

**241460 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**

**February 24, 2026**

**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 February 24, 2026 was called to order at 9:00 AM by the Chair of the Board.

Jennifer Cram, Ridgway resident, complained about an issue regarding the illegal closure of a public access road. She asked the county to step up and enforce public access.

County Attorney Caselli discussed the history of the issue and outlined what the county is doing to address the problem.

Commissioner Niece, Commissioner Padgett and County Attorney Caselli discussed the issue.

Commissioner Niece asked for continuing updates on the public access issues.

Commissioner Nauer asked if there had been any discussion with the US Forest Service.

Commissioner Padgett asked if the county was doing any type of negotiating to reroute the road.

County Attorney Caselli stated that there have not been any negotiations in that regard.

Robyn Cascade, Ridgway resident, commented on the importance of the road discussed. She asked what the likely timeline for public access would be.

County Attorney Caselli stated that he wasn't sure on the timeline, but that public should exercise caution with regard to this road until the issue is resolved.

Sheldon Kerr, Ridgway resident, stated that she was affected by the avalanche that happened in California the previous week which caused several friends to lose their lives. She asked the county to do some training on avalanche response and to make sure that departments are well-prepared for avalanche response. She also asked the county to make sure people have access to safe public access areas.

Commissioner Padgett asked Kerr what the public could do to check for avalanche danger in the backcountry.

Kerr stated that Ouray County is all backcountry, but that avalanches can happen

anywhere, not just high alpine. She also stated that low avalanche danger can still mean avalanche danger.

## **2. 9:15 - Consent Agenda**

Commissioner Padgett asked about an expenditure to pay for travel, and asked if it was in line with the austerity resolution.

Commissioner Niece pulled item 2a for discussion.

All three commissioners and County Manager Mendez discussed the resolution and the expenditure.

Commissioner Niece asked to update or repeal and replace Resolution 2025-043 in a future meeting.

**M/S/P Motion was made by Commissioner Padgett and seconded by Commissioner Nauer to approve item 2a on the Consent Agenda. Motion Passed (3 - 0).**

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

- a. Request for approval of Expenditures
- b. Request for approval and authorization of the Chair's signature on the Wire approval form for Lease Purchase Payment 31 of 78 for the Ouray County Courthouse:
- c. Public Trustee Report January 2026

## **3. 9:20 - General Business**

- a. Request for approval of the following minutes:
  - i. September 23, 2025:

**M/S/P Motion was made by Commissioner Nauer and seconded by Commissioner Padgett to approve the September 23, 2025 minutes. Motion Passed (3 - 0).**

- ii. October 6, 2025 - Special Meeting:

**M/S/P Motion was made by Commissioner Nauer and seconded by Commissioner Padgett to approve the October 6, 2025 - Special Meeting minutes. Motion Passed (3 - 0).**

- b. Request for approval and authorization of the Chair's signature on the Colorado Parks and Wildlife Impact Assistance Grant application:

Presented by Susie Mayfield, Ouray County Assessor.

**M/S/P Motion was made by Commissioner Nauer and seconded by Commissioner Padgett to approve and authorize the Chair's signature on the Colorado Parks and Wildlife Impact Assistance Grant application. Motion Passed (3 - 0).**

- c. Request for approval and authorization of the Chair's signature on the FLAP MOU for Red Mountain:

Presented by Commissioner Niece.

Commissioner Padgett referred to something that looked like a 30% contribution to the initial plans and asked if this meant there was any commitment due this year for the first phase.

Commissioner Niece, Commissioner Padgett and County Manager Mendez discussed the details in the agreement.

**M/S/P Motion was made by Commissioner Nauer and seconded by Commissioner Padgett to approve and authorize the Chair's signature on the FLAP MOU for Red Mountain. Motion Passed (3 - 0).**

**4. 9:45 - Glenn Boyd, Emergency Manager**

- a. Emergency Management Update:

Presented by Glenn Boyd, Ouray County Emergency Manager and Daniel Harris, Ouray County Deputy Emergency Manager.

Commissioner Padgett, Commissioner Niece, Emergency Manager Boyd and Jennifer Peterson, Ouray County Communications Administrator discussed an avalanche mitigation project on County Road 361, and emergency alerts related to the project. Commissioner Padgett asked whether the Debris Flow Management plan could be made a priority after the full-scale evacuation exercise.

Commissioner Padgett, Commissioner Nauer, Emergency Manager Boyd and County Manager Mendez discussed the prioritization of plans for the Emergency Management Department.

**5. 10:15 - 15-Minute Break**

10:16 - The Board of County Commissioners recessed for a break.

**6. 10:30 - The Board of County Commissioners will convene as the Board of Human Services to consider the following items**

10:30 - The Board of County Commissioners convened as the Board of Human Services.

- a. Request for approval and the Chair's signature of presented Human Services Financial Reports:

Balance Sheet, December 2025  
Earned Revenue and Expenditures, December 2025  
Expenditures through Electronic Benefit Transfers, January 2025  
Check Register for the Month of January 2025  
County Allocation/ MOE Report DEC-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 December 2025, Earned Revenue and Expenditures for December 2025, Expenditures through Electronic Benefit Transfers for January 2026, the Check Register for the Month of January 2026 and the County Allocation/MOE Report for December 2025. Motion Passed (3 - 0).**

b. Caseload Reports:

Presented by Linnea Edwards, Ouray County Human Services Director.

Director Edwards shared updates from the statewide changes to Human Services, including shared services and a districting model.

Commissioner Niece, Commissioner Padgett and Director Edwards discussed the changes.

Commissioner Padgett asked about the reduction in Medicaid numbers and how Ouray County citizens were faring.

Director Edwards noted that the numbers from 2022 and 2023 are likely skewed due to the aftermath of the COVID Pandemic. She noted this was more of a return to the normal rates before the pandemic.

## **7. 11:00 - Dan Hughes, County Planner - Short-Term Rentals and Enforcement**

The Board reconvened as the Board of County Commissioners.

a. Short Term Rental Update

Presented by Dan Hughes, Ouray County Planner.

Commissioner Nauer asked whether the waitlist had progressed.

Hughes stated that the list for tier 2 has had some availability over the last year, but that tier 1 permits are capped and they have not been able to make any progress on the waitlist.

Commissioner Padgett asked to update the table listing the number of active permits in each tier to make the information easier to understand for the public.

County Attorney Caselli clarified that the ordinance lists no more than 100 combined tier 1 and tier 2 permits.

Commissioner Nauer asked if the number of permits for each tier should be adjusted to account for the closure of the Ridgway Mountain Lodge as a hotel.

All three commissioners and County Attorney Caselli discussed the number of permits and whether changes need to be made to account for the closure of the Ridgway

Lodge.

Mark Castrodale, Ouray County Planning Director, stated that Rental Scape is only being used for watching short-term rental permittees, and no longer has the permitting feature.

All three commissioners and Director Castrodale discussed the importance of Rental Scape.

**8. 11:15 - The Board of County Commissioners will convene as the Local Licensing Authority to consider the following item**

11:07 - The Board of County Commissioners convened as the Local Licensing Authority.

- a. Authorization and Approval of Senior Planner and County Attorney's Signature on Stipulated Relinquishment Agreement pertaining to the Marijuana Cultivation Licenses located at 6154 County Road 23 (Dalwhinnie Farms, LLC) & 5564 County Road 23 (Shining Mountain, LLC):

Presented by Bryan Sampson, Ouray County Senior Planner.

Commissioner Niece, Commissioner Nauer, Commissioner Padgett and County Attorney Caselli discussed the relinquishment agreement.

**M/S/P Motion was made by Commissioner Nauer and seconded by Commissioner Padgett to Approve and authorize the Senior Planner and County Attorney's signatures on the Stipulated Relinquishment Agreement pertaining to the Marijuana Cultivation Licenses located at 6154 County Road 23 (Dalwhinnie Farms, LLC) & 5564 County Road 23 (Shining Mountain, LLC). Motion Passed (3 - 0).**

Commissioner Padgett asked who was working on the settlement agreement between the seller and buyer of the properties.

County Attorney Caselli discussed the process for the transfer and stated that the county wasn't involved in the settlement agreement.

Commissioner Padgett asked if there was anything still happening on the Dalwhinnie properties, or if there is still equipment being used.

County Attorney Caselli stated that the County don't have any jurisdiction on some of the other equipment, but can enforce cultivation equipment.

County Assessor Mayfield asked if there was a possibility for the new property owner to have a commercial operation now, or if they need to apply for a special use permit.

Commissioner Padgett stated that she had a conversation with the buyer prior to closing, and that the plan was to return the property to its original use and would not be seeking a special use permit for any elevated commercial operation.

Planning Director Castrodale discussed the Dalwhinnie property and the new owner's plans for the property.

**A rollcall vote was called on the original motion to confirm votes after additional**

information was provided.

Niece - Yes

Nauer - Yes

Padgett - Yes

**9. 11:30 - The Board of County Commissioners will convene as the Board of Health to consider the following**

11:26 - The Board of County Commissioners convened as the Board of Health.

- a. Request for approval and authorization of the Chair's and Ouray County Public Health Director's signatures on the WIC IGA between Ouray, San Miguel and Gunnison Counties, and on the Fiscal Impact Form:

Presented by Kristin Kelley, Ouray County Public Health Director.

**M/S/P Motion was made by Commissioner Nauer and seconded by Commissioner Padgett to approve and authorize the Chair's and Ouray County Public Health Director's signatures on the WIC IGA between Ouray, San Miguel and Gunnison Counties, and on the Fiscal Impact Form. Motion Passed (3 - 0).**

- b. Acknowledgment of the increase in funding received for IMM Contract 2024\*0042, Option Letter #4, and request for the Chair's signature on the Fiscal Impact Form:

Presented by Kristin Kelley, Ouray County Public Health Director.

**M/S/P Motion was made by Commissioner Padgett and seconded by Commissioner Nauer to approve the Chair's signature on the Fiscal Impact Form. Motion Passed (3 - 0).**

**10. 11:45 - Susie Mayfield, County Assessor**

11:30 - The Board reconvened as the Board of County Commissioners.

- a. Request for approval on the Petition for Abatement for Account R003190 - Smith:

Presented by Susie Mayfield, Ouray County Assessor.

**M/S/P Motion was made by Commissioner Padgett and seconded by Commissioner Nauer to approve the classification correction to residential, retain the total account value of \$997,210 and allow the Ouray County Treasurer to issue an amended 2025 tax bill. Motion Passed (3 - 0).**

11:36 - The Board of County Commissioners recessed for a break.

**11. 12:00 - Public Hearing - 2025 Budget Amendment**

[Public comments may be submitted in writing prior to the hearings and should be

received no later than 3:00PM on February 23, 2026. Alternatively, oral testimony will be accepted during the public hearing.]

a. Request for adoption of **Resolution 2026-006** Amending the 2025 Budget:

Presented by Connie Hunt, Ouray County Special Policy Advisor.

All three commissioners and County Manager Mendez thanked Connie for her support on the budget and her dedication to the county.

**M/S/P Motion was made by Commissioner Nauer and seconded by Commissioner Padgett to adopt Resolution 2026-006 amending the 2025 Budget. Motion Passed (3 - 0).**

12:25 - Public Hearing Closed

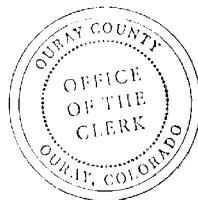
**12:25 - With no further business, the Board of County Commissioners adjourned.**

**The Board of County Commissioners met in a regular session on February 24, 2026. Those present for the session were Commissioner Padgett, Commissioner Niece, Commissioner Nauer; Antonio Mendez, County Manager; Leo Caselli, County Attorney; Robert Perry IV, 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 May 26, 2026

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

Attest:



Signed by:

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

Board of County Commissioners of Ouray County,  
Colorado

Signed by:

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Jake Niece, Chair

Signed by:

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Michelle Nauer, Vice-Chair

Signed by:

2998FD07974B468...

Lynn Padgett, Commissioner Member