

**PROCEEDINGS OF THE BOARD OF COMMISSIONERS
MONTEZUMA COUNTY, COLORADO
January 6, 2026**

STATE OF COLORADO)
) ss.
COUNTY OF MONTEZUMA)

At a regular meeting of the Board of Commissioners, Montezuma County, Colorado, held on Tuesday January 6, 2026 at the Montezuma County Administration building in Cortez, Colorado, there were present:

Jim Candelaria, Chairman
Kent Lindsay, Vice Chairman,
Gerald Koppenhafer, Commissioner of Deeds
Travis Anderson, County Administrator
Stephen Tarnowski, County Attorney
Kim Percell, County Clerk

CHAIRMAN CANDELARIA opened the meeting of January 6, 2026 with the Pledge of Allegiance

MINUTES: Commissioner Koppenhafer moved to approve the Proceedings of the Board of County Commissioners of Montezuma County, held on Tuesday, December 30, 2025 as presented. The motion was seconded by Commissioner Lindsay and carried.

PUBLIC HEARING: It being the time set aside a public hearing is held for review and determination regarding a proposed Subdivision Amendment & Rezoning Application of the Nelson Single Lot Development, submitted by **Ronnie & Ruth Stockwell**, on property located at 13106 Hwy 491, Cortez, CO, consisting of 11.72 acres, more or less, located east of Hwy 491, north of Road N, situated in Section 4, Township 36N, Range 16W, N.M.P.M. The roll was called, the public notice read, and the proceedings were recorded for the record. Mrs. Stockwell and her daughter were present. **Planning Director, Don Haley** along with **Assistant, S. Jane Duncan** presented the details of the application and the findings of the Planning and Zoning Commission. Commissioner Candelaria opened the hearing to public comment. Hearing no public comment, that portion of the hearing was closed. After hearing all the evidence presented Commissioner Lindsay moved to approve the proposed Subdivision Amendment & Rezoning Application of the Nelson Single Lot Development, submitted by Ronnie & Ruth Stockwell, on

property located at 13106 Hwy 491, Cortez, with the stipulation that it comes into compliance with the Land Use Code, after the survey, within 9 months. Second by Commissioner Koppenhafer and carried. Commissioner Candelaria closed the hearing at this time. (See attached)

APPOINTMENT: Director, Haley along with Assistant, Duncan reported that both **Mike Lynch** and **Ted Neergaard** had requested to be reappointed to the Planning and Zoning Commission Board. Commissioner Koppenhafer moved to reappoint Mike Lynch and Ted Neergaard to the Planning and Zoning Commission Board for 3-year terms. Second by Commissioner Lindsay and carried.

PLANNING: Planning Director, Haley along with **Assistant, Duncan** presented for signatures Exemption Resolution #RES-04-2025 and the associated mylar for the Exemption Application for 1.5 acres, more or less, submitted by **Eric & Mackenzie White**; agent: **Angela Rohwer, PV Fire Protection District Chief**, on property located at 25386 Road 10, Pleasant View, CO, consisting of 149.44 acres, more or less, located north of Road BB, east of Road 10, situated in Section 5, Township 38N, Range 18W, N.M.P.M.

PLANNING: Planning Director, Haley along with **Assistant, Duncan** presented for signatures of a Mylar for a Subdivision Amendment, boundary line adjustment & Rezoning Application of the **Walck Minor Subdivision**, submitted by **Lewis & Elsie Walck and Annie Walck**, on properties located at 6206 Hwy 160-491 & 6176 Road 24, Cortez, CO, consisting of 4.04 & 35.91 acres, more or less, both located east of Hwy 160-491, south of Road G, situated in Section 9, Township 35N, Range 16W, N.M.P.M.

PUBLIC COMMENT: Public comment was made by **Lenetta Shull**.

Deletions / Changes to Agenda:

CONSENT AGENDA: The **Appointment to the Southwestern Water Conservation District Board** was removed from the Consent Agenda.

Commissioner Lindsay moved to approve the consent agenda as presented, with the exception of the appointment to the Southwestern Water Conservation District Board of Directors and to determine that separately. Second by Commissioner Koppenhafer and carried.

The Consent Agenda items acted upon by the Board were as follows:

- A future proposal and review related to a sales tax ballot measure and partnership with Magellan Strategies and Advocacy Marketing
- Decision related to work order agreement for general materials testing
- 2026 Community Traffic Safety Mini Grant

Item (s) Needing Individual Consideration:

APPOINTMENT: The **Appointment to the Southwestern Water Conservation District Board** was presented. Commissioner Candelaria moved to accept Commissioner Koppenhafer to the Southwestern Water Conservation District Board, for a 3-year term. Second by Commissioner Lindsay and carried (See attached)

COUNTY ATTORNEY REPORT: Attorney, **Stephen Tarnowski** mentioned the retirement of legal assistant **Naomi Lennon-Lamke**, along with his appreciation for the 16 years of service to the county. Other topics discussed included: the Leaf Properties briefing, recent child welfare appeal notifications, working with the Health Department related to septic systems, Land Use actions, the Federal Court trial for the jail house death case and the possible criminal offenses for Land Use issues.

COUNTY ADMINISTRATOR REPORT: **Administrator Anderson** mentioned working with the Road and Bridge Department, the attended Six by Six County Commissioner meeting and concerns related to gas lines across Montezuma County.

ELECTION OF OFFICERS: Organizing the Board of County Commissioners (BOCC) for 2026. Commissioner Lindsay moved that all chair appointments and Board appointments remain the same. Second by Commissioner Koppenhafer and carried.

COUNTY CLERK & RECORDER: **County Clerk, Kim Percell**, discussed a Motor Vehicle Software Update scheduled for February 2026 and reported that the County Motor Vehicle Department will be closed to customers on Monday, February 16, 2026.

COUNTY COMMISSIONER REPORT: Topics within the Commissioners' reports included: **Commissioner Lindsay** mentioned constituent phone calls related to offensive smells coming from local ponds, reported that there was no City of Cortez Council meeting scheduled and announced that the Cattleman's Association meeting is scheduled for February 14th at the County Fairgrounds.

Commissioner Koppenhafer mentioned the 2024 La Plata County gas pipeline spill and current cleanup efforts, also discussed concerns related to the safety and replacement of the pipelines across Montezuma County.

Commissioner Candelaria discussed collaboration with the local CO2 oil companies related to repair or replacement of pipelines, including State leaders in the discussions related to the pipeline regulation, reported that Representatives and Congressional staffers attended the Six by Six County Commissioner meeting, a collective County Commissioners stand as related to unfunded mandates, the regionalization of Social Services with Montezuma County as the Hub for the region for 7 or possibly 8 counties.

MOTION TO ADJOURN: Commissioner Lindsay moved to adjourn, seconded by Commissioner Koppenhafer and carried.

CORRESPONDENCE: The following correspondence was read and noted: **Senior Services** January 2026 newsletter, and the December 2025 **Emergency Management** Monthly Situation Report.

ADJOURNED: 9:44 a.m.

Clerk January 6, 2026

Chairman

**PROCEEDINGS OF THE BOARD OF COMMISSIONERS
MONTEZUMA COUNTY, COLORADO
January 13, 2026**

STATE OF COLORADO)
) ss.
COUNTY OF MONTEZUMA)

At a regular meeting of the Board of Commissioners, Montezuma County, Colorado, held on Tuesday January 13, 2026 at the Montezuma County Administration building in Cortez, Colorado, there were present:

Jim Candelaria, Chairman
Kent Lindsay, Vice Chairman
Gerald Koppenhafer, Commissioner of Deeds
Travis Anderson, County Administrator
Stephen Tarnowski, County Attorney, Absent
Gus Maxwell, Assistant County Attorney
Kim Percell, County Clerk

CHAIRMAN CANDELARIA opened the meeting of January 13, 2026 with the Pledge of Allegiance.

MINUTES: Commissioner Koppenhafer moved to approve the Proceedings of the Board of County Commissioners for Montezuma County, held on Tuesday, January 6, 2026 as presented. The motion was seconded by Commissioner Lindsay and carried.

PUBLIC COMMENT: No public comments were made.

CONSENT AGENDA: Commissioner Lindsay moved to approve the consent agenda as proposed. Second by Commissioner Koppenhafer and carried.

The Consent Agenda items acted upon by the Board were as follows:

- County Holiday schedule revision. (See attached)
- Total Assessment and Solutions Corporation (TASC) Contract. (See attached)
- Highway User Tax Fund Mileage Certification. (HUTF) (See attached)
- Extension Advisory Board Appointments. (See attached)

APPOINTMENTS: 2026 Extension Advisory Committee Terms as of Jan. 1, 2026
Jan. 1, 2026-Dec. 31, 2028

Gayel Alexander (2nd term) - proposed
Tanner Young (1st term) - proposed

Jan. 1, 2025-Dec. 31, 2027

2025-2027 expire December 31, 2027. **Abdel Berrada** (2nd term) Agriculture
Neva Connolly (1st term) - proposed

Jan. 1, 2024- Dec. 31, 2026

2024-2026, expire December 31, 2026. **Taylor Oliver** (2nd term) 4-H youth development
2024-2026, expire December 31, 2026. **Connie Clementson** (1st term) Horticulture

Terms recently expired as of Dec. 31, 2025

Jan. 1, 2023 - Dec. 31, 2025

2022-2025, expire December 31, 2025. **Don Bain** (more than 2nd term) 4-H/Agriculture
2022-2025, expire December 31, 2025. **Gayel Alexander** (1st term) Agriculture

Item (s) Needing Individual Consideration

COUNTY ATTORNEY REPORT: Assistant County Attorney, Gus Maxwell reported that Attorney Tarnowski had been busy with Civil litigations and gave an update on the Leaf Property case. Other topics discussed included: working with the Health Department related to septic system permits, a proposed Intergovernmental Agreement with Dolores County, received CORA requests and Land Use enforcement issues. Attorney Maxwell reported that there were currently 13 open cases with a couple set for trial.

COUNTY ADMINISTRATOR REPORT: Administrator Anderson no report given.

COUNTY CLERK & RECORDER: County Clerk, Kim Percell, mentioned the April 7, 2026 Municipal Elections.

COUNTY COMMISSIONER REPORT: Topics within the Commissioners' reports included:

Commissioner Lindsay mentioned the scheduled City of Cortez Council meeting.

Commissioner Koppenhafer discussed the attended Southwest Water Conservation District meeting.

Commissioner Candelaria discussed the attended Road and Bridge Department meetings, gave an overview of the recently held Coffee with the County event, reported that the next Coffee with the County event is scheduled for the 9th of February, along with the January 19th scheduled Traveling Town Hall meeting, to be held at the Pleasant View Fire Department and the attended Dolores Town Hall meeting. Commissioner Candelaria reported that for the remainder of the week, he would be attending Fire Commission meetings in Denver.

MOTION TO ADJOURN: Commissioner Lindsay moved to adjourn, seconded by Commissioner Koppenhafer and carried.

BOARD OF COUNTY HEALTH: Chairman Candelaria announced the meeting would reconvene at 1:30 p.m., as the **Board of County Health**

CORRESPONDENCE: The following correspondence was read and noted:

ADJOURNED: 9:10 a.m.

Clerk January 13, 2026

Chairman

**PROCEEDINGS OF THE BOARD OF COMMISSIONERS
MONTEZUMA COUNTY, COLORADO
January 20, 2026**

STATE OF COLORADO)
) ss.
COUNTY OF MONTEZUMA)

At a regular meeting of the Board of Commissioners, Montezuma County, Colorado, held on Tuesday January 20, 2026 at the Montezuma County Administration building in Cortez, Colorado, there were present:

Jim Candelaria, Chairman
Kent Lindsay, Vice Chairman
Gerald Koppenhafer, Commissioner of Deeds
Travis Anderson, County Administrator
Stephen Tarnowski, County Attorney
Kim Percell, County Clerk, Absent
Jerri Frizzell, Deputy Clerk,

CHAIRMAN CANDELARIA opened the meeting of January 20, 2026 with the Pledge of Allegiance.

MINUTES: Commissioner Koppenhafer moved to approve the Proceedings of the Board of County Commissioners for Montezuma County, held on Tuesday, January 13, 2026 as presented. The motion was seconded by Commissioner Lindsay and carried.

PUBLIC HEARING: It being the time set aside a public hearing is held for review and determination of a proposed Subdivision Amendment Application to Lots 17 and 18 of the Butler Subdivision, submitted by **Scott & Gayle Mabrey**, on property located at 23950 Road 37, Dolores, CO, consisting of 0.63 acres, more or less and **Darren & Candida Gemmill**, on property located at 23962 Road 37, Dolores, CO, consisting of 2.09 acres, more or less, both located east of Hwy 145, situated in Section 14, Township 38N, Range 14W, N.M.P.M. The roll was called, the public notice read, and the proceedings were recorded for the record. Mr. and Mrs. Mabrey were present. **Planning Director, Don Haley** along with **Assistant, S. Jane Duncan** presented the details of the application and the findings of the Planning and Zoning Commission. Commissioner Candelaria opened the hearing to public comment. Hearing no public comment, that portion of the hearing was closed. After hearing all the evidence presented

Commissioner Lindsay moved to accept the proposed Subdivision Amendment Application to Lots 17 and 18 of the Butler Subdivision, submitted by Scott & Gayle Mabery, on property located at 23950 Road 37, Dolores, CO, consisting of 0.63 acres, more or less and Darren & Candida Gemmill, on property located at 23962 Road 37, Dolores,. Second by Commissioner Koppenhafer and carried. Commissioner Candelaria closed the hearing at this time. (See attached)

PLANNING: Planning Director, Don Haley along with **Assistant, S. Jane Duncan** presented for signatures a Mylar of a 14.5-acre Single Lot Development & Rezoning submitted by GCU, LLC; agent: **Jessamin Joanne Goode**, on property located at 10420 Hwy 491, Cortez, CO, consisting of 67.22 acres, more or less, located east of Hwy 491, south of Road L, situated in Section 22, Township 36N, Range 16W, N.M.P.M.

PUBLIC COMMENT: Public comment was made by **Allen Maez**.

Item (s) Needing Individual Consideration

LIQUOR LICENSE: Deputy Clerk, Jerri Frizzell, presented for approval and signatures a Retail Liquor License Renewal Application for **Triple H&J Inc DBA Smitty's Liquor's**, located at 10255 Hwy 491, Cortez CO. Commissioner Koppenhafer moved to approve the Retail Liquor License renewal application for Triple H&J INC., doing business as Smitty's Liquors at 10255 Hwy 491, Cortez. Second by Commissioner Lindsay and carried. (See attached)

COUNTY ATTORNEY REPORT: County Attorney, Stephen Tarnowski discussed **Assistant County Attorney, Gus Maxwell** joining the BOCC meetings on a more regular basis. Other topics discussed included: Land Use, the Ironwood Property litigations, discussions with the Public Health Department related to the proposed Intergovernmental Agreement with Dolores County, and preparing for the OWTS issue that will be included in the scheduled Board of Public Health meeting.

COUNTY ADMINISTRATOR REPORT: Administrator Anderson discussed attended Road & Bridge Department meetings, equipment upgrades, Road & Bridge Foreman interviews held, an available Level II mechanics position, reviewed the Magellan Strategies sales tax proposal, clarification of information related to tax roll properties and the attended Dispatch Accountability meeting.

BOARD OF COUNTY HEALTH: Chairman Candelaria announced a recess of the Board of County Commissioner and would convene as the **Board of County Health**. Chairman Candelaria announced the meeting was adjourned as the Board of County Health and reconvened as the Board of County Commissioners.

COUNTY CLERK & RECORDER: Deputy Clerk, Jerri Frizzell reported that Clerk Percell was attending the Colorado County Clerk Association conference.

COUNTY COMMISSIONER REPORT: Topics within the Commissioners' reports included:

Commissioner Koppenhafer gave an overview of the attended Mancos Town meeting, announced the Montezuma Valley Irrigation meeting scheduled for Saturday January 24th, and mentioned a conference call held with Representative Hurd's staff related to the NCA.

Commissioner Lindsay gave an overview of the attended City of Cortez Council meeting, mentioned the attended Dispatch Accountability meeting and the attended Traveling Town Hall event.

Commissioner Candelaria gave an overview of the attended State Fire Commission meetings, mentioned the Governor's Pine Beetle Executive Order # 25-001, the Traveling Town Hall event and made a clarification of members serving on the Planning & Zoning Board as 5 Board Members with one alternate.

EXECUTIVE SESSION Pursuant to Attorney Tarnowski's suggestion, Commissioner Lindsay moved to go into executive session for a conference with the attorney for the purpose of receiving legal advice on specific legal questions under C.R.S. Section 24-6-402(4)(b). Seconded by Commissioner Koppenhafer and carried. Included in the session will be Commissioners Candelaria, Lindsay and Koppenhafer, Administrator Anderson, Attorney Tarnowski and Deputy Clerk Frizzell. Topics for the executive session were legal advice on the Ironwood Property litigation. Commissioner Lindsay moved to go out of executive session, seconded by Commissioner Koppenhafer and carried. Attorney Tarnowski reported that he gave legal advice on the Ironwood Property litigations, no decisions were made, they did not discuss any topic other than those that were noticed and no one was present who wasn't noticed as participating in the meeting. (See attached)

MOTION TO ADJOURN: Commissioner Lindsay moved to adjourn, seconded by Commissioner Koppenhafer and carried.

CORRESPONDENCE: The following correspondence was read and noted:

ADJOURNED: 10:46 a.m.

Clerk January 20, 2026

Chairman