

PLEASE VIEW THE LIVE STREAMED CITY COUNCIL MEETINGS ON THE CITY'S WEB SITE:
[City-Council-Live-Stream](#)

**CORTEZ CITY COUNCIL
WORK SESSION/SPECIAL MEETING
TUESDAY, JULY 14, 2026
5:45 p.m.**

CALL TO ORDER

- A. 5:45 p.m. - Teen Court Information presented by Judge Beth Padilla
- B. 6:00 p.m. - Airport Advisory Committee Interviews
 - a. Eddy Lewis
 - b. John Hernandez
 - c. David Bostrom
 - d. Robert Wright
- C. Lodger's Tax - Intended Purpose / Use
- D. 7:15 p.m. - Council General Discussion
- E. For Your Information
 - a. Meeting minutes from the Montezuma County Board of Commissioners on May 26, June 4, June 9, June 16, June 23, and June 30, 2026.

ADJOURNMENT of Work Session.



CITY OF CORTEZ
123 ROGER SMITH AVENUE
CORTEZ, CO 81321

07/14/2026

Agenda Item: 1. C.

MEMO TO: Honorable Mayor and City Council

FROM: DREW SANDERS, CITY MANAGER

SUBJECT: Lodger's Tax - Intended Purpose / Use

BACKGROUND

Per the Cortez City Code §14A 1-13 the lodger's tax has several uses including advertising the community, improving services, financing new facilities, attracting conferences to the community, and the beautification of Cortez. The current lodger's tax is 2% of gross taxable sales for lodging within the City limits. Over the past several years, this has brought in an average of \$250K per year of which a large portion has been under contract with Mesa Verde Country to provide tourism development services, and a smaller amount used for the Cortez Business Beautification Grant. Council will need to discuss their views regarding the future collection and proposed uses of the lodger's tax, and how much of an increase would be necessary for the decided outcome and uses.

If Council determines an increase in the lodger's tax will benefit the City of Cortez, a ballot question will need to be proposed to the electors of the City. This could be coordinated with Montezuma County for the November, 2026 election.



CITY OF CORTEZ
123 ROGER SMITH AVENUE
CORTEZ, CO 81321

07/14/2026

Agenda Item: 1. E. a.

MEMO TO: Honorable Mayor and City Council

FROM: Danielle Wells, City Clerk

SUBJECT: Meeting minutes from the Montezuma County Board of Commissioners on May 26, June 4, June 9, June 16, June 23, and June 30, 2026.

Attachments

BOCC May 26, 2026
BOCC June 4, 2026
BOCC June 9, 2026
BOCC June 16, 2026
BOCC June 23, 2026
BOCC June 30, 2026

**PROCEEDINGS OF THE BOARD OF COMMISSIONERS
MONTEZUMA COUNTY, COLORADO
May 26, 2026**

STATE OF COLORADO)
) ss.
COUNTY OF MONTEZUMA)

At a regular meeting of the Board of Commissioners, Montezuma County, Colorado, held on Tuesday May 26, 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
Kim Percell, County Clerk

CHAIRMAN CANDELARIA opened the meeting of May 26, 2026 with the Pledge of Allegiance.

BOARD of EQUALIZATION:

ABATEMENT: It being the time set aside for the **DRFR LLC**. Abatement hearing on property located at TBD Hwy. 145, Dolores Co. 81323. The proceedings were recorded for the record. Attorney for the petitioner **Herb McHarg** joined the hearing by Zoom. Assessor, Leslie Kennedy Bugg gave an overview of the process of valuation of said land and her recommendation to approve the abatement. Commissioner Lindsay moved to approve the abatement for DRFR, LLC. to be determined Hwy. 145 as recommended by the Assessor's office. Second by Commissioner Koppenhafer and carried. (See attached)

ABATEMENT: It being the time set aside for the **Garrett Cisek, Mountain Creek Estates LLC**. Abatement hearing on property located at 36011 & 36341 Hwy. 160 Mancos Co. 81328. The proceedings were recorded for the record. Mr. Cisek joined the hearing by Zoom. Commissioner Koppenhafer recused himself from the hearing. Assessor, Leslie Kennedy Bugg gave an overview of the process of valuation of said land and gave her recommendation for a partial abatement to Property R5744, and no abatement to Property R13794. Commissioner

Lindsay moved to accept the abated amount for property R5744 in the amount of \$32,640.61, no abated value on R13794 for the tax amount of \$2782.84, and that it stays vacant until otherwise proven. Second by Commissioner Candelaria and carried. (See attached)

Chairman Candelaria announced the meeting would convene as the **BOARD OF COUNTY COMMISSIONERS**.

MINUTES: Commissioner Koppenhafer moved to approve the Proceedings of the Board of County Commissioners for Montezuma County, held on Tuesday, May 19, 2026 as presented. The motion was seconded by **Commissioner Lindsay** and carried.

PUBLIC COMMENT: Public comment was made by Allen Maez.

Item (s) Needing Individual Consideration:

SPECIAL EVENT LIQUOR LICENSE: Deputy Clerk, Jerri Frizzell, presented for approval a Special Event liquor license application for the **Montezuma County Fair Board**, event to be held at the Montezuma County Fairgrounds, 30100 Hwy 160 Cortez Co., scheduled July 30, 2026 through August 1, 2026. Commissioner Koppenhafer moved to approve the application for a Special Events permit for the Montezuma County Fair Board, at 30100 US 160, the dates of 7/30 through 8/1 2026. Second by Commissioner Lindsay and carried. (See attached)

DISCUSSION: Administrator Anderson presented the **Vector Control Services, Cooperative Service Agreement between the Montezuma County (Cooperator) and United States Department of Agriculture (USDA) Animal and Plant Health Inspections Service (APHIS) Wildlife Services (WS)** for approval. Commissioner Koppenhafer moved to approve the Cooperative Service Agreement between the Montezuma County and United States Department of Agriculture, Animal and Plant Health Inspections Service, Wildlife Services. Second by Commissioner Lindsay and carried. (See attached)

DISCUSSION: The **Bechtolt Engineering Bid Review** recommendations for the **Highway, 184 & Road 25 Realignment Project**, were presented for review and determination. Commissioner Lindsay moved to award the 184 / Road 25 bid to the low bidder of **Four Corners Materials** in the amount of \$1,177,466.00. Second by Commissioner Koppenhafer and carried. (See attached)

DISCUSSION: The **JBBS Grant** discussion was postponed to a later date.

DISCUSSION: Sheriff Nowlin along with **Emergency Manager Jim Spratlen** met with the Commissioners to request the reinstatement of the County Wide Fire Ban.

RESOLUTION: Resolution #2-2026: a resolution **Reinstating the Ban on Open Fires and the Use of Fireworks**, was presented for approval. Commissioner Koppenhafer moved to approve resolution #2-2026, a resolution Reinstating the Ban on Open Fires and the Use of Fireworks in Montezuma County in the unincorporated area effective 6:00 a.m. May 28, 2026. Second by Commissioner Lindsay and carried. (See attached)

COUNTY ATTORNEY REPORT: County Attorney, Stephen Tarnowski, was absent from the meeting.

COUNTY ADINISTRATOR REPORT: Administrator Anderson discussed the attended Region 10 County's meeting, fiscal controls for time keeping, the mag chloride application program, CORA requests, attended a CCI PILT and SRS meeting and the scheduled FOP meeting.

COUNTY CLERK & RECORDER: Clerk & Recorder Kim Percell announced that the 2026 June Primary Logic and Accuracy Test was scheduled for Tuesday, June 2, 2026, at 9:00 a.m. in the Clerk's office and was open to the public.

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

Commissioner Koppenhafer discussed the attended (AAA) Area Agencies on Aging meeting and Colorado River Project funds released.

Commissioner Lindsay mentioned the scheduled Cortez City Council meeting, the scheduled Commissioner candidate debate and the Memorial Day flag displays.

Commissioner Candelaria discussed the Road & Bridge Department / Kinder Morgan mag chloride treatments, and the mag chloride application program.

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

CORRESPONDENCE: The following correspondence was read and noted:

ADJOURNED: 10:27 a.m.

Clerk May 26, 2026

Chairman

**PROCEEDINGS OF THE BOARD OF COMMISSIONERS
MONTEZUMA COUNTY, COLORADO
June 4, 2026**

STATE OF COLORADO)
) ss.
COUNTY OF MONTEZUMA)

At a scheduled special meeting of the Board of Commissioners, Montezuma County, Colorado, held on Monday, June 4, 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 special meeting with the Pledge of Allegiance.

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 Clerk Percell. Topics for the executive session was the June 8 contempt hearing in the Ironwood litigation. Commissioner Lindsay moved to go out of executive session, seconded by Commissioner Koppenhafer and carried. (See attached) Attorney Tarnowski reported that while the Board was opposed to the proposed continuance, he has a personal matter that has come up and will not be available for the hearing. The hearing will be continued due to the unavailability of the Attorney

MOTION TO ADJOURN: was made by Commissioner Lindsay seconded by Commissioner Koppenhafer and carried.

MEETING ADJOURNED 5:20 p.m.

County Clerk June 4, 2026

Chairman

**PROCEEDINGS OF THE BOARD OF COMMISSIONERS
MONTEZUMA COUNTY, COLORADO
June 9, 2026**

STATE OF COLORADO)
) ss.
COUNTY OF MONTEZUMA)

At a regular meeting of the Board of Commissioners, Montezuma County, Colorado, held on Tuesday June 9, 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 June 9, 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, May 26, 2026, and the Proceedings from June 4, 2026. 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 5.50-acre Single Lot Development & Rezoning Application, submitted by **Roger & Cindy Sutherland**; agent: **Julie Suckla**, on property located at 12253 Road 23, Cortez, CO, consisting of 40.67 acres, more or less, located north of Road M, west of Road 23, situated in Section 8 Township 36N, Range 16W, N.M.P.M. The roll was called, the public notice read, and the proceedings were recorded for the record. Agent, Julie Suckla was 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 Koppenhafer moved to approve the proposed 5.50-acre Single Lot Development & Rezoning

Application, submitted by Roger & Cindy Sutherland, on property located at 12253 Road 23, Cortez. Second by Commissioner Lindsay and carried. Commissioner Candelaria closed the hearing at this time. (See attached)

PLANNING: Director, Haley along with **Assistant, Duncan** presented for signatures of a Mylar of a 5-acre Single Lot Development & AR3-9 Rezoning, submitted by **James & Dorothy Porter**; agent: **Bryson McCabe**, on property located at 10743 Road G, Cortez, CO, consisting of 40.00 acres, more or less, located north of Road G, situated in Section 32 Township 36N, Range 18W, N.M.P.M.

PLANNING: Director, Haley along with **Assistant, Duncan** presented for signatures of a Mylar of a Subdivision Amendment to Lots 1&2 of the Frank Spore Subdivision, 1st Amended, submitted by **Ron & Shawn Russell** and **Jonas & Ella Keim**, on properties located at 25582 & 25640 Road T, Dolores, CO, consisting of 28.72 & 8.39 acres, more or less, both located west of Road 26, south of Road T, situated in Section 14, Township 37N, Range 16W, N.M.P.M.

PUBLIC HEARING: It being the time set aside a public hearing is held for review and determination regarding a proposed 5 Lot Moderate Subdivision and Rezoning Application, submitted by **Cori Cavalier & Christopher Thar**, on property located at 32560 Road P, Mancos, CO, consisting of 40 acres, more or less, located west of Road 33, south of Road P, situated in Section 1, Township 36N, Range 15W, N.M.P.M. The roll was called, the public notice read, and the proceedings were recorded for the record. Cori Cavalier & Christopher Thar 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 5 Lot Moderate Subdivision and Rezoning Application, submitted by Cori Cavalier & Christopher Thar, on property located at 32560 Road P, Mancos, CO, consisting of 40 acres, more or less. Second by Commissioner Koppenhafer and carried. Commissioner Candelaria closed the hearing at this time. (See attached)

PLANNING: Director, Haley along with **Assistant, Duncan** presented for discussion and approval of a proposed Boundary Line Adjustment application submitted by **Shalun Maloney and Connie Boyd & Darlene Burns**, on properties located at 18411 & 18409 Hwy 145, Dolores, CO, consisting of 5.44 & 6.55 acres, more or less, both located north of Hwy 145, situated in Section 11, Township 37N, Range 15W, N.M.P.M. Mr. Maloney was present. Commissioner Lindsay moved to accept the proposed Boundary Line Adjustment application submitted by Shalun Maloney and Connie Boyd & Darlene Burns, on properties located at 18411 & 18409 Hwy 145, Dolores, CO, consisting of 5.44 & 6.55 acres. Second by Commissioner Koppenhafer and carried. (See attached)

PLANNING: Director, Haley along with **Assistant, Duncan** presented for discussion and approval of a proposed Exemption Amendment application submitted by **Charles & Cynthia Thompson** on properties located at 20889 & 20893 Road W, Lewis, CO, consisting of 3.00 & 5.52 acres, more or less, both located north of Hwy 145, situated in Section 36, Township 38N, Range 17W, N.M.P.M. Mr. Thompson was present. A clerical error on the location was noted.

It should read East of Hwy. 491, North of Road W. Commissioner Koppenhafer moved to approve the Exemption Amendment application submitted by Charles & Cynthia Thompson on properties located at 20889 & 20893 Road W, Lewis, CO, consisting of 3.00 & 5.52 acres, more or less. Second by Commissioner Lindsay and carried. (See attached)

Deletions / Changes to Agenda:

PUBLIC COMMENT: No public comment was presented.

CONSENT AGENDA:

Commissioner Lindsay moved to approve the consent agenda with the approval of the JBBS Contract amendment. Second by Commissioner Koppenhafer and carried.

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

- JBBS Contract Amendment. (See attached)

Item (s) Needing Individual Consideration:

DISCUSSION: During the Monday workshop Lodger's Tax Board members **Lee Cloy, Kathy Zubrzycki** and **Brian Bartlett** met with the Commissioners to discuss a proposed ballot question related to a recommended 5% increase to the **Lodger's Tax**. Commissioner Lindsay moved to ask the Attorney to draft and propose an increase to the Lodger's Tax for the unincorporated areas of Montezuma County, from 2% to 5%. Second by Commissioner Koppenhafer and carried.

LANDFILL: During the Monday workshop **Landfill Manager, Mel Jarmon** met with the Commissioner to discuss a proposed temporary position at the Landfill. Commissioner Lindsay moved to approve the temporary position at the Landfill. Second by Commissioner Koppenhafer and carried.

DISCUSSION: The discussion related to the **Health and Wellness Program Check for \$50,000.00 from Anthem Insurance** and the discussion related to the **Mines and Associates Employee Assistance Program (EAP)** were tabled at this time.

COUNTY ATTORNEY REPORT: **County Attorney, Stephen Tarnowski,** gave an update on the Leaf Properties / Dollar Store Case, the Ironwood Property case, mentioned a review of recorded sessions from the CCI Summer Conference, working on a child welfare case, proposed draft ballot measures, day to day projects, policies, drafts, a proposed MOU's with the City related to the fuel farm and an increase in CORA requests.

PAYABLE EXPENDITURE REPORT: **Administrator Anderson** presented for approval the April 2026 Accounts Payable Expenditure Reports in the amount of \$3,425,836.93. Commissioner Koppenhafer moved to accept the payables for the period of April 1, 2026 through April 30, 2026 in the amount of \$3,425,836.93. Second by Commissioner Lindsay and carried. (See attached)

COUNTY ADINISTRATOR REPORT: Administrator Anderson gave a review of the sessions attended during the CCI Summer Conference and the attended CCI District meeting.

EMERGENCY MANAGEMENT: Emergency Manager, Jim Spratlen met with the Commissioners to share information related to wildfire conditions and concerns within the County. Topics discussed included a 2025 USDA declaration of a primary disaster area for drought within Montezuma County, the Governor's declaration on June 4, 2026 of a statewide drought emergency and reported that Montezuma County has been declared as an extreme fire danger zone. Manager Spratlen will be added to the June 15th and the June 16th meetings to continue this discussion.

COUNTY CLERK & RECORDER: Clerk & Recorder Kim Percell reported that early voting for the June Primary would begin at the County Annex, 107 N. Chestnut, Cortez, CO 81321, on Monday through Friday, June 22 – June 29, 8:00am to 5:00pm, Saturday, June 27 9:00am to 1:00pm and Tuesday, June 30 (Election Day), 7:00am to 7:00pm.

The 24 hour drop boxes will be opened, Open Monday, June 8 – June 30 at 7:00pm: at the Montezuma County Clerk and Recorder's Office: 140 W. Main St. Ste 1 Cortez, CO 81321, and at the following locations starting Tuesday, June 23 – June 30 at 7:00pm:

- Dolores Town Hall: 601 Central Avenue, Dolores, CO 81323
- Mancos Town Hall: 117 N. Main Street, Mancos, CO 81328
- Ute Mountain Ute Tribal Headquarters: 125 Mike Wash Road, Towaoc, CO 81334
- Cortez City Hall: 123 Roger Smith Avenue, Cortez, CO 81321
- Cox's Corner: 18794 Hwy 491, Lewis, CO 81327

Clerk Percell reminded the unaffiliated voters that they would receive two ballots in your packet, one Democratic and one Republican, they need to choose only one ballot to fill out, discard the ballot you won't use and return your voted ballot in the return envelope.

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

Commissioner Koppenhafer discussed the attended Mancos Town Hall meeting and reported that he was unable to attend the (AAA) Area Agencies on Aging meeting.

Commissioner Lindsay reminded the public that the Ute Mountain Roundup Rodeo is scheduled this week. He also mentioned the scheduled Cortez City Council meeting, an available position to serve as the Montezuma County representative on the Housing Solutions Board, the sessions attended at the CCI Summer conference and Pano AI camera systems.

Commissioner Candelaria discussed the attended CCI Summer Conference sessions, reported that the south of town State highway project should be completed by June 12th, the Road & Bridge water and mag chloride on Roads 24.5 and E.5 and the attended Town of Dolores meeting.

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

CORRESPONDENCE: The following correspondence was read and noted: The **Senior Services** June 2026 newsletter , the May 2026 **Emergency Management** Monthly Situation Report and the Montezuma County **Veterans** Report for June 8, 2026

ADJOURNED: 10:22 a.m.

Clerk June 9, 2026

Chairman

**PROCEEDINGS OF THE BOARD OF COMMISSIONERS
MONTEZUMA COUNTY, COLORADO
June 16, 2026**

STATE OF COLORADO)
) ss.
COUNTY OF MONTEZUMA)

At a regular meeting of the Board of Commissioners, Montezuma County, Colorado, held on Tuesday June 16, 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 June 16, 2026 with the Pledge of Allegiance.

MINUTES: Commissioner Koppenhafer moved to approve the Proceedings of the Board of County Commissioners held on Tuesday, June 9, 2026, for Montezuma County. The motion was seconded by **Commissioner Lindsay** and carried.

PLANNING: Director, Don Haley along with **Assistant, S. Jane Duncan** presented for signatures of a Mylar of a 5.50-acre Single Lot Development & Rezoning Application, submitted by **Roger & Cindy Sutherland**; agent: **Julie Suckla**, on property located at 12253 Road 23, Cortez, CO, consisting of 40.67 acres, more or less, located north of Road M, west of Road 23, situated in Section 8 Township 36N, Range 16W, N.M.P.M.

PLANNING: Director, Don Haley along with **Assistant, S. Jane Duncan** presented for signatures of a Mylar of a 5-acre Single Lot Development and Rezoning Application, submitted by **Brenda Daves**; agent: **Brenna Webb**, on property located at 25580 Road 18, Pleasant View, CO, consisting of 328.38 acres, more or less, located south of Road CC and east of Hwy 491, situated in Section 3, Township 37N, Range 17W, N.M.P.M.

PLANNING: Director, **Don Haley** along with Assistant, **S. Jane Duncan** presented for signatures of a Mylar of a Boundary Line Adjustment application submitted by **Shalun Maloney** and **Connie Boyd & Darlene Burns**, on properties located at 18411 & 18409 Hwy 145, Dolores, CO, consisting of 5.44 & 6.55 acres, more or less, both located north of Hwy 145, situated in Section 11, Township 37N, Range 15W, N.M.P.M.

Deletions / Changes to Agenda:

PUBLIC COMMENT: No public comment was presented.

CONSENT AGENDA:

Commissioner Lindsay moved to approve the consent agenda, including the approval of the **Strong Start Colorado Program** grant and the letter regarding the **Enterprise Pipeline** spill in La Plata County. Second by Commissioner Koppenhafer and carried.

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

- Strong Start Colorado program grant request. (See attached)
- Letter regarding the Enterprise Pipeline spill. (See attached)

Item (s) Needing Individual Consideration:

LIQUOR LICENSE: Deputy Clerk **Jerri Frizzell** met with the Commissioners to present a liquor license renewal application for **G-Whil Liquors**, located at 24001 Road G.2, Cortez CO 81321. Commissioner Koppenhafer moved to approve the retail liquor license renewal application for G-Whil Liquors, at 24001 Road G.2, Cortez CO. Second by Commissioner Lindsay and carried. (See attached)

DISCUSSION: During the Monday workshop a discussion was held related to the proposed sales tax ballot question survey done by **Magellan Strategies**. The Commissioners agreed to postpone this until next year and will not move forward with the proposed sales tax ballot question at this time. (See attached)

DISCUSSION: During the Monday workshop the **Hwy 184 and Road 25 Realignment Project, Montezuma County Road Department** agreement between **Montezuma County and Oldcastle SW Group, Inc. dba Four Corners Materials** was presented for approval. Commissioner Koppenhafer moved sign the agreement between Montezuma County and Oldcastle Southwest Group, Inc. dba Four Corners Materials, for the contract of the Hwy 184 and Road 25 Realignment Project. Second by Commissioner Lindsay and carried.

DISCUSSION: The discussions related to the **Fairgrounds** fee increases; **Department of Corrections** reimbursement rates and the **Sheriff's Office** pay scale were pulled from the agenda.

DISCUSSION: During the Monday Workshop **Human Resource Technician, Dennis Bugg** met with the Commissioners to discuss the **Employee Health and Wellness Program** and the check for \$50,000.00 from **Anthem Insurance**. Commissioner Lindsay made a motion to accept

and move forward with the Montezuma County Employee Well-Being Concept Plan and to cash the \$50,000.00 check. Second by Commissioner Koppenhafer and carried (See attached)

DISCUSSION: During the Monday workshop **Emergency Manager Jim Spratlen** met with the Commissioner to discuss a proposed Resolution of the Board of County Commissioners of Montezuma County, Colorado declaring a local disaster emergency due to extreme fire danger, critical fire weather conditions, and drought conditions within Montezuma County. The Commissioners agreed to take no further action at this time. (See attached)

COUNTY ATTORNEY REPORT: **County Attorney, Stephen Tarnowski**, Topics discussed within the Attorney's report included, the Leaf Properties / Dollar Store Case, working day to day issues, a proposed local resources Intergovernmental Agreement template, and the Ironwood Property case.

COUNTY ADINISTRATOR REPORT: **Administrator Anderson** discussed Road & Bridge equipment evaluations, a discussion held related to the City of Cortez Private Activity Bond for the 7th Street project, a proposed agreement with the City of Cortez related to the Fuel Farm, the attended meeting with Enterprise, a discussion held with the Commissioner's Attorney Tammy Kocker and working with the Attorney on the proposed local resources omnibus agreement.

COUNTY CLERK & RECORDER: **Clerk & Recorder Kim Percell** no report given.

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

Commissioner Lindsay discussed the attended Court House tour, the roadside weed spray and mag chloride programs, gave a report on the attended Cortez City Council meeting, and mentioned local fuel pricing.

Commissioner Koppenhafer discussed the Ute Mountain Roundup Rodeo, and scheduled meetings with Montezuma Valley Irrigation and the Southwest Water Conservation District.

Commissioner Candelaria discussed the attended State Fire Commission meeting, the Pano AI systems, a new CEO at the NFPA, and the Forest Improvement Special Districts, (FID) Subcommittee, Colorado Fire Commission, Helping Communities Mitigate Wildfire Risk through FID's 2026 recommendation DRAFT, a thank you to the Ute Mountain Rodeo Committee, and the attended Enterprise 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: the CSU Extension reports,

ADJOURNED: 9:31 a.m.

Clerk June 16, 2026

Chairman

**PROCEEDINGS OF THE BOARD OF COMMISSIONERS
MONTEZUMA COUNTY, COLORADO
June 23, 2026**

STATE OF COLORADO)
) ss.
COUNTY OF MONTEZUMA)

At a regular meeting of the Board of Commissioners, Montezuma County, Colorado, held on Tuesday June 23, 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 June 23, 2026 with the Pledge of Allegiance.

BOARD OF COUNTY HEALTH: It being the time set aside a public hearing is held by the Montezuma County Board of Health, to consider evidence regarding a possible violation of state and local On-site Wastewater Treatment System (OWTS) regulations at the following property: 29181 Road J.6, Cortez, Colorado 81321. The roll was called, the public notice read, and the proceedings were recorded for the record. Property owner **Nelson Smith** was present. **Public Health Director Bobbi Lock**, along with **Linda Hill Environmental Health Specialist**, presented the details. Commissioner Lindsay moved to continue the public hearing until July 7, 2026 at 9:00 a.m. Second by Commissioner Koppenhafer and carried. (See attached)

Chairman Candelaria announced the meeting would adjourn as the Board of Health and reconvene as the **Board of County Commissioners**

MINUTES: Commissioner Koppenhafer moved to approve the Proceedings of the Board of County Commissioners of Montezuma County for Tuesday, June 16, 2026, as presented. The motion was seconded by **Commissioner Lindsay** and carried.

Deletions / Changes to Agenda:

PUBLIC COMMENT: No public comment was presented.

CONSENT AGENDA:

Commissioner Lindsay moved to approve the consent agenda which consists of the approval of carrying forward the Private Activity Bond funding, approval of the Environmental Health Contract renewal, approval of the Elevating Prevention in Colorado (EPIC) contract, approval of the Gaming Impact grant proposal, and approval of the Jail Based Behavior Services/Axis Health System agreement. Second by Commissioner Koppenhafer and carried. (See attached)

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

- Approval of carrying forward the Private Activity Bond funding
- Approval of Environmental Health Contract renewal
- Approval of Elevating Prevention in Colorado (EPIC) contract
- Approval of Gaming Impact grant proposal
- Approval of Jail Based Behavior Services/Axis Health System agreement

Item (s) Needing Individual Consideration:

COUNTY ATTORNEY REPORT: County Attorney, Stephen Tarnowski, Topics discussed within the Attorney's report included, the Leaf Properties / Dollar Store Case, the Ironwood Property case, a new property tax appeal, a child welfare appeal and reviewing the conference sessions.

COUNTY ADINISTRATOR REPORT: Administrator Anderson discussed an incident with the Landfill gate, working on the omnibus agreement, and the USDA vector control documents.

COUNTY CLERK & RECORDER: Clerk & Recorder Kim Percell reported that currently there have been 2065 Primary Election ballots returned and mentioned that the Vote Service Polling Center as well as all 24 hour drop boxes are now open. Clerk Percell reminded the public that both the Motor Vehicle and Recording Department will be closed on June 30, so that all employees may help with the Primary Election.

COUNTY COMMISSIONER REPORT: Topics within the Commissioners' reports included: Commissioner Koppenhafer discussed the attended Montezuma Valley Irrigation and the Southwest Water Conservation District meetings.

Commissioner Lindsay mentioned constituent phone calls and reported that there was no Cortez City Council meeting scheduled until July.

Commissioner Candelaria gave an update on the Road & Bridge's mag chloride program.

EXECUTIVE SESSION: Pursuant to Attorney Tarnowski's suggestion, Commissioner Lindsay moved to go into Executive Session to discuss matters that may be subject to negotiations with employees or employee organizations, to develop strategies or to receive reports and instruct

negotiators pursuant to CRS 24-6-402(4)(e) and also moved to go into executive session for the purposes of receiving legal advice pursuant to CRS 24-6-402(4)(b). Seconded by Commissioner Koppenhafer and carried. Included in the sessions will be Commissioners Candelaria, Lindsay and Koppenhafer, Administrator Anderson, Attorney Tarnowski, Clerk Percell, Sheriff Steve Nowlin, HR Technician Dennis Bugg, and Finance Director Robert Dobry. The specific topic of the first executive session is a discussion related to the county budget and sheriff's office pay plan for 2027. Topics for the second executive session were legal risks and strengths of different human resources practices that are available to the county. Commissioner Lindsay moved to go out of executive session, seconded by Commissioner Koppenhafer and carried. (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: 10:29 a.m.

Clerk June 23, 2026

Chairman

**PROCEEDINGS OF THE BOARD OF COMMISSIONERS
MONTEZUMA COUNTY, COLORADO
June 30, 2026**

STATE OF COLORADO)
) ss.
COUNTY OF MONTEZUMA)

At a regular meeting of the Board of Commissioners, Montezuma County, Colorado, held on Tuesday June 23, 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 June 30, 2026 with the Pledge of Allegiance.

MINUTES: Commissioner Koppenhafer moved to approve the Proceedings of the Board of County Commissioners for Montezuma County for Tuesday, June 16, 2026, as presented. The motion was seconded by **Commissioner Lindsay** and carried.

Deletions / Changes to Agenda:

PUBLIC COMMENT: No public comment was presented.

CONSENT AGENDA:

Commissioner Lindsay moved to approve the consent agenda for approval of funding for Employers Council to evaluate the Public Health Department, approval of a Letter of Support for the BLM Revision of Regulations for Grazing, approval for Public Comment letter for the BLM O & G Leasing, approval of Paths to Mesa Verde MOA & Reimbursement Agreement with FHWA & CDOT, and the approval of letter of support for the City of Cortez for the 7th Street housing project. Second by Commissioner Koppenhafer and carried. (See attached)

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

- Approval of funding for Employers Council to evaluate the Public Health Department
- Approval of Letter of Support for the BLM Revision of Regulations for Grazing 2026
- Approval of Public Comment letter for the BLM O & G Leasing 2026
- Approval of Paths to Mesa Verde MOA & Reimbursement Agreement with FHWA & CDOT
- Approval of letter of support for the City of Cortez' 7th Street housing project

Item (s) Needing Individual Consideration:

DISCUSSION: During the Monday workshop a discussion was held related to the presentation made by Enterprise regarding Montezuma County's fleet vehicle replacements. Commissioner Lindsay moved to approve the Enterprise proposal for the County Fleet with the option of pulling out the two trail blazers. Second by Commissioner Koppenhafer and carried. (see attached)

COUNTY ATTORNEY REPORT: County Attorney, Stephen Tarnowski, Topics discussed within the Attorney's report included, the Leaf Properties / Dollar Store Case, the Ironwood Property case, day to day tasks and reviewing material for the Boards agenda this week. A discussion was held related to the proposed trash and rubbish ordinance.

COUNTY ADINISTRATOR REPORT: Administrator Anderson discussed working on complex issues with the CVA, the USDA vector control documents, discussions with Road & Bridge, the Fleet discussion, the proposed Fuel Farm partnership with the City of Cortez, meeting attended with Pontifax, followed on some right of way issues, and attended a cooperative meeting regarding the local fires.

COUNTY CLERK & RECORDER: Clerk & Recorder Kim Percell gave an update on the June Primary election.

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

Koppenhafer discussed the scheduled Triple A meeting and reminded the public to be careful with fires.

Commissioner Lindsay mentioned that there was no Cortez City Council meeting scheduled until July, attending the Cooperators meetings, and gave an update of the current local fire and evacuation orders, along with a reminder to be careful with fires as local resources are extremely thin and wished our country a Happy Birthday.

Commissioner Candelaria discussed Title III funding and including an agenda item to discuss the Pano AI cameras. He reported he had been working with Administrator Anderson on a right of way issue.

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

CORRESPONDENCE: The following correspondence was read and noted: the CSU Extension reports,

ADJOURNED: 9:13 a.m.

Clerk June30, 2026

Chairman