments can be submitted electronically via our website.

The meeting on July 15, 2025 was called to order at 9:00 AM by Commissioner Niece. No public comment.

2. 9:30 - Consent Agenda

Commissioner Nauer asked to pull both items from the consent agenda. Commissioner Padgett asked to pull item b from the consent agenda to address some language.

a. Request for approval of Expenditures:

Commissioner Nauer asked about payments to the City of Ouray and Town of Ridgway labeled apportionment.

Kara Rhoades, Interim County Manager and Commissioner Nauer discussed the payments.

M/S/P Motion was made by Commissioner Nauer and seconded by Commissioner Padgett to approve the expenditures. Motion Passed (3 - 0).

Commissioner Padgett acknowledged payments related to the rockfall disaster, asked for a discussion about these payments during admin reports and stated for the record that after conversations with the County Attorney and County Manager, she does not believe she is violating any state statutes by approving the expenditures.

b. Approval of Candidate Brochure, Job Description, Job Search Goals, Requirements for Applicants, and Selection Procedures for County Manager Recruitment:

All three commissioners discussed language referring to insurance benefits and holidays in the Candidate Brochure. They also discussed updating the information about

the organization to the current year.

M/S/P Motion was made by Commissioner Padgett and seconded by Commissioner Nauer to approve the candidate brochure, job search goals, requirements for applicants, and selection procedures with the minor changes discussed in the meeting. Motion Passed (3 - 0).

The board began to move on to General Business, but Dolgio Nergui, IT Technician informed the board that IT Manager Jeff Bockes requested the board hold item 3a until the scheduled time so he could be present.

Commissioner Padgett stated that the board had only addressed one item in 2b and asked if separate motions would be necessary for the other items. She then discussed changes to the remaining items from 2b.

M/S/P Motion was made by Commissioner Padgett and seconded by Commissioner Nauer to approve the candidate profile with the changes discussed. Motion Passed (3 - 0).

M/S/P Motion was made by Commissioner Padgett and seconded by Commissioner Nauer to approve the 2025 County Manager Job Description. Motion Passed (3 - 0).

9:25 AM - The Board recessed for a break.

3. 9:35 - General Business

- a. Request for approval and award of the Video Conference Systems for Meeting Rooms RFP as outlined in the IT Manager's recommendation memo, and approval and authorization of the Chair's signature on the SIPA GovGrants Grant Agreement and on the Fiscal Impact and Pre-Grant Application Forms:

Presented by Jeff Bockes, IT Manager.

Leo Caselli, Ouray County Attorney, suggested the board include a caveat in the motion to allow for legal and fiscal review once the final contract is received.

Commissioner Nauer and IT Manager Bockes discussed whether this could be used for meetings other than BOCC meetings.

Commissioner Padgett and IT Manager Bockes discussed the equipment included in the proposal.

M/S/P Motion was made by Commissioner Padgett and seconded by Commissioner Nauer to approve the IT Manager's recommendation and award the Meeting Rooms RFP to High Point Networks, and approve and authorize the Chair's signature on the SIPA GovGrants Grant Agreement and on the Fiscal Impact and Pre-Grant Application Forms with the contingency that the final contract is reviewed by Legal and Finance, and to approve and authorize the County Manager's signature on the final contract. Motion Passed (3 - 0).

4. 10:00 - The Board of County Commissioners will convene as the Board of Equalization to review the following item:

The Board of County Commissioners convened as the Board of Equalization.

- a. Assessor Report of Valuation of Assessment of all Taxable Real and Personal Property:

Presented by Susie Mayfield, Ouray County Assessor.

Commissioner Nauer and Assessor Mayfield discussed updated valuation rates and their effect on the assessor's office and the public, and the process for denials at the Assessor level.

Commissioner Padgett and Assessor Mayfield discussed non-filers for personal property.

No action was taken on this item.

10:25 AM - The Board recessed for a break.

5. 10:30 - 15 Minute Break

6. 11:00 - Public Hearing - Deer Haven Limited PUD

11:00 AM - The Board reconvened as the Board of County Commissioners.

- a. Deer Haven Limited PUD

(Public Comments may be submitted in writing prior to the hearing and should be received no later than 3:00PM on July 10, 2025 to be included in the packet materials. Alternatively, oral testimony will be accepted during the hearing.)

Request: The Board of County Commissioners will conduct a public hearing to review a recommendation from the Ouray County Planning Commission for approval of the Deer Haven Limited PUD combined Preliminary and Final Development Plan to subdivide a parcel of land located at S: 26 T: 47 R: 9 SW1/4 NE1/4 (Parcel # 403926100144) into 2 lots.

Applicant: OP Investments

Staff Presentation

Presented by Dan Hughes, Ouray County Planner.

Commissioner Nauer and Hughes discussed dates listed on some of the reports based on concerns Commissioner Nauer had that changes could have occurred.

Commissioner Padgett and Hughes discussed a receipt for a single water tap for two lots, which was due to the previous owner purchasing and installing a tap on one lot prior to selling the property.

Commissioner Padgett noted the comments from Colorado Parks and Wildlife (CPW).

Applicant Presentation

Presented by Joe Oullete, applicant.

Oullete addressed concerns regarding their dogs and the sagebrush as discussed in the comments from CPW.

Commissioner Padgett asked whether the noxious weeds mentioned in comments would be addressed.

Oullete confirmed they were addressing those concerns.

Public Comment

No public comment.

Deliberations

Commissioner Niece stated he is ready to move forward.

Commissioner Nauer agreed and reminded the applicant that dates would need to be updated.

Commissioner Padgett agreed, but wanted to update a sentence in the plat notes to include reference the CPW's comments.

County Attorney Caselli talked about the County's resolutions regarding dogs and how the conflict with CPW's recommendations. He recommended that there be mention of the county's regulations in the PUD.

Commissioner Padgett provided her suggestions for language surrounding the CPW comments.

M/S/P Motion was made by Commissioner Padgett and seconded by Commissioner Nauer to approve the Deer Haven Limited PUD combined preliminary and final development plan with suggested staff conditions and changing the language as discussed and add language to refer to the County's resolution on dogs. Motion Passed (3 - 0).

11:26 AM - The Board recessed for a break.

7. 12:00 - Discussion of OCETSA Dissolution:

a. METSA 2025 IGA Revision Changes Memo to BOCC:

b. METSA Amended Controlling IGA Draft:

Commissioner Nauer presented the IGA for the merger between Montrose Emergency Telephone Services Authority (METSA), and the dissolution of Ouray County Emergency Telephone Services Authority (OCETSA).

All three commissioners, County Attorney Caselli and Matt Goetsch, representative for METSA, discussed the IGA and whether it could be approved at this meeting.

Commissioner Padgett suggested adding another board member to ensure there was representation from the fire districts in Ouray County in addition to the County's current single representative.

County Attorney Caselli expressed concern with this suggestion, warning it could derail the merger.

All three commissioners, County Attorney Caselli and Goetsch discussed the possibility of adding additional seats to the METSA board.

M/S/P Motion was made by Commissioner Padgett and seconded by Commissioner Nauer to approve and authorize the Chair's signature on the Third Amended and Restated Agreement Concerning the Implementation of an E-911 Emergency Telephone Service Authority as presented. Motion Passed (3 - 0).

8. 12:15 - Litigation Updates

The Board decided to take the Litigation Updates item after the 1:30 pm work session.

12:15 PM - The Board recessed for Lunch.

3:20 PM - The Board reconvened into regular session.

- a. The Board of County Commissioners may convene into an Executive Session pursuant to C.R.S. § 24-6-402(4)(b) and (e), for a conference with legal counsel, and with the county manager and/or other necessary county staff present, to receive legal advice on specific legal questions, determine positions relative to matters that may be subject to negotiations, develop strategy for negotiations, and/or instruct negotiators, for Docket Nos. 2019CW3098, 2021CW3064, 2025CV30000.

County Attorney Caselli asked for a motion to go into Executive Session.

M/S/P Motion was made by Commissioner Padgett and seconded by Commissioner Nauer to convene into an Executive Session pursuant to C.R.S. § 24-6-402(4)(b) and (e), for a conference with legal counsel, and with the county manager and/or other necessary county staff present, to receive legal advice on specific legal questions, determine positions relative to matters that may be subject to negotiations, develop strategy for negotiations, and/or instruct negotiators, for Docket Nos. 2019CW3098, 2021CW3064, 2025CV30000. Motion Passed (3 - 0).

4:48 PM - County Attorney Caselli read the board out of Executive Session.

Participants:

Commissioner Niece

Commissioner Nauer

Commissioner Padgett

Kara Rhoades, Interim County Manager

Leo Caselli, County Attorney

Marita Robinson, Deputy County Attorney

- b. Approval and Authorization of County Attorney's Signature on 2019CW3098 Stipulation with J Bar M and Big Red with Exhibits.

M/S/P Motion was made by Commissioner Nauer and seconded by Commissioner Padgett to approve and authorize the County Attorney's signature on the 2019CW3098 stipulation with J Bar M and Big Red with Exhibits. Motion Passed (3 - 0).

- c. Approval and Authorization of County Attorney's Signature on 2019CW3098 Stipulation with UVWUA with Exhibits.

Commissioner Padgett stated that the list of stipulations was not in the exhibit. County Attorney Caselli explained why the list of stipulations was not included in the exhibit.

M/S/P Motion was made by Commissioner Nauer and seconded by Commissioner Padgett to approve and authorize the County Attorney's signature on the 2019CW3098 Stipulation with UVWUA with exhibits. Motion Passed (3 - 0).

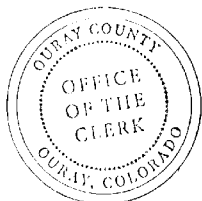
4:51 PM - Meeting Adjourned.

The Board of County Commissioners met in a regular session on July 15, 2025. Those present for the session were Commissioner Padgett, Commissioner Niece, Commissioner Nauer; Kara Rhoades, Interim County Manager; Leo Caselli, County Attorney; Marita Robinson, Deputy County Attorney; Jennifer Peterson, Public Information Officer; and Eli Holmes, Executive Assistant I and Deputy Clerk to the Board.

These Minutes were approved on December 9, 2025

Commissioner	Yes/Aye	No/Nay	Abstain	Absent
Niece	X			
Nauer	X			
Padgett	X			

Attest:



Signed by:

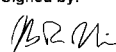

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Cristy Lynn, Clerk and Recorder
By: Eli Holmes, Deputy Clerk of the Board

Board of County Commissioners of Ouray County,

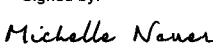
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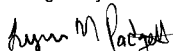
Jake Niece, Chair

Signed by:


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Michelle Nauer, Vice-Chair

Signed by:


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Lynn Padgett, Commissioner Member