

**Minutes
Board of County Commissioners
Regular Meeting**

October 21, 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 October 21, 2025 was called to order at 9:00 AM by the Chair of the Board.

Linnea Edwards, Ouray County Human Services Director, talked about SNAP benefits not being distributed in November due to the Federal Government shutdown.

Commissioner Nauer, Commissioner Padgett and Director Edwards discussed the effects of SNAP benefits not being distributed, and possible options the county can utilize to help people who rely on these benefits.

County Attorney Caselli suggested the Ouray County Relief Fund has a substantial balance and could be used.

Commissioner Niece asked Director Edwards to work with Jennifer Peterson, Ouray County Communications Administrator, to keep the public informed.

Commissioner Nauer and Commissioner Padgett brainstormed ideas to offset the lack of SNAP benefits.

Cristy Lynn, Ouray County Clerk and Recorder, explained that she will be moving to Tennessee and resigning from her position as Clerk and Recorder. She explained what the board can do to fill the position for the remainder of her term.

Commissioner Niece and Clerk and Recorder Lynn discussed the upcoming election year.

Commissioner Padgett, Clerk and Recorder Lynn and County Attorney Caselli discussed a work session to discuss the plan for the Clerk and Recorder position moving forward.

Richard Weber and Sarah Smedsrud, Ridgway residents, discussed Skijoring funding, and asked whether the county could allow them to run alcohol sales and keep the revenue.

All three commissioners, Interim County Manager Rhoades, Weber and Smedsrud discussed the request.

Commissioner Niece asked Smedsrud and Weber to work with Interim County Manager Rhoades to allow the organization to run alcohol sales for the Skijoring event.

Commissioner Padgett, Weber and Smedsrud discussed use of the 4-H Event Center and Fairgrounds.

2. 9:30 - CDPHE Wastewater Discussion

- a. CDPHE Wastewater Surveillance Community Education Presentation:

Presented by Alison Wheeler, CDPHE Wastewater Surveillance Unit Manager and Kristin Kelley, Ouray County Public Health Director.

Commissioner Padgett, Commissioner Niece and Wheeler discussed a potential sentinel site for wastewater testing in Montrose.

3. 10:00 - Consent Agenda

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

- a. Request for approval of Expenditures:
- b. Request for approval and authorization of Chair's signature on a 2025 Budgetary Transfer:

4. 10:05 - General Business

- a. Request for approval for UpRise Grant Funding awarded to Ouray County Public Health

Presented by Kristin Kelley, Ouray County Public Health Director.

Commissioner Padgett asked to clarify whether this was specific to Ouray High School. Director Kelley confirmed this is specific to Ouray High School.

M/S/P Motion was made by Commissioner Nauer and seconded by Commissioner Padgett to approve the UpRise Grant Funding awarded to Ouray County Public Health. Motion Passed (3 - 0).

- b. Request for approval of **Resolution 2025-032** Establishing Expedited Review Policies for Future Affordable Housing Projects:

Presented by Leo Caselli, Ouray County Attorney.

Commissioner Padgett recommended adding a definition for Affordable Housing Development to clearly outline the County's commitment. All three commissioners and County Attorney Caselli discussed the review process for Affordable Housing Development.

M/S/P Motion was made by Commissioner Nauer and seconded by Commissioner

Padgett to approve Resolution 2025-032 establishing expedited review policies for future Affordable Housing projects. Motion Passed (3 - 0).

- c. Request to Adopt **Proclamation 2025-020** recognizing October 28, 2025 as First Responder Appreciation Day:

Presented by Jennifer Peterson, Ouray County Communications Administrator.

Justin Perry, Ouray County Sheriff, expressed support for all first responders, stating that they were the best first responders he's worked with.

M/S/P Motion was made by Commissioner Nauer and seconded by Commissioner Padgett to adopt Proclamation 2025-020 recognizing October 28, 2025 as First Responder Appreciation Day. Motion Passed (3 - 0).

- d. Request for the Veteran's Flag to be flown at the Ouray County 4H Events Center and Fairgrounds for the Month of November:

Presented by Kara Rhoades, Ouray County Interim County Manager.

M/S/P Motion was made by Commissioner Nauer and seconded by Commissioner Padgett to approve the request to fly the Veteran's Flag at the Ouray County 4H Events Center and Fairgrounds for the Month of November. Motion Passed (3 - 0).

Commissioner Niece and Linda Ingo discussed the reinstatement of the Cattleman's Association.

- e. Request for approval and authorization of Chair's signature on the WRETAC Regional Systems Development Policy and Application:

Presented by Nathan McCullough, Ouray County Chief Paramedic.

M/S/P Motion was made by Commissioner Nauer and seconded by Commissioner Padgett to approve the WRETAC Regional Systems Development Policy and Application and authorize the chair's signature. Motion Passed (3 - 0).

- f. Request for approval of the following minutes:

May 6, 2025:

M/S/P Motion was made by Commissioner Padgett and seconded by Commissioner Nauer to approve the May 6, 2025 Minutes. Motion Passed (3 - 0).

10:29 - The Board recessed for a break.

- 5. 10:25 - The Board of County Commissioners will convene as the Board of Adjustment concerning the following:**

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

- a. Request for approval of **Resolution 2025-031** approving a variance application to construct a single-family dwelling and detached garage on Lot 7, Filing No. 1, Dallas Meadows (This application was approved during the October 7 BOCC Meeting):

Commissioner Padgett suggested removing condition 5 because of redundancy with condition 9.

County Attorney Caselli and Commissioner Padgett discussed the conditions in question.

County Attorney Caselli agreed with Commissioner Padgett.

M/S/P Motion was made by Commissioner Padgett and seconded by Commissioner Nauer to approve Resolution 2025-031, contingent on the removal of condition #5. Motion Passed (3 - 0).

6. 10:30 - 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. Request for approval of the following reports and authorization of the Chair's signature on the certification page:

Balance Sheet: August 2025

Earned Revenue and Expenditures: August 2025

Expenditures through Electronic Benefit Transfers: September 2025

Check Register for the Month of : September 2025

County Allocation/MOE Report : August 2025

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 August 2025, Earned Revenue and Expenditures for August 2025, Expenditures through Electronic Benefit Transfers for September 2025, the Check Register for the Month of September 2025 and the County Allocation/MOE report for August 2025. Motion Passed (3 - 0).

- b. Caseload Report:

Presented by Linnea Edwards, Ouray County Human Services Director.

Commissioner Niece asked when LEAP season begins.

Director Edwards confirmed the LEAP season begins November 1st.

- c. Request for approval of Child Support Services Purchase of Services Intergovernmental Agreement with Montrose County:

Presented by Linnea Edwards, Ouray County Human Services Director.

M/S/P Motion was made by Commissioner Padgett and seconded by Commissioner Nauer to approve the Child Support Services Purchase of Services Intergovernmental Agreement with Montrose County. Motion Passed (3 - 0).

7. 11:00 - Exception / Special Exception

- a. Request: Request for approval of an Exception to cure the illegal/improper subdivision of a parcel that occurred in 1976 under prior ownership.

Applicant: Hultgren Venditti Living Trust

Agent: John T. Howe, P.C.

Location: 3910 County Road 24C

Staff Presentation:

Presented by Mark Castrodale, Ouray County Planning Director.

Director Castrodale shared some minutes that he found just before the meeting from 1976 pertaining to the subject parcel.

Director Castrodale, County Attorney Caselli and Commissioner Padgett discussed the documentation.

Commissioner Padgett asked if this documentation determines that the illegal non-conforming parcel is actually legal and the exception does not need to move forward.

County Attorney Caselli and Commissioner Padgett discussed whether the board could find that this is a legal parcel.

Applicant Presentation:

Presented by John Howe, representative for the Applicants. He agreed with County Attorney Caselli's suggestion to have a resolution on whether they approve the application or acknowledge the documentation as this parcel being a legally conforming parcel. He asked whether the first page of the staff packet was about the subject parcel. County Attorney Caselli stated that the documentation is about the subject parcel and that it contains historical information about the area.

Howe stated they would be comfortable with a resolution confirming the 1976 minutes.

Public Comment:

David Svenson, Pleasant Valley resident, stated that he owns two of the 40-acre parcels near this property. He said he and other neighbors support whatever the Board needs to do to make this a conforming property. He said the applicants have done a lot of work to clean up the property and this issue is no fault of their own.

Deliberations:

Commissioner Niece stated that he believed the best course of action would be to approve the exception and include a finding that the materials presented during the

hearing show an approval for an exception in 1976, and then have a formal resolution come back for approval.

Commissioner Padgett and Commissioner Nauer agreed.

M/S/P Motion was made by Commissioner Padgett and seconded by Commissioner Nauer to approve the exception for the Hultgren Venditti Living Trust, for the property located at 3910 County Road 24C and noted a finding that based on presentation of materials presented during the meeting, it appears that the Ouray County Planning Commission approved this request during a meeting on August 3, 1976 and that it was also approved by the Board of County Commissioners also approved it during that time, and that this is a legal non-conforming parcel and a forthcoming resolution will reflect that for all future title searches. Motion Passed (3 - 0).

- b. Public Comment - Ingo
- c. 1976 Planning Commission and BOCC Joint Session Minutes:

8. 11:30 - Parcel Line/Boundary Adjustment

- a. Request: Request for approval of a boundary adjustment to adjust the property line between Parcel 1: R003629, .8-acres and Parcel 2: R003627, 134.22-acres.

Applicants: Hultgren Venditti Living Trust

Agent: John T. Howe, P.C.

Parcel 1: 430312400037, 3910 County Road 24

Parcel 2: 430312100032, 185 County Road 24C

Staff Presentation:

Presented by Mark Castrodale, Ouray County Planning Director.

Applicant Presentation:

Presented by John Howe, representative for the applicant.

Public Comment:

No Public Comment

M/S/P Motion was made by Commissioner Padgett and seconded by Commissioner Nauer to approve the parcel line boundary adjustment as presented. Motion Passed (3 - 0).

9. 12:00 - Lunch

11:30 - Board recessed for lunch.

10. 1:30 - Executive Session (if necessary) - Debrief and Discussion of Finalist Interviews for County Manager position

- a. The Board of County Commissioners (BOCC) may convene into an Executive Session pursuant to C.R.S. § 24-6-402(4)(b), and (e), for a conference with legal counsel, human resources, and with the executive recruiter (Danielle Noble with Peckham & McKenney) present, to discuss the following items if necessary: receive legal advice on specific legal questions; and discuss and de-brief on any sensitive personnel matters that may have arisen during executive session interviews if applicable.

Note: no County Manager sole finalist candidate will be selected during executive session. The BOCC can make this selection in public session, and discuss further, at 2:30 that day. The BOCC may also waive this executive session, in its discretion, and proceed to public session at 2:30 P.M., including selection of a sole finalist candidate in public session.

M/S/P Motion was made by Commissioner Nauer and seconded by Commissioner Padgett to convene into executive session in accordance with item 10a on the agenda. Motion Passed (3 - 0).

1:31 - The Board of County Commissioners convened in an executive session as listed on the agenda.

2:35 - The board of County Commissioners reconvened in regular session.

County Attorney Caselli read the board back into the regular session.

Participants in Executive Session:

Commissioner Niece

Commissioner Nauer

Commissioner Padgett

Leo Caselli - County Attorney

Sherry Peck - HR Director

Danielle Noble - Peckham & McKenney Executive Recruiter

11. 2:30- Discussion and Decision for Sole County Manager Finalist

- a. The Board of County Commissioners (BOCC) may discuss, deliberate, and select a sole finalist candidate for the County Manager position, pursuant to C.R.S. 24-6-402(3.5) and C.R.S. 30-11-107(1)(n), subject to: (1) completion of a background check and reference check by the Executive Recruiter, Danielle Noble with Peckham & McKenney; (2) successful contractual negotiations between the sole finalist candidate, the County Attorney, and the Executive Recruiter, with a County Manager contract; and (3) BOCC approval and authorization of a County Manager contract with the sole finalist candidate, at the earliest available opportunity. This discussion may further include

transitional logistics for the County Manager position.

Commissioner Nauer read a speech she prepared after reading through public and staff comments, which included her preference to have Antonio Mendez for the next County Manager.

Commissioner Padgett thanked staff and the recruiter for all the work done on the recruitment process. She stated that she has enjoyed learning about all the different candidates. She then shared her thoughts on each of the candidates.

Commissioner Niece provided his thoughts about each of the candidates, focusing on the current status of the county. He thought a safer selection would be to go with Patrick Rondinelli.

Commissioner Padgett expressed her desire to look forward and not worry about the short-term circumstances as much.

All three commissioners discussed the short- and long-term benefits of each of the candidates.

Commissioner Padgett noted the different opinions of the other commissioners and hoped for a unified board decision.

Commissioner Nauer asked Commissioner Padgett what her preference would be.

Commissioner Padgett stated that Antonio Mendez is her preference, but wanted the board to make a unanimous decision.

3:06 - The Board recessed for a 5-minute break.

M/S/P Motion was made by Commissioner Nauer and seconded by Commissioner Padgett to Choose Antonio Mendez as the next County Manager subject to the conditions mentioned during the meeting. Motion Passed (3 - 0).

Rollcall Vote was called.

Nauer - Yes

Niece - Yes

Padgett - Yes

- b. The BOCC may authorize the County Attorney, in conjunction with the Executive Recruiter and human resources, to: (1) engage in contractual negotiations with the sole finalist candidate for the County Manager position; (2) prepare a draft County Manager contract for further BOCC approval and authorization at the earliest available opportunity; and (3) issue a conditional offer letter if necessary.

M/S/P Motion was made by Commissioner Nauer and seconded by Commissioner Padgett to authorize the County Attorney, in conjunction with the Executive Recruiter and Human Resources, to engage in contractual negotiations with the sole finalist candidate for the County Manager position, prepare a draft County Manager contract for further BOCC approval and authorization at the earliest available opportunity, and issue a conditional offer letter if necessary. Motion Passed (3 - 0).

- c. Executive Session for Contractual Negotiations (if necessary): The Board of County Commissioners (BOCC) may convene into an Executive Session pursuant to C.R.S. § 24-6-402(4)(b) and (f) for a conference with legal counsel, human resources, and the Executive Recruiter, to discuss the following items: 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 salary and other contractual terms for any potential County manager contract and transitional logistics.

M/S/P Motion was made by Commissioner Padgett and seconded by Commissioner Nauer to amend the agenda to include C.R.S. § 24-6-402(4)(e) to include personnel discussions, and to convene into executive session for the other reasons listed in agenda item 11c. Motion Passed (3 - 0).

Commissioner Niece noted that the change to the agenda is to discuss Interim County Manager Rhoades' resignation letter.

3:21 - The Board of County Commissioners convened in executive session.

5:01 - The Board of County Commissioners reconvened in regular session.

County Attorney Caselli read the board back into regular session.

Participants in Executive Session:

Commissioner Niece

Commissioner Nauer

Commissioner Padgett

Leo Caselli - County Attorney

Sherry Peck - HR Director

Danielle Noble - Peckham & McKenney Executive Recruiter (Only present for contract negotiations)

Kara Rhoades - Interim County Manager (Only present for transitional discussion)

County Attorney Caselli asked the board to authorize the County Attorney and Commissioner Nauer to reach out to former County Manager, Connie Hunt, to provide interim budget officer and finance director services for the County. He also asked to have any signatory duties assigned on a case by case basis to the Chair, County Attorney and/or the HR Director or their designees as needed.

Commissioner Niece agreed with the summary and the board directed staff to follow the process as described by County Attorney Caselli.

M/S/P Motion was made by Commissioner Padgett and seconded by Commissioner Nauer to authorize budget officer, financial authority or county manager authority on a case by case basis as described during the meeting to ensure proper authorization during the transition period. Motion Passed (3 - 0).

5:05 - With no further business, the Board of County Commissioners adjourned.

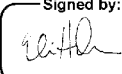
The Board of County Commissioners met in a regular session on October 21, 2025. Those present for the session were Commissioner Padgett, Commissioner Niece, Commissioner Nauer; Kara Rhoades, Interim County Manager; Leo Caselli, County Attorney; Jennifer Peterson, Public Information Officer; and Eli Holmes, Executive Assistant I and Deputy Clerk to the Board.

These Minutes were approved on March 24, 2026.

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

Attest:

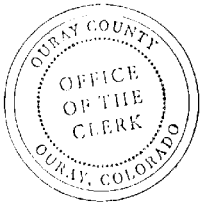
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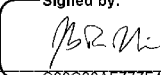
Damon Todd, Clerk and Recorder

By: Eli Holmes, Deputy Clerk of the Board



Board of County Commissioners of Ouray County,
Colorado

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Jake Niece, Chair

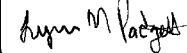
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Michelle Nauer, Vice-Chair

Signed by:



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Lynn Padgett, Commissioner Member