

241033 COMMISSIONER MINUTES

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Rec Fees: \$0.00

Damon Todd, Clerk and Recorder, Ouray County, CO

**Minutes
Board of County Commissioners
Regular Meeting**

September 23, 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 September 23, 2025 was called to order at 9:00 AM by the Chair of the Board.

No public comment.

2. 9:30 - Consent Agenda

Commissioner Nauer offered to share a similar letter to CDOT composed by a Montrose County Commissioner about the safety of the Billy Creek area.
Commissioner Padgett asked to remove 2a.

M/S/P Motion was made by Commissioner Nauer and seconded by Commissioner Padgett to Approve items b and c from the consent agenda. Motion Passed (3 - 0).

Commissioner Padgett and Interim County Manager Kara Rhoades discussed an expenditure labeled "road materials".

M/S/P Motion was made by Commissioner Nauer and seconded by Commissioner Padgett to Approve item a from the consent agenda. Motion Passed (3 - 0).

Commissioner Padgett, Commissioner Nauer and Interim County Manager Rhoades discussed a Jeep rental from the Road and Bridge department.

Commissioner Padgett asked if the motion could be adjusted to hold the expense for more information.

All three commissioners discussed whether the motion could be revoked, and how to proceed.

The board asked to have Interim County Manager Rhoades update them on this during the Admin reports work session.

- a. Request for approval of Expenditures:

- b. Public Trustee August Report:
- c. Request for Approval and Authorization of BOCC Signatures on Letter to CDOT re: Traffic Hazards:

3. 9:35 - General Business

- a. Request for adoption of **Resolution 2025-030** Disaster Fund, Declared Disaster Response and Pre-Disaster Mitigation Allocation replacing Resolution 2015-053:

Commissioner Padgett asked what changes were made from the 2015 resolution for this 2025 resolution.

Commissioner Niece, Commissioner Padgett and Interim County Manager Rhoades discussed the updates from the 2015 resolution.

Commissioner Padgett suggested adjusting the Marijuana Excise Tax line item. All three commissioners, County Attorney Leo Caselli, and Interim County Manager Rhoades discussed changes needed to the resolution.

The Board asked to have this resolution come back at a future meeting with changes discussed during the meeting.

- b. Approval and Authorization of Chair's Signature on the Affordable Housing Services Administrator Contract and on the Fiscal Impact Form:

Andrea Sokolowski, Executive Director of the Home Trust of Ouray County, discussed the Affordable Housing Services Administrator Contract and the qualifications of the person hired for the position.

Commissioner Niece and Sokolowski discussed the need in the community for this service and the upcoming start date.

County Attorney Caselli warned that the City Council of Ouray could potentially have additional changes since they have not yet approved the contract.

M/S/P Motion was made by Commissioner Nauer and seconded by Commissioner Padgett to Approve and Authorize the Chair's signature on the Affordable Housing Services Administrator Contract and on the Fiscal Impact Form. Motion Passed (3 - 0).

Reference Item: Local Planning Capacity Grant Program:

- c. Consideration of the reappointment of Ian McCormick to the Visual Impact Review Committee effective April 30, 2025, with a term expiration of April 30, 2028:

M/S/P Motion was made by Commissioner Padgett and seconded by Commissioner Nauer to reappoint Ian McCormick to the Visual Impact Review Committee effective April 30, 2025 with a term expiration of April 30, 2028. Motion Passed (3 - 0).

- d. ~~Consideration of the appointment of Shellie Duplan to the Ouray County Planning Commission with a term expiration of September 30, 2028:~~

This item was canceled and no formal action was taken.

- e. Consideration of the appointment of Conde Sluga to the Cedar Hill Cemetery Board with a term expiration of July 1, 2028:

M/S/P Motion was made by Commissioner Nauer and seconded by Commissioner Padgett to appoint Conde Sluga to the Cedar Hill Cemetery Board with a term expiration of July 1, 2028. Motion Passed (3 - 0).

- f. Request for approval of Top of the Pines' Prairie Dog Mitigation Description of Work:

Presented by Commissioner Niece.

Commissioner Padgett and Commissioner Niece discussed whether the leveling of burrows or the Ouray High School AP Environmental class participation were discussed previously.

Commissioner Niece described the Ouray High School class's role in the process. Commissioner Nauer asked whether this was a partial mitigation, instead of an eradication.

Commissioner Niece stated that this is mitigation and not eradication, and never has been about eradication.

All three commissioners discussed disease among Prairie Dog colonies.

Commissioner Padgett asked that during the treatment, no Prairie Dogs be buried alive if the gas canisters do not work.

M/S/P Motion was made by Commissioner Nauer and seconded by Commissioner Niece to Approve the Top of the Pines' Prairie Dog Mitigation Description of Work. Motion Passed (2 - 1).

4. 10:00 - The Board of County Commissioners will convene as the Board of Human Services to consider the following items

The Board of County Commissioners convened as the Board of Human Services.

- a. Balance Sheet, July 2025:
Earned Revenue and Expenditures, July 2025:
Expenditures through Electronic Benefit Transfers, August 2025:
Check Register for the Month of August 2025:
County Allocation/ MOE Report JUL-2025:
2025 Caseload Report:

Presented by Linnea Edwards, Ouray County Human Services Director.

M/S/P Motion was made by Commissioner Nauer and seconded by Commissioner Padgett to Approve the Balance Sheet for July 2025, Earned Revenue and Expenditures for July 2025, Expenditures through Electronic Benefit Transfers for

August 2025, the Check Register for August 2025, and the County Allocation/MOE Report for July 2025. Motion Passed (3 - 0).

9:55 - The Board of County Commissioners recessed for a break.

5. 10:30 - 15 Minute Break

6. 10:45 - Discussion of 2026 BOCC and Holiday Calendar

10:45 - The Board reconvened as the Board of County Commissioners.

a. Draft Calendar:

Presented by Kara Rhoades, Interim County Manager.

All three commissioners and County Attorney Caselli discussed potential issues that could arise from reducing the number of BOCC meetings.

Commissioner Nauer noted that the calendar avoids election days and that holidays looked appropriate.

Commissioner Padgett discussed potential conflicts between her schedule and the BOCC and Holiday Calendar.

All three commissioners discussed the dates listed for BOE, and requested adding NACO conference dates.

No formal action was taken on this item.

7. 11:00 - Will Clapsadl, Facilities Manager: Daikin VRV HVAC Relocation & Maintenance

- a. Discussion, Approval, and Authorization of Chair or County Manager's Signature on Service Repair Quote: Daikin Applied Americas, Inc., for Relocation of VRV Condensors (and other repair/maintenance work) and Chair's signature on the Fiscal Impact Form:

Presented by Will Clapsadl, Ouray County Facilities Manager.

All three commissioners and Clapsadl discussed the quote, specifics of the repair, and the vendor.

M/S/P Motion was made by Commissioner Nauer and seconded by Commissioner Padgett to Approve and Authorize the Chair or County Manager's Signature on the Service Repair Quote with Daikin Applied Americas, Inc. for Relocation of VRV Condensors and other repair/maintenance work and on the Fiscal Impact Form. Motion Passed (3 - 0).

8. 11:15 - Executive Session - Facilities Planning

- a. The Board of County Commissioners may convene into an Executive Session pursuant to C.R.S. § 24-6-402(4)(a), (b), and (e) for a conference with legal counsel, the county manager, facilities manager, and county assessor (if

available) to receive legal advice on specific legal questions, discuss preliminary site or facility acquisition investigations, and determine positions relative to matters that may be subject to negotiations, develop strategy for negotiations, and/or instruct negotiators, related to the ongoing county facilities planning project:

M/S/P Motion was made by Commissioner Nauer and seconded by Commissioner Padgett to Convene into an Executive Session for the reasons listed on the agenda for the 11:15 item. Motion Passed (3 - 0).

11:15 - The Board of County Commissioners convened in Executive Session.

12:38 - The Board of County Commissioners reconvened in Regular Session.

County Attorney Caselli read the board back into regular session.

Participants in the Executive Session:

Jake Niece - Commissioner

Michelle Nauer - Commissioner

Lynn Padgett - Commissioner

Leo Caselli - County Attorney

Kara Rhoades - Interim County Manager

Marita Robinson - Deputy County Attorney

Will Clapsadl - Facilities Manager

Susie Mayfield - Assessor

- b. Action Item (Open Session): The Board may issue direction or take other action regarding next steps for facility planning assessments, including preliminary site or facility acquisition investigations for potential areas, title searches, engineering or other review, due diligence review, and other actions under KLJ Task Order 2203-00279.05 or related matters:

M/S/P Motion was made by Commissioner Padgett and seconded by Commissioner Nauer to direct staff to get the deliverables listed in the signed schedule A document in the contract with KLJ for phase 1 and phase 2 accomplished, and to conceptually analyze with KLJ as part of phase 2, the characteristics of vacant and unimproved properties in the general vicinity of the town of Ridgway. Motion Passed (3 - 0).

9. 12:00 - Lunch

12:41 - The Board of County Commissioners recessed for Lunch.

10. 1:30 - Executive Session - Consideration and Debriefing on September 22 County Manager Interviews

- a. The Board of County Commissioners may convene into an Executive Session pursuant to C.R.S. § 24-6-402(4)(b), (c), (f), and (g) for a conference with legal counsel, and with the HR director and the executive recruiter (Danielle Noble

with Peckham & McKenney) present, to receive legal advice on specific legal questions, and discuss personnel matters, related to the ongoing County Manager recruitment, including but not limited to logistics with preliminary interviews, debriefing on the first-round interviews with preliminary candidates, and confidential preliminary application materials under C.R.S. 24-72-204(3)(a)(XI):

M/S/P Motion was made by Commissioner Nauer and seconded by Commissioner Padgett to Convene into Executive Session as described on the agenda. Motion Passed (3 - 0).

1:30 - The Board of County Commissioners convened in Executive Session.

2:30 - The Board of County Commissioners reconvened in Regular Session.

County Attorney Caselli read the board back into regular session.

Participants in the Executive Session:

Jake Niece - Commissioner

Michelle Nauer - Commissioner

Lynn Padgett - Commissioner

Leo Caselli - County Attorney

Marita Robinson - Deputy County Attorney

Sherry Peck - HR Director

Danielle Noble - Peckham & McKenney - County Manager Recruiter

11. 2:30 - (Open Session): Discussion and Selection of County Manager Finalist Candidates

- a. The Board of County Commissioners may name and discuss finalists under C.R.S. 24-6-402(3.5), related to the ongoing County Manager recruitment, without revealing confidential preliminary application materials for individuals not selected as finalists under C.R.S. 24-72-204(3)(a)(XI):

Commissioner Niece described the process they would follow for identifying the three finalists for the County Manager recruitment.

M/S/P Motion was made by Commissioner Padgett and seconded by Commissioner Nauer to Direct Danielle Noble to contact County Manager candidates 1, 3 and 6. Motion Passed (3 - 0).

2:35 - The Board of County Commissioners recessed for a break.

3:15 - The Board of County Commissioners reconvened.

Commissioner Niece named Kevin Brown, Antonio Mendez, and Patrick Rondinelli as the three finalists.

Commissioner Niece described the next steps related to the selection of the next County Manager.

All three commissioners thanked the recruiter for their efforts and for compiling a list of great candidates.

County Attorney Caselli redescribed the next steps related to the selection of the next County Manager.

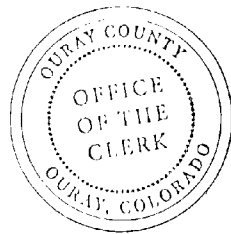
3:22 - With no further business, the Board of County Commissioners adjourned.

The Board of County Commissioners met in a regular session on September 23, 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 February 24, 2026 .

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

Attest:



Signed by:

[Signature]

Damon Todd, Clerk and Recorder
By: Eli Holmes, Deputy Clerk of the Board

Board of County Commissioners of Ouray County,
Colorado

Signed by:

[Signature]

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Jake Niece, Chair

Signed by:

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Michelle Nauer, Vice-Chair

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Lynn Padgett, Commissioner Member