

**SAN JUAN COUNTY, COLORADO BOARD OF COMMISSIONERS
TOWN OF SILVERTON BOARD OF TRUSTEES
MEETING AGENDA**

August 27, 2025

6:00 PM Property Tax Appeal

CALL TO ORDER: 6:30 P.M.

BOCC Meeting Minutes for August 13, 2025

APPOINTMENTS

6:35 P.M. CTSI - Marilyn Wagner, Loss Control Consultant

7:00 P.M. Public Hearing: Resolution 2025-05 Authorizing An Election On The Question Of Whether To Permit San Juan County To Collect, Retain And Expend Revenues Collected From Property Taxes In Excess Of The Newly Enacted 5.25% Growth Limit Imposed By State Law

7:30 P.M. Debby Zarkis, SFLC Director

8:00 P.M. Dr. David Brown – High Country Remote Care Clinic

NEW BUSINESS

Bonita Peak Mining District: June 26th Reuse Site Visit Meeting Summary

Payroll Processing Proposal

County 150 Celebration

September 10th Afternoon Field Trip

Public Comment

Commissioner and Staff Reports

OLD BUSINESS

Other

CORRESPONDENCE:

Adjourn

Times listed above are approximate.

Discussion of an agenda item may occur before or after the assigned time.

Next Regular Meeting – September 10, 2025 8:30 A.M.

Joint Meeting with Hinsdale County – September 5, 2025

Join Zoom Meeting

<https://zoom.us/j/92136473203>

By Telephone: Dial 1 669-900-6833 and enter the Webinar ID 92136473203 when prompted.

Meeting ID: 921 3647 3203

You Tube (live and recorded for later viewing, does not support public comment):

<https://www.youtube.com/@sanjuancountycolorado/streams>

SAN JUAN COUNTY BOARD OF COMMISSIONERS
REGULAR MEETING WEDNESDAY, August 13, 2025
AT 8:30 A.M.

Call to Order: The meeting was called to order by Chairman Pro Tem Scott Fetchenhier. Present were Commissioners Austin Lashley, and Pete Maisel, County Attorney Dennis Golbricht and Administrator William Tookey.

Payment of Bills: Commissioner Maisel moved to authorize payment of the warrants as presented. Commissioner Lashley seconded the motion. The motion passed unanimously.

Minutes: Commissioner Lashley moved to approve the minutes of July 23, 2025, as presented. Commissioner Maisel seconded the motion. The motion passed unanimously.

Athena Jones of the EPA was present to provide the Commissioners with an update.

Road and Bridge Supervisor Rusty Melcher was present to provide the Commissioners with an update. Supervisor Melcher requested that the Commissioners hire Danial Bechtel at an annual salary of \$59,050.00 to fill the vacancy in the Road Department. Commissioner Maisel moved to hire Danial Bechtel. Commissioner Lashley seconded the motion. The motion passed unanimously.

Social Services Director Martha Johnson and Krissy Rhoades were present to provide the Commissioners with a monthly update. Commissioner Lashley moved to approve Transmittal #6 in the amount of \$51,557.04. Commissioner Maisel seconded the motion. The motion passed unanimously.

The State of Colorado Intergovernmental Agreement with the Department of Healthcare Policy and Financing was presented to the Commissioners for their consideration. Commissioner Lashley moved to approve the IGA as submitted. Commissioner Maisel seconded the motion. The motion passed unanimously.

Director Johnson also informed the Board that she was working with the Silverton Family Learning Center to provide additional TANF Funding. It was the consensus of the Commissioners that additional financial information from the SFLC was needed prior to approving additional funding.

Commissioner Maisel informed the Board that the Boiler at the SFLC needed to be replaced. It was determined by the County Attorney that the lease agreement with the SFLC placed the financial burden on the SFLC for the replacement of the boiler. However, the Commissioners recognized that given their current financial situation they would not be able to afford a boiler replacement. Commissioner Maisel moved to authorize up to \$11,000 for the boiler replacement at the Silverton Family Learning Center with the condition that the SFLC recognize that it is an obligation of the lease and should they have the funding to reimburse the County they would do so. Commissioner Lashley seconded the motion. The motion passed unanimously.

A Public Hearing was held to receive comments concerning the Improvement Permit Application submitted by Isaiah Branch-Boyle for the development of a Single-Family Residential structure, driveway and associated utility improvements on the Senior Warden Lode USMS 13298. The property is located near Molas Lake. It will be accessed from US 550 and will cross BLM land. Upon

completion of the public hearing, Commissioner Lashley moved to approve the Sketch Plan Application with the conditions as listed below. Commissioner Maisel seconded the motion. The motion passed with Commissioner Lashley and Maisel voting yes and Commissioner Fetchenhier voting no.

1. That the applicant acknowledges that emergency services will not be available in a timely manner and perhaps not at all.
2. All improvements to the Senior Warden Lode shall fully and completely comply with, and strictly conform to, all terms, conditions and restrictions contained in the San Juan County Zoning and Land Use Regulation, all permits issued, and all applicable State and Federal rules and regulations.
3. That an obtain an On-Site Wastewater Treatment Permit reviewed and approved by La Plata County Public Health and issued by San Juan County Public Health Department.
4. That the proposed improvements are identified and staked on site by a Colorado Licensed Surveyor.
5. The Land Use Administrator visits the site after the site has been staked and prior to the Preliminary/Final review.
6. The applicant shall construct story poles to show the ridgeline of the structure.
7. That a Colorado Licensed Surveyor shall provide 2ea. 24" X 26" survey plats identifying the location of improvements, setbacks and the access road.
8. The driveway will need to be staked by a Colorado Licensed Surveyor. Grade and width specification concerning the driveway be provided and that the visual impact of the driveway be considered.
9. If any historic public trail is identified, it will need to be added to the certified survey plat.
10. A Cumulative Impact Report will need to be completed prior to Preliminary/Final Plan Appearance.
11. That the applicant be placed on the Town of Silverton's Utility billing system for water and refuse.
12. That the applicant agrees to provide vegetative screening as necessary, using conifer trees that are native to the sight. The trees shall be adequate in number and height to provide sufficient screening.
13. The failure to comply with these conditions shall be grounds for the revocation of this Improvement Permit.

A Public Hearing was held to receive comments concerning the Improvement Permit Application submitted by George Riley for a Boundary Adjustment for Lots 1 and 2 of the Cole Ranch Subdivision. The Boundary Adjustment also requires an amendment to the Cole Ranch Subdivision Plat and for an Improvement Permit to construct a fence. Upon completion of the public hearing, Commissioner Maisel

moved to approve the Preliminary/Final Plan Application with the conditions as listed below. Commissioner Lashley seconded the motion. The motion passed unanimously.

1. That a Colorado licensed surveyor provides a survey of the boundaries of Lot 1A and Lot 2A of the Cole Ranch Subdivision in their entirety and that corners be set to identify the new boundaries.
2. That a Colorado licensed surveyor provides a Plat of the new parcels. The Plat shall meet all applicable requirements listed in 7-111 Final Plat Requirements, San Juan County Zoning and Land Use Regulations. The Plat shall include a signature block for the Chairman of the BOCC to sign along with anyone that has an ownership interest in the properties.
3. That the Plat identifies the new parcels as Lot 1A and Lot 2 A.
4. That the Plat identifies a 60 foot right of way for all county roads.
5. That a Colorado licensed surveyor provides an Amended Plat for the Cole Ranch Subdivision. The Plat shall meet all applicable requirements listed in 7-111 Final Plat Requirements, San Juan County Zoning and Land Use Regulations.
6. That the Plat be recorded in the office of the San Juan County Clerk and Recorder.
7. That the gate shall be strictly for functional purposes to minimize any visual impact.
8. That the applicant acknowledges that any additional development on these lots, will require an individual Improvement Permit for each lot.

A Public Hearing was held to receive comments concerning the Improvement Permit Application submitted by David Breed for the development of a 1000 sq. ft. cabin, 200 sq. ft. shed and associated utility improvements on the Ute Chief Lode MS 18463. The property is located in Deer Park and will be accessed by County Road 33A. Upon completion of the public hearing, Commissioner Lashley moved to approve the Preliminary/Final Plan Application with the conditions as listed below. Commissioner Maisel seconded the motion. The motion passed unanimously.

1. That the applicant acknowledges that emergency services will not be available in a timely manner and perhaps not at all.
2. All improvements to the Ute Chief Lode shall fully and completely comply with, and strictly conform to, all terms, conditions and restrictions contained in the San Juan County Zoning and Land Use Regulation, all permits issued, and all applicable State and Federal rules and regulations.
3. The applicant shall fully and completely comply with the San Juan County Zoning and Land Use Regulation 4-110 Design and Development Standards for all Improvement and Use Permits.
4. If any historic artifacts are discovered on site during the excavation or construction, all work on the project will be stopped immediately until the Historic Review Committee or qualified archeologist can visit the site to document and preserve those artifacts.
5. That the applicant be placed on the Town of Silverton's Utility billing system for refuse and water.

6. That the septic system be engineered and permitted.
7. That the on-site water be tested for potability.
8. The failure to comply with these conditions shall be grounds for the revocation of this Improvement Permit.

A Public Hearing was held to receive comments concerning the Improvement Permit Application submitted by Damon Rose for the development of a Single-Family Residential structure, driveway extension and associated utility improvements on the Hector Lode USMS 14327. The property is located southwest of Silverton between CR 31 and US 550. It will be accessed from US 550.

Upon completion of the public hearing, Commissioner Lashley moved to approve the Preliminary/Final Plan Application with the conditions as listed below. Commissioner Maisel seconded the motion. The motion passed unanimously.

1. That the applicant acknowledges that emergency services will not be available in a timely manner and perhaps not at all.
2. All improvements to the Hector Lode shall fully and completely comply with, and strictly conform to, all terms, conditions and restrictions contained in the San Juan County Zoning and Land Use Regulation, all permits issued, and all applicable State and Federal rules and regulations.
3. That an On-Site Wastewater Treatment Permit application be submitted to the La Plata County Public Health Department.
4. That the Hector Lode USMS 14327, Hector Millsite USMS 14327B, Smith Mill Site USMS 17849B and Cook Mill Site USMS 17848B be consolidated into one property. The Consolidation Plat shall be prepared by a Colorado Licensed Surveyor on a 24" x 36" Mylar and will be recorded with County Clerk and Recorder.
5. If any historic public trail is identified it will need to be added to the certified survey plat.
6. That a geotechnical study be completed to determine adequate foundation and construction prior to the issuance of a building permit.
7. That the applicant be placed on the Town of Silverton's Utility billing system for refuse.
8. The failure to comply with these conditions shall be grounds for the revocation of this Improvement Permit.

Resolution 2025-04 A Resolution of The San Juan County Board of County Commissioners Implementing an Immediate Stage Two Fire Ban was presented to the Commissioners for their consideration. Commissioner Maisel moved to approve Resolution 2025-04 as presented. Commissioner Lashley seconded the motion. The motion passed unanimously.

A draft of Resolution 2025-05 A Resolution Authorizing an Election on the Question of Whether to Permit San Juan County to Collect, Retain and Expend Revenues Collected from Property Taxes in Excess of the 5.25% Limit Imposed by State Law was presented to the Commissioners for their review. It was the consensus of the Commissioners to place this on the agenda of the August 27th meeting.

The Commissioners received a request from the City of Ouray for a letter of support for the conveyance of Crystal Lake from the federal government to the City of Ouray. It was the consensus of the Commissioners to send a letter of support.

Having no further business, the meeting was adjourned at 12:21 P.M.

A work session with the Colorado Department of Transportation was held at 1:30 pm.

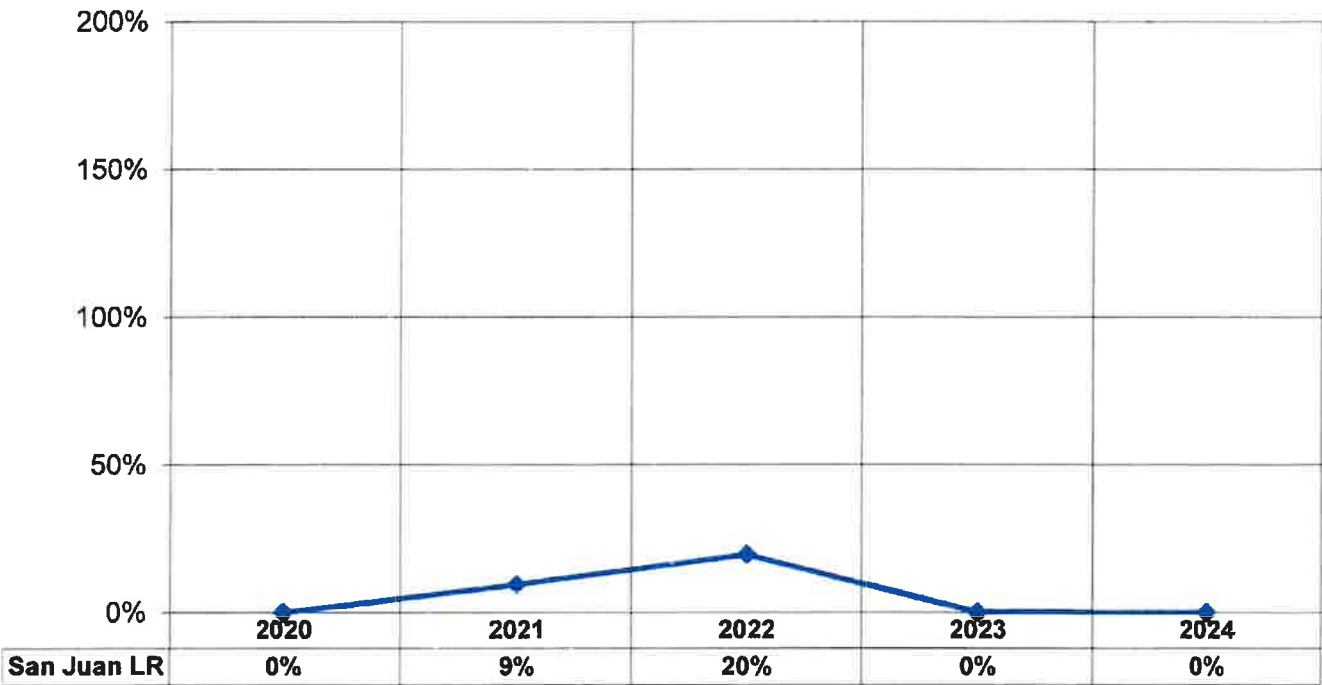
Austin Lashley, Chairman

Ladonna L. Jaramillo, County Clerk

Colorado Counties Casualty Property Pool
Loss Ratio Report
as of December 31, 2024



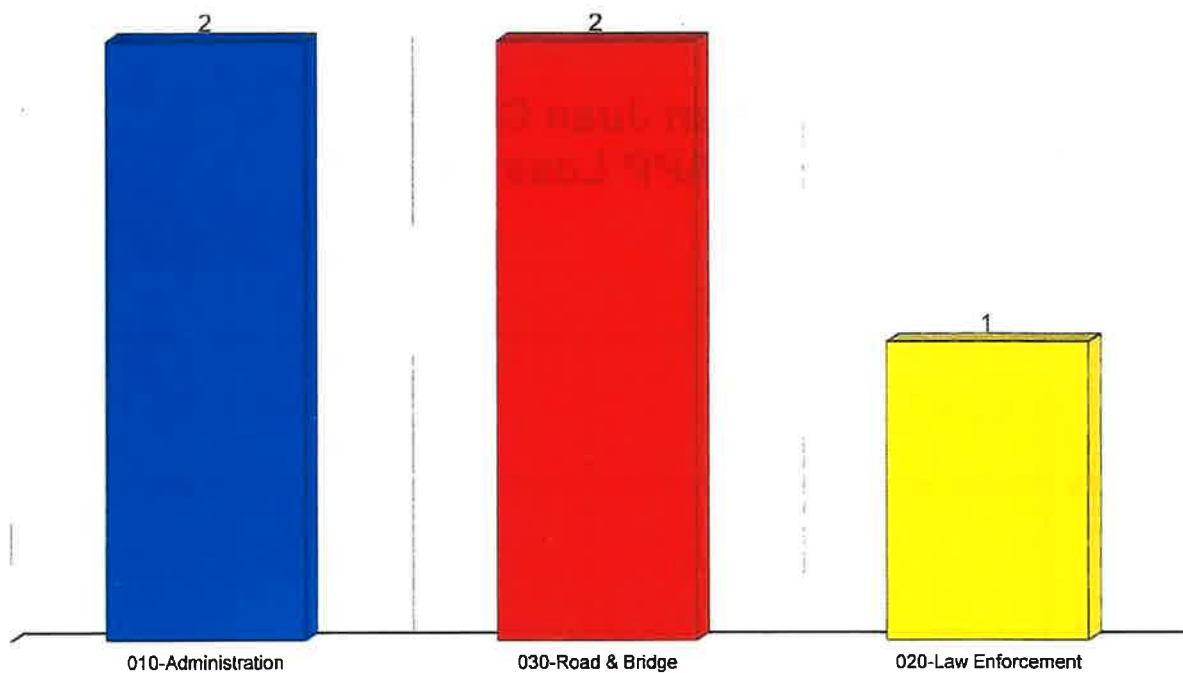
San Juan County
CAPP Loss Ratio



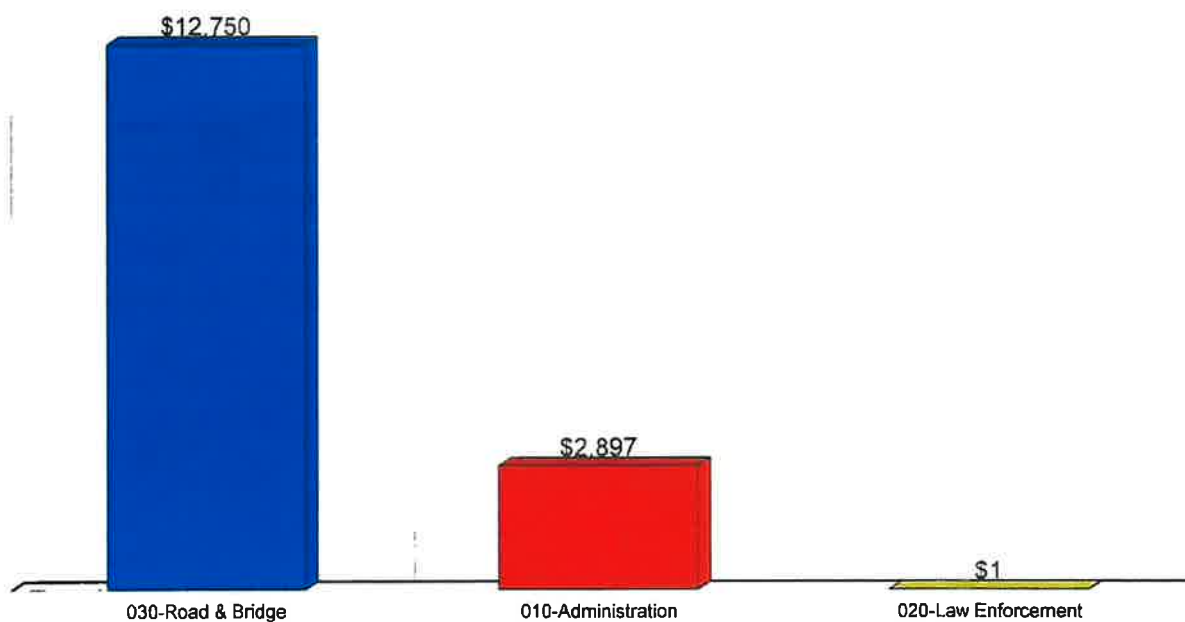
All claim years subject to change due to activity of claims.

	Frequency # of Claims	Severity \$ of Claims	Average Cost Per Claim
	5	\$15,648	\$3,130

Top Five in Frequency



Top Five in Severity



Loss Analysis by County by Accident

Claims From to 2020 through 2024 as of 12/31/24

Frequency
of Claims

Severity
\$ of Claims

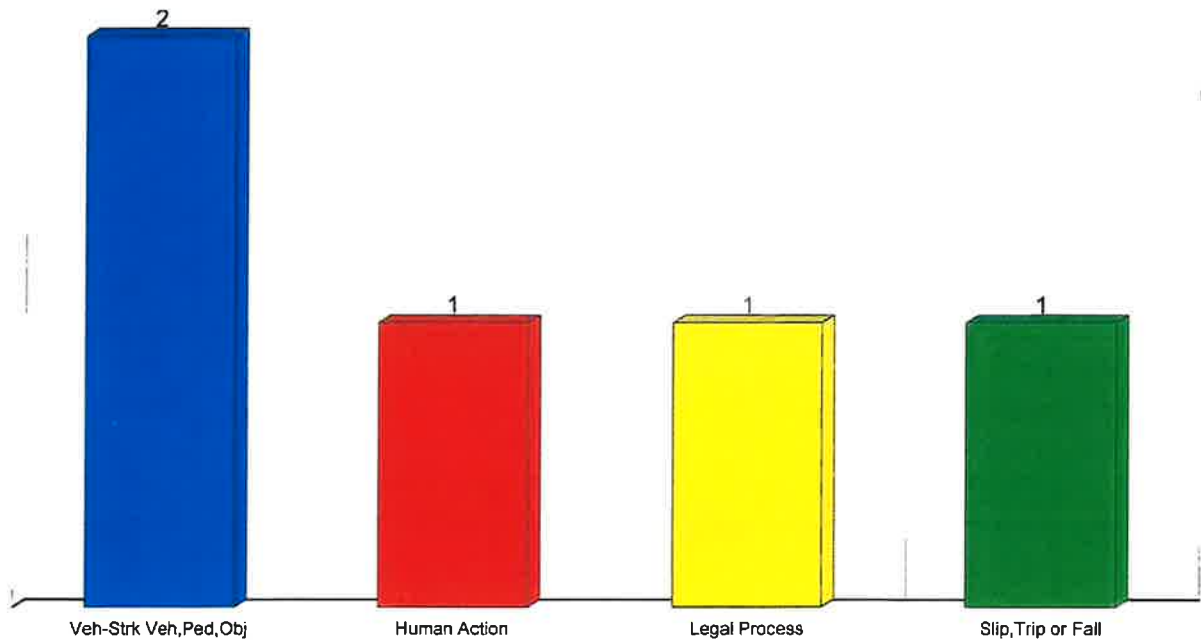
Average Cost
Per Claim

5

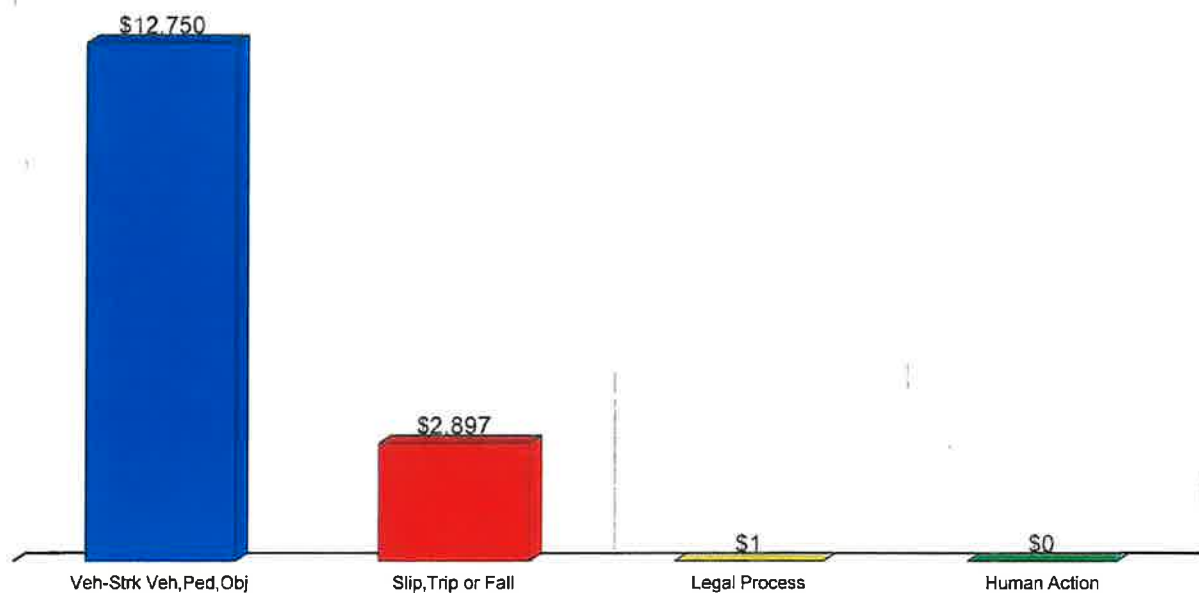
\$15,648

\$3,130

Top Five in Frequency



Top Five in Severity



Loss Analysis by County and
Division, Department & Accident - Five Year

San Juan



Claims From 2020 to 2024 as of December 31, 2024

Division	Department	Frequency of Claims	Severity of Claims	Average Incurred
010-Administration				
<u>010111-Admin Grounds & Bldg Maint</u>				
	Human Action	1	\$0	\$0
	Slip, Trip or Fall	1	\$2,897	\$2,897
		<u>2</u>	<u>\$2,897</u>	<u>\$1,449</u>
020-Law Enforcement				
<u>020202-Sheriff-Patrol Division</u>				
	Legal Process	1	\$1	\$1
		<u>1</u>	<u>\$1</u>	<u>\$1</u>
030-Road & Bridge				
<u>030314-R&B Fleet Maintenance</u>				
	Veh-Strk Veh,Ped,Obj	2	\$12,750	\$6,375
		<u>2</u>	<u>\$12,750</u>	<u>\$6,375</u>
Total		5	\$15,648	\$3,130

Frequency
of Claims

Severity
\$ of Claims

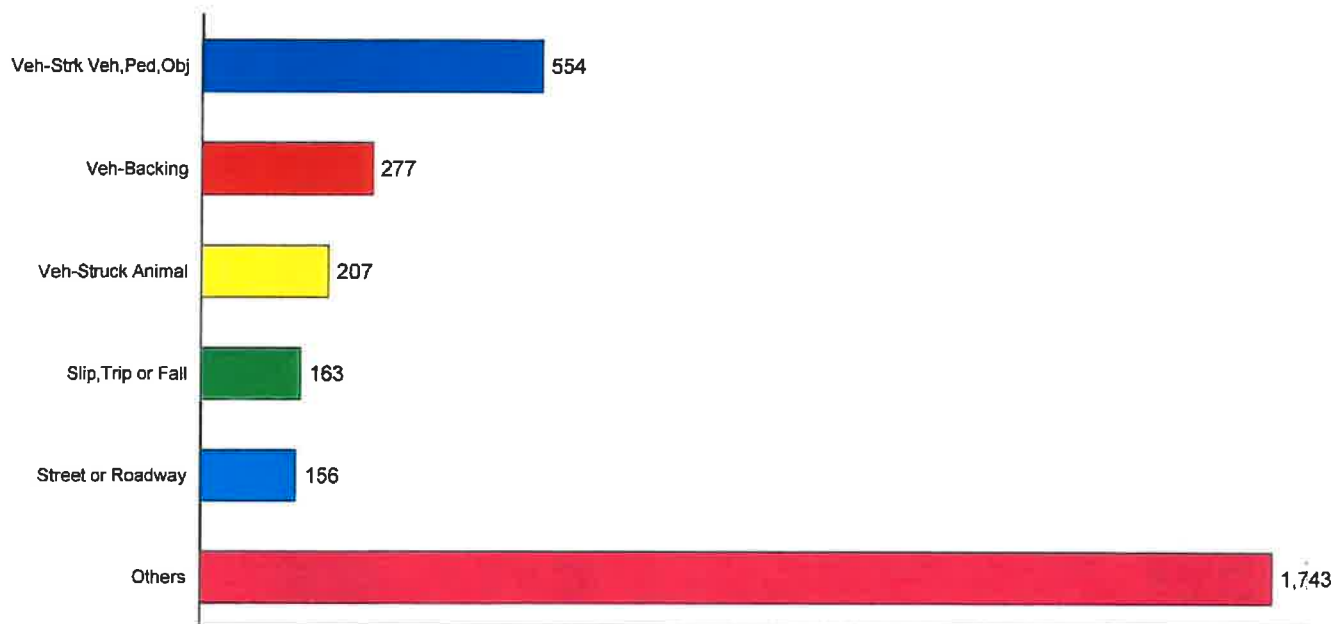
Average Cost
Per Claim

3,100

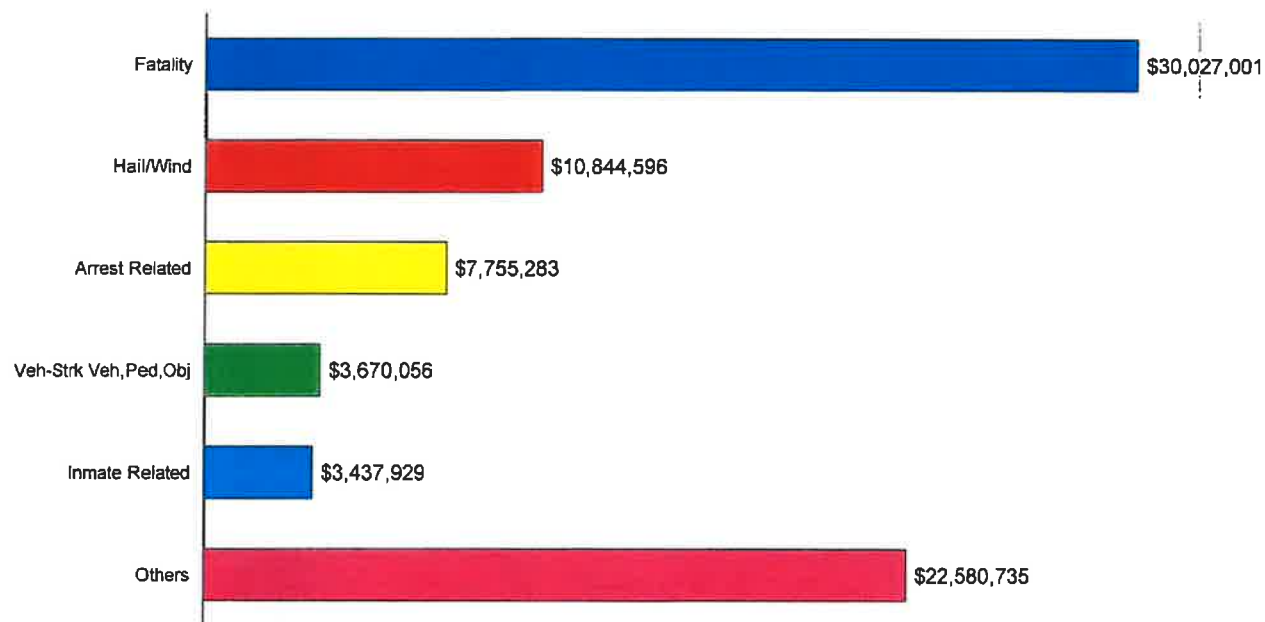
\$78,315,600

\$25,263

Top Five in Frequency



Top Five in Severity



Loss Analysis by Pool by Accident

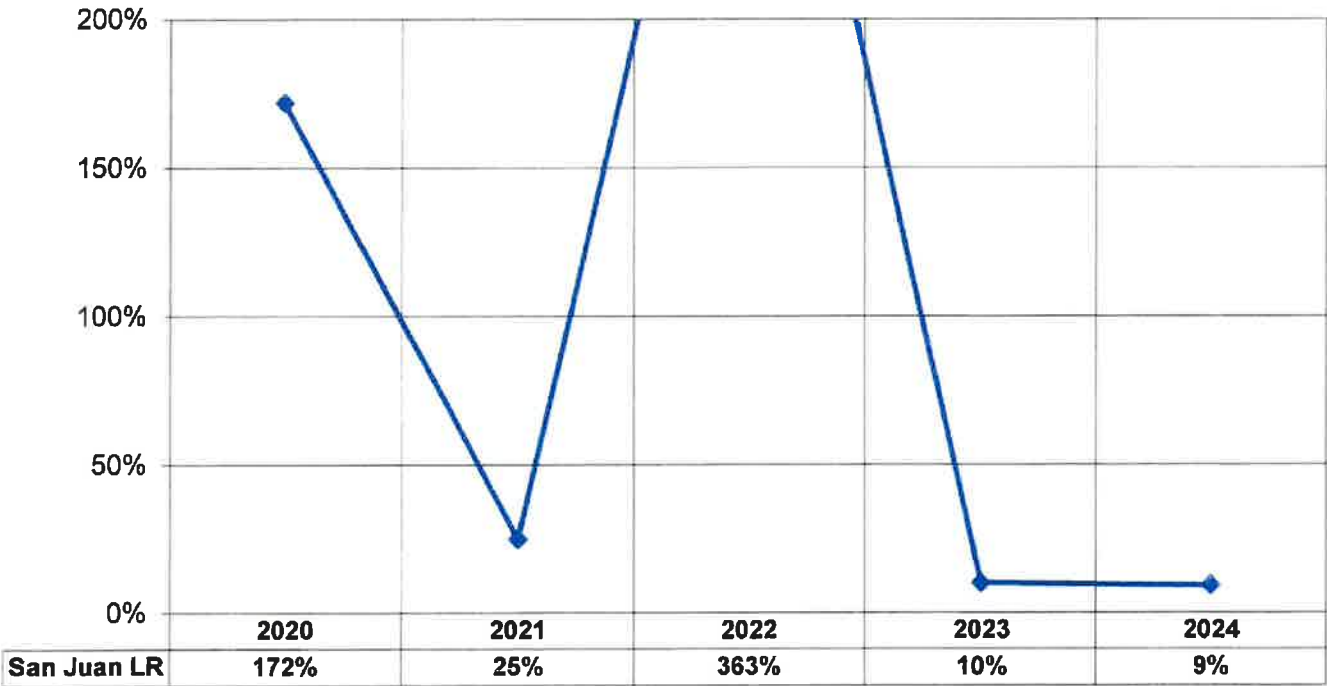
Claims From 2020 to 2024 as of December 31, 2024

Accident	Frequency # of Claims	Severity \$ of Claims	Average Cost Per Claim
Fatality	37	\$30,027,001	\$811,541
Hail/Wind	108	\$10,844,596	\$100,413
Arrest Related	68	\$7,755,283	\$114,048
Veh-Strk Veh,Ped,Obj	554	\$3,670,056	\$6,625
Inmate Related	71	\$3,437,929	\$48,422
Emp Term-Subj to Deduct	57	\$1,989,677	\$34,907
Veh-Rear End Acc	140	\$1,746,872	\$12,478
Veh-Jackknife,Rollover	31	\$1,620,149	\$52,263
Fire, Smoke, Explosion	17	\$1,506,839	\$88,638
Criminal Activity	5	\$1,410,312	\$282,062
Constitutional Violation	61	\$1,350,832	\$22,145
Veh-Struck Animal	207	\$1,301,864	\$6,289
Veh-Emerg Resp/Pursuit	77	\$914,224	\$11,873
Veh-Fail to Yield ROW	71	\$887,400	\$12,499
Veh-Backing	277	\$823,879	\$2,974
Lightning/Snow/Rain	29	\$794,240	\$27,388
Legal Process	68	\$758,946	\$11,161
Dischg, Leak, & Overflow	41	\$694,546	\$16,940
Veh-Ice On Road	57	\$691,117	\$12,125
Suicide or Attempted	5	\$599,541	\$119,908
Vandalism	101	\$508,348	\$5,033
Discrimination	10	\$495,968	\$49,597
Weather	6	\$463,769	\$77,295
Network Liability	6	\$387,292	\$64,549
Slip,Trip or Fall	163	\$321,560	\$1,973
Struck Object	145	\$295,843	\$2,040
Temperature Extremes	16	\$273,238	\$17,077
Veh-Front End Coll	6	\$262,288	\$43,715
Veh-Train Accident	1	\$241,555	\$241,555
Veh-Sideswp,Lane Chg,Pass	35	\$208,756	\$5,964
Sewer or Water	6	\$195,016	\$32,503
Errors & Omissions	35	\$193,755	\$5,536
Veh-Loss of Control	22	\$180,532	\$8,206
Veh-Ran Off Rdwy	8	\$177,002	\$22,125
Veh-Fail to Allow Clnce	8	\$168,343	\$21,043
Defamation or Slander	12	\$153,987	\$12,832
Off Road Equipment	76	\$116,704	\$1,536
Gunshot	3	\$95,149	\$31,716
Veh-Intersection Acc	10	\$83,671	\$8,367
Street or Roadway	156	\$72,420	\$464
Alleged Acc-Ins Unaware	49	\$67,141	\$1,370
Falling or Thrown Object	44	\$62,362	\$1,417
Animal or Insect	9	\$60,077	\$6,675
Malicious Prosecution	5	\$51,599	\$10,320
Lightning	1	\$46,000	\$46,000
Sexual Harassment	3	\$36,401	\$12,134
Human Action	4	\$35,494	\$8,873
Veh-Rocks From Truck	46	\$32,151	\$699
Veh-Trk or Tractor Trlr	3	\$30,911	\$10,304
Elec Surge-Not Lightning	7	\$28,924	\$4,132
Employment-Discrimination	1	\$25,001	\$25,001
Regulatory Taking/Inverse Cond/Land Us	3	\$25,001	\$8,334
Trespass	2	\$25,001	\$12,501
Govt Process or System	7	\$24,548	\$3,507
Boiler	1	\$16,000	\$16,000
Others	109	\$28,489	\$261
	3,100	\$78,315,600	\$25,263

**County Workers' Compensation Pool
Loss Ratio Report
as of December 31, 2024**



**San Juan County
CWCP Loss Ratio**



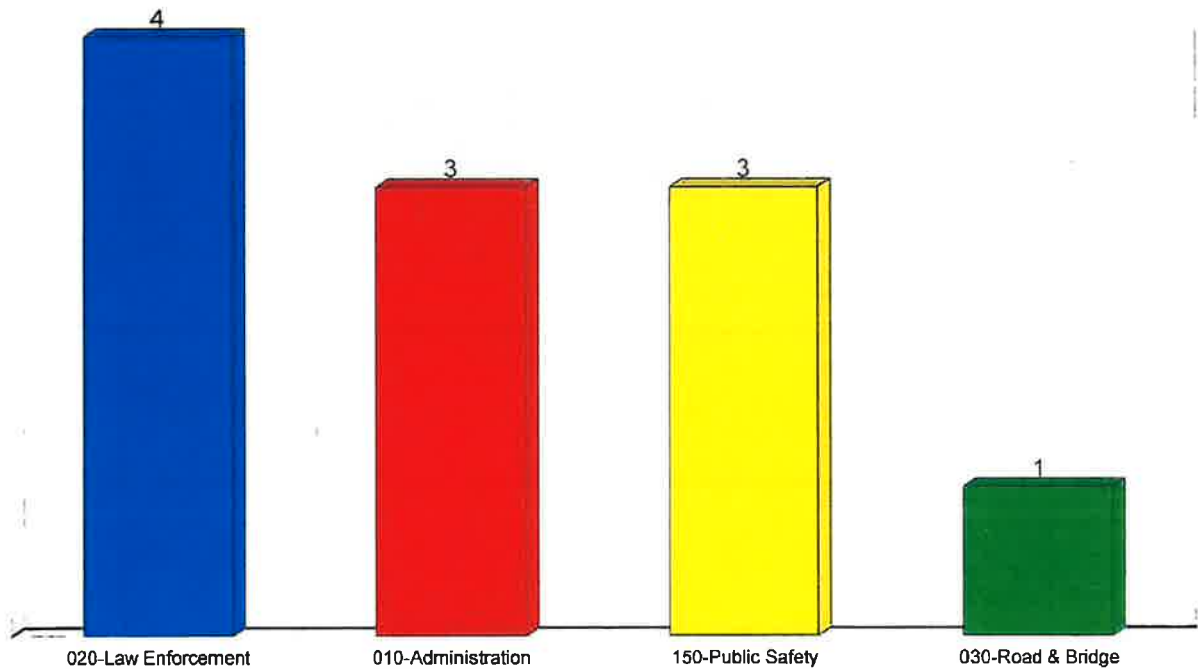
All claim years subject to change due to activity of claims.

Loss Analysis by County by Division

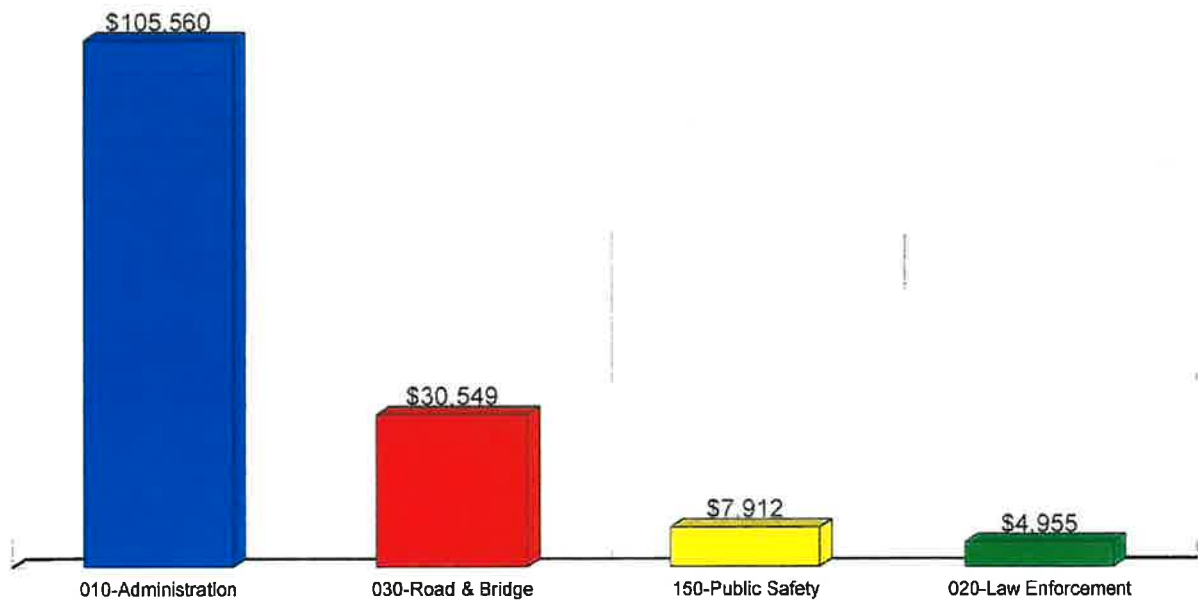
Claims From to 2020 through 2024 as of 12/31/24

	Frequency # of Claims	Severity \$ of Claims	Average Cost Per Claim
	11	\$148,976	\$13,543

Top Five in Frequency



Top Five in Severity



Loss Analysis by County by Accident

Claims From to 2020 through 2024 as of 12/31/24

Frequency
of Claims

Severity
\$ of Claims

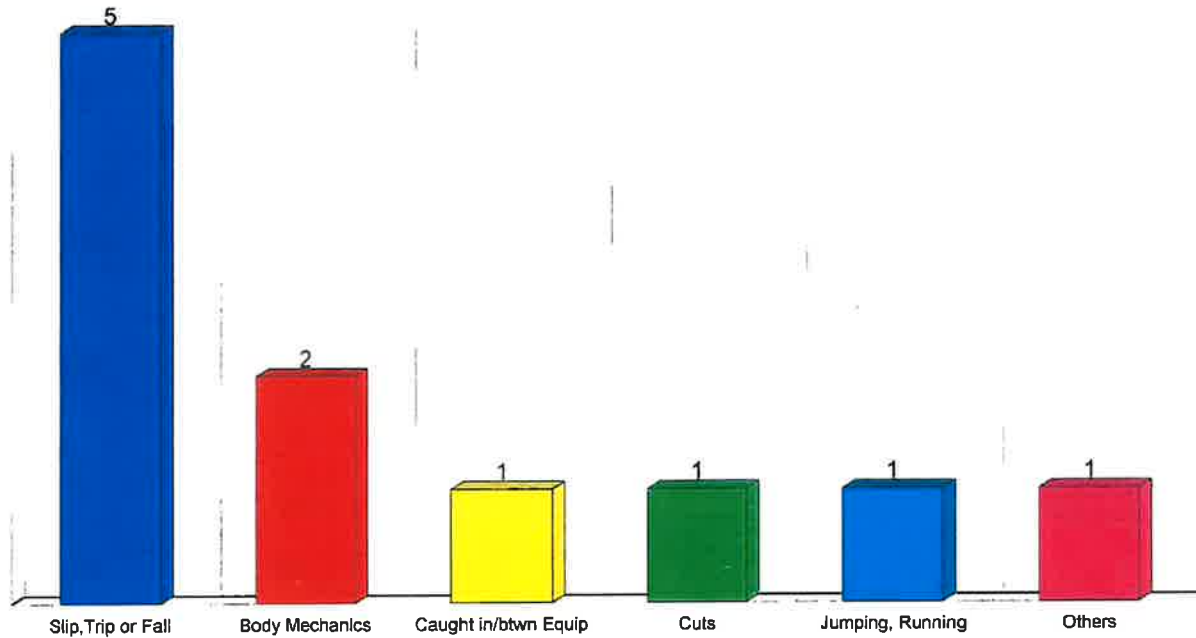
Average Cost
Per Claim

11

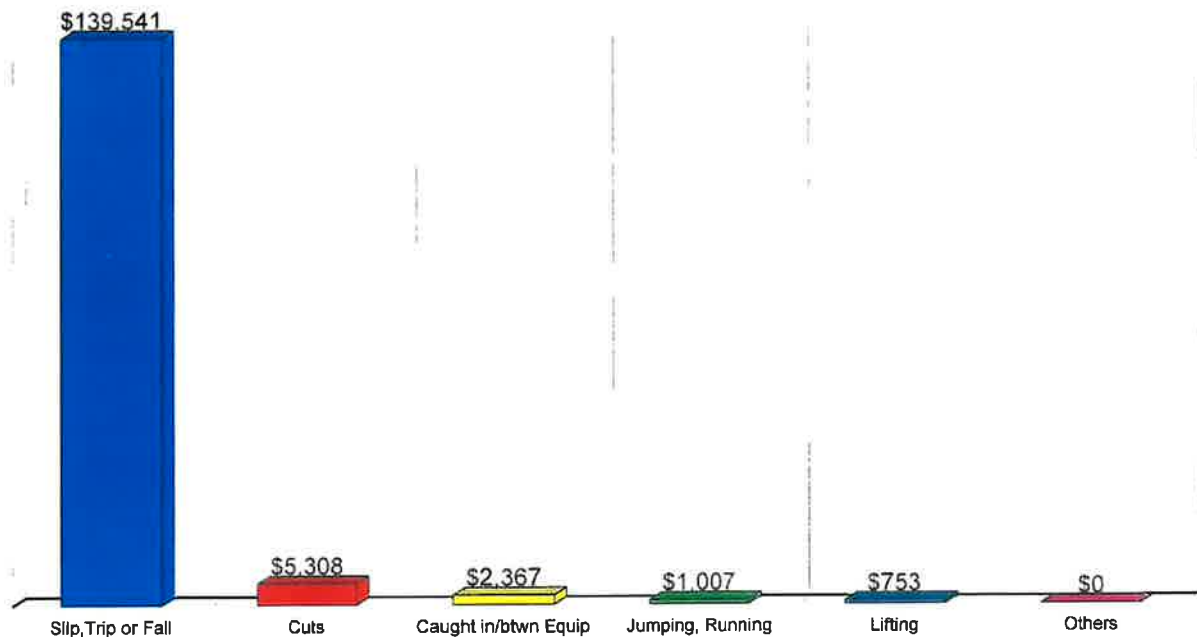
\$148,976

\$13,543

Top Five in Frequency



Top Five in Severity



County Workers' Compensation Pool

San Juan



Loss Analysis by County and
Division, Department & Accident - Five Year

Claims From 2020 to 2024 as of December 31, 2024

Division	Department	Frequency of Claims	Severity of Claims	Average Incurred
010-Administration				
<u>010102-Admin Administration</u>				
	Slip, Trip or Fall	1	\$38,096	\$38,096
<u>010111-Admin Grounds & Bldg Maint</u>				
	Lifting	1	\$753	\$753
<u>010150-Admin Coroner</u>				
	Slip, Trip or Fall	1	\$66,711	\$66,711
		<u>3</u>	<u>\$105,560</u>	<u>\$35,187</u>
020-Law Enforcement				
<u>020201-Sheriff-Administration</u>				
	Caught in/btwn Equip	1	\$2,367	\$2,367
<u>020202-Sheriff-Patrol Division</u>				
	Body Mechanics	1	\$0	\$0
	Jumping, Running	1	\$1,007	\$1,007
	Slip, Trip or Fall	1	\$1,582	\$1,582
		<u>4</u>	<u>\$4,955</u>	<u>\$1,239</u>
030-Road & Bridge				
<u>030309-R&B Maintenance</u>				
	Slip, Trip or Fall	1	\$30,549	\$30,549
		<u>1</u>	<u>\$30,549</u>	<u>\$30,549</u>
150-Public Safety				
<u>150216-Public Safety Fire Department</u>				
	Body Mechanics	1	\$0	\$0
	Cuts	1	\$5,308	\$5,308
	Slip, Trip or Fall	1	\$2,603	\$2,603
		<u>3</u>	<u>\$7,912</u>	<u>\$2,637</u>
Total		11	\$148,976	\$13,543

Frequency
of Claims

3,903

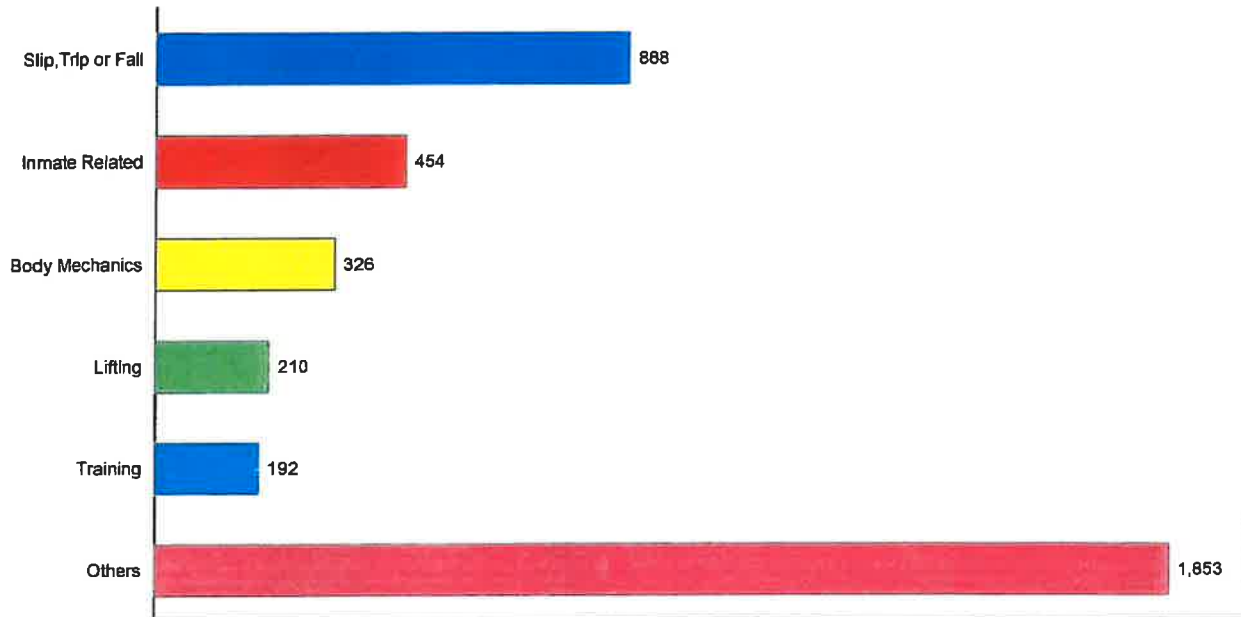
Severity
\$ of Claims

\$30,551,477

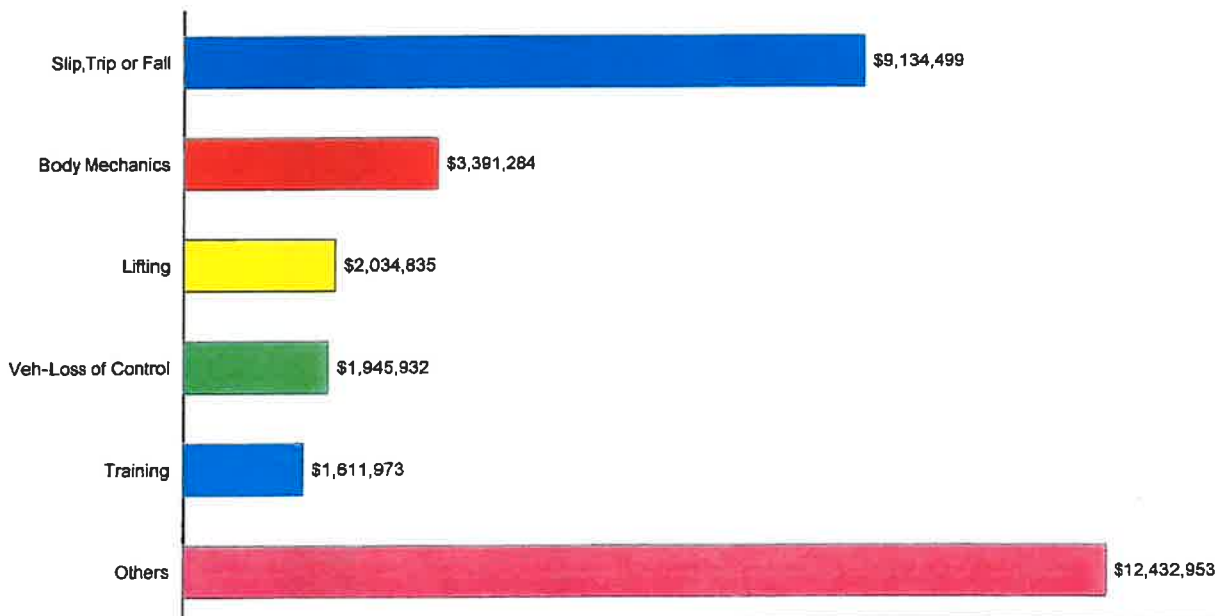
Average Cost
Per Claim

\$7,828

Top Five in Frequency



Top Five in Severity



Loss Analysis by Pool by Accident

Claims From 2020 to 2024 as of December 31, 2024

Accident	Frequency # of Claims	Severity \$ of Claims	Average Cost Per Claim
Slip,Trip or Fall	868	\$9,134,499	\$10,524
Body Mechanics	326	\$3,391,284	\$10,403
Lifting	210	\$2,034,835	\$9,690
Veh-Loss of Control	28	\$1,945,932	\$69,498
Training	192	\$1,611,973	\$8,396
Inmate Related	454	\$1,588,668	\$3,499
Falling or Thrown Object	152	\$1,541,238	\$10,140
Arrest Related	190	\$1,092,463	\$5,750
Veh-Rear End Acc	29	\$980,789	\$33,820
Exposure Blood/Bodily Fluids/Disease	166	\$976,945	\$5,885
Struck Object	184	\$528,645	\$2,873
Push, Pull	62	\$520,386	\$8,393
Veh-Emerg Resp/Pursuit	7	\$456,623	\$65,232
Confront w/Others	20	\$397,429	\$19,871
Veh-Fail to Yield ROW	25	\$376,226	\$15,049
Step in Hole	13	\$374,195	\$28,784
Gunshot	7	\$372,118	\$53,160
Caught in/btwn Equip	131	\$319,511	\$2,439
Human Action	8	\$277,377	\$34,672
Cumulative Trauma	57	\$219,698	\$3,854
Bodily Injury	15	\$182,084	\$12,139
Cuts	96	\$161,167	\$1,679
Fire, Smoke, Explosion	17	\$148,663	\$8,745
Animal or Insect	135	\$132,159	\$979
Jumping, Running	20	\$130,455	\$6,523
Veh-Ice On Road	4	\$127,292	\$31,823
Veh-Jackknife,Rollover	16	\$125,956	\$7,872
Noise	11	\$119,710	\$10,883
Mold Exposure	2	\$111,000	\$55,500
Chemical or Other Exposure	161	\$101,431	\$630
Equip & Power Tools	22	\$100,748	\$4,579
Stress-Mental	10	\$94,937	\$9,494
Attack by Inmate	15	\$93,381	\$6,225
Veh-Intersection Acc	19	\$90,341	\$4,755
Reaching	10	\$85,674	\$8,567
Foreign Body in Eye	33	\$77,141	\$2,338
Assault & Battery	14	\$61,354	\$4,382
Veh-Sideswp,Lane Chg,Pass	4	\$60,513	\$15,128
Veh-Front End Coll	8	\$60,489	\$7,561
Cancer	1	\$60,463	\$60,463
Needle Stick	48	\$50,679	\$1,056
Strain	2	\$40,649	\$20,324
Veh-Struck Animal	4	\$34,355	\$8,589
Veh-Strk Veh,Ped,Obj	11	\$30,245	\$2,750
Weather	2	\$20,233	\$10,116
Veh-Ran Off Rdwy	6	\$19,377	\$3,229
Elec Surge-Not Lightning	3	\$17,813	\$5,938
Veh-Backing	9	\$11,889	\$1,321
Glass	10	\$11,653	\$1,165
Hot Object	4	\$9,050	\$2,263
Heart/Chest Pains	10	\$7,976	\$798
Inhalation	9	\$6,277	\$697
Veh-Other Driving	5	\$5,089	\$1,018
Temperature Extremes	8	\$5,029	\$629
Veh-Train Accident	2	\$4,958	\$2,479
Others	28	\$10,413	\$372
	3,903	\$30,551,477	\$7,828

Option A

RESOLUTION 2025-05

A RESOLUTION AUTHORIZING AN ELECTION ON THE QUESTION OF WHETHER TO PERMIT SAN JUAN COUNTY TO COLLECT, RETAIN AND EXPEND REVENUES COLLECTED FROM PROPERTY TAXES IN EXCESS OF THE NEWLY ENACTED 5.25% GROWTH LIMIT IMPOSED BY STATE LAW

WHEREAS, the newly enacted Section 29-1-1702, C.R.S. limits the growth of revenues collected from property taxes by the County to the level of revenues collected in the preceding year plus five and one quarter (5.25%) percent, regardless of inflation, increases in property values, or unfunded mandates imposed upon the County; and

WHEREAS, the current property tax revenue with which San Juan County presently operates is less than the property tax revenue generated in 2009 when adjusted for inflation; and

WHEREAS, San Juan County projects that annual revenue from property taxes will exceed the Section 29-1-1702, C.R.S. 5.25% cap, which revenues may not be retained without voter authorization; and

WHEREAS, eighty seven percent (87%) of San Juan County is public lands managed by the Forest Service and Bureau of Land Management, untaxed by the County; and

WHEREAS, the Federal Government has made significant budget cuts that greatly impact the ability of the Federal agencies to manage the public lands, further increasing the financial burden on San Juan County; and

WHEREAS, the Federal Government has made significant budget cuts to other programs, including public health, infrastructure and social services; and

WHEREAS, the Federal Government budget cuts have impacted the State of Colorado and impact the State's ability to even maintain current level local funding; and

WHEREAS, the State of Colorado continues to financially burden San Juan County with numerous ongoing and new unfunded mandates; and

WHEREAS, the Board of County Commissioners of San Juan County deems it to be in the best interest of San Juan County and of its citizens to permit the County to continue to collect, retain and expend revenues, collected from property taxes without an increase of the mill levy, and without the Section 29-1-1704, Colorado Revised Statutes cap; and

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF SAN JUAN COUNTY, COLORADO:

ARTICLE I - PURPOSE

The purpose of this Resolution is to authorize the holding of an election to determine whether San Juan County shall be authorized to continue to collect, retain and expend all revenues as it has, without statutory limits on property tax revenues and fiscal year expenditures, specifically including those established pursuant to Section 29-1-1702, C.R.S.

ARTICLE II - INTERPRETATION

If the ballot issue proposed hereby is approved by the voters, San Juan County shall continue to be permitted to collect, retain and expend all revenues, including those collected from property taxes, without regard to any limits on revenue retention and fiscal year spending currently imposed by state law, specifically including those imposed by newly enacted Section 29-1-1702, C.R.S. Voter approval of the ballot issue proposed hereby shall be construed to be the voter approval required by Section 29-1-1704, C.R.S. Nothing in this Resolution, in the ballot initiative

Option A

proposed hereby or in any election conducted pursuant hereto shall be construed as to authorize the imposition of any new tax or increase any mill levy.

ARTICLE III - GENERAL PROVISIONS

Section 1 – Administration

The Board of County Commissioners of San Juan County may adopt such rules and regulations as may be necessary for the administration and enforcement of this Resolution. The Board of County Commissioners of San Juan County or its authorized representatives is hereby empowered to enter into and execute on behalf of San Juan County any agreements necessary for the administration and enforcement of this Resolution.

Section 2 - Severability/Legal Challenges

2-1 If any provision of this Resolution is held invalid, or if application of this Resolution to any situation is held invalid, such invalidity shall not affect any other provision or application of this Resolution which can be given effect without the invalid provision or application, and to this end, the provisions of this Resolution are to be severable.

2-2 If this Resolution, or any provision contained therein, is challenged, San Juan County shall be permitted to continue to collect, retain and expend all revenues from all sources until such collection, retention or expenditure is prohibited by order of a court of competent jurisdiction. Further, in the event of such an order, no refund shall be made of moneys already collected, retained or expended.

Section 3 - Submission to Electorate

3-1 This Resolution shall be referred to the electors of San Juan County for approval at the November 2025 election. The question to be submitted shall be stated as follows:

Shall San Juan County waive the 5.25% property tax limit for 2025 and all future property tax years as provided for in Section 29-1-1704, Colorado Revised Statutes, with such waiver not to be construed as increasing tax rates, changing tax policy, increasing mill levy or adding new taxes of any kind, or changing the purpose of the mill levy of providing for road maintenance, dust control, snow removal, law enforcement, fire protection, medical services, workforce housing, child care, historic public building preservation and restoration, and all other lawful county purposes and services, and shall San Juan County be authorized to continue to collect, retain, and expend the full amount of all revenues from taxes, including property taxes, fees, grants and any other sources, in 2025 and in all succeeding years, without regard to any limitations on revenues or expenditures imposed by state law now in existence or as added or amended in the future, including limitation provisions of Article X, Section 20 of the Colorado Constitution?

YES _____

NO _____

3-2 The County Clerk of San Juan County (or her Designee), as the designated election official shall comply with constitutional and statutory requirements for the submission of this issue to the electorate. The County Clerk shall cause the text of ballot issue proposed by this Resolution to be published in the official newspaper of San Juan County, Colorado four separate times. The County Clerk shall prepare and mail to all registered electors within San Juan County any and all ballot notices and other materials as required by state law.

Section 4 - Effective Date

Option A

The Board of County Commissioners of San Juan County hereby declares that this Resolution is necessary for the preservation of the public peace, health, safety and welfare and that it therefore shall be effective retroactively to January 1, 2025 if approved by the electorate at the November 2025 election.

Section 5 - Compliance With Statutory Requirements

In passing this Resolution, the Board of County Commissioners have made every effort to comply with the requirements of Section 29-1-1704, Colorado Revised Statutes. In the event, despite such effort, this Resolution fails to comply in any non-substantive or technical way with said requirements, such noncompliance may be corrected by supplemental Resolution adopted by the Board of County Commissioners without in any way affecting the validity of any vote to approve the requested revenue retention. In the event such a supplemental Resolution is adopted, this Resolution shall be read as though such changes had been incorporated in its original text.

Austin Lashley, Chair

Attest:

Scott Fetchenhier

Ladonna L. Jaramillo
Clerk and Recorder

Pete Maisel

DRAFT

Option B

DRAFT RESOLUTION 2025-05

A RESOLUTION AUTHORIZING AN ELECTION ON THE QUESTION OF WHETHER SAN JUAN COUNTY SHALL WAIVE THE 5.25% PROPERTY TAX LIMIT FOR 2025 AND ALL FUTURE PROPERTY TAX YEARS AS PROVIDED FOR IN SECTION 29-1-1704, COLORADO REVISED STATUTES

WHEREAS, the newly enacted Section 29-1-1702, C.R.S. limits the growth of revenues collected from property taxes by the County to the level of revenues collected in the preceding year plus five and one quarter (5.25%) percent, regardless of inflation, increases in property values, or unfunded mandates imposed upon the County; and

WHEREAS, the current property tax revenue with which San Juan County presently operates is less than the property tax revenue generated in 2009 when adjusted for inflation; and

WHEREAS, San Juan County projects that annual revenue from property taxes will exceed the Section 29-1-1702, C.R.S. 5.25% cap, which revenues may not be retained without voter authorization; and

WHEREAS, eighty seven percent (87%) of San Juan County is public lands managed by the Forest Service and Bureau of Land Management, untaxed by the County; and

WHEREAS, the Federal Government has made significant budget cuts that greatly impact the ability of the Federal agencies to manage the public lands, further increasing the financial burden on San Juan County; and

WHEREAS, the Federal Government has made significant budget cuts to other programs, including public health, infrastructure and social services; and

WHEREAS, the Federal Government budget cuts have impacted the State of Colorado and impact the State's ability to even maintain current level local funding; and

WHEREAS, the State of Colorado continues to financially burden San Juan County with numerous ongoing and new unfunded mandates; and

WHEREAS, the Board of County Commissioners of San Juan County deems it to be in the best interest of San Juan County and of its citizens to permit the County to continue to collect, retain and expend revenues, collected from property taxes without an increase of the mill levy, and without the Section 29-1-1704, Colorado Revised Statutes cap; and

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF SAN JUAN COUNTY, COLORADO:

ARTICLE I - PURPOSE

The purpose of this Resolution is to authorize the holding of an election to determine whether San Juan County shall be authorized to continue to collect, retain and expend all revenues as it has, without statutory limits on property tax revenues and fiscal year expenditures, specifically including those established pursuant to Section 29-1-1702, C.R.S.

ARTICLE II - INTERPRETATION

If the ballot issue proposed hereby is approved by the voters, San Juan County shall continue to be permitted to collect, retain and expend all revenues, including those collected from property taxes, without regard to any limits on revenue retention and fiscal year spending currently imposed by state law, specifically including those imposed by newly enacted Section 29-1-1702, C.R.S. Voter approval of the ballot issue proposed hereby shall be construed to be the voter approval required by Section 29-1-1704, C.R.S. Nothing in this Resolution, in the ballot initiative

Option B

proposed hereby or in any election conducted pursuant hereto shall be construed as to authorize the imposition of any new tax or increase any mill levy.

ARTICLE III - GENERAL PROVISIONS

Section 1 – Administration

The Board of County Commissioners of San Juan County may adopt such rules and regulations as may be necessary for the administration and enforcement of this Resolution. The Board of County Commissioners of San Juan County or its authorized representatives is hereby empowered to enter into and execute on behalf of San Juan County any agreements necessary for the administration and enforcement of this Resolution.

Section 2 - Severability/Legal Challenges

2-1 If any provision of this Resolution is held invalid, or if application of this Resolution to any situation is held invalid, such invalidity shall not affect any other provision or application of this Resolution which can be given effect without the invalid provision or application, and to this end, the provisions of this Resolution are to be severable.

2-2 If this Resolution, or any provision contained therein, is challenged, San Juan County shall be permitted to continue to collect, retain and expend all revenues from all sources until such collection, retention or expenditure is prohibited by order of a court of competent jurisdiction. Further, in the event of such an order, no refund shall be made of moneys already collected, retained or expended.

Section 3 - Submission to Electorate

3-1 This Resolution shall be referred to the electors of San Juan County for approval at the November 2025 election. The question to be submitted shall be stated as follows:

Shall San Juan County waive the 5.25% property tax limit for 2025 and all future property tax years as provided for in Section 29-1-1704, Colorado Revised Statutes.

YES _____

NO _____

3-2 The County Clerk of San Juan County (or her Designee), as the designated election official shall comply with constitutional and statutory requirements for the submission of this issue to the electorate. The County Clerk shall cause the text of ballot issue proposed by this Resolution to be published in the official newspaper of San Juan County, Colorado four separate times. The County Clerk shall prepare and mail to all registered electors within San Juan County any and all ballot notices and other materials as required by state law.

Section 4 - Effective Date

The Board of County Commissioners of San Juan County hereby declares that this Resolution is necessary for the preservation of the public peace, health, safety and welfare and that it therefore shall be effective retroactively to January 1, 2025 if approved by the electorate at the November 2025 election.

Section 5 - Compliance With Statutory Requirements

In passing this Resolution, the Board of County Commissioners have made every effort to comply with the requirements of Section 29-1-1704, Colorado Revised Statutes. In the event, despite such effort, this Resolution

Option B

fails to comply in any non-substantive or technical way with said requirements, such noncompliance may be corrected by supplemental Resolution adopted by the Board of County Commissioners without in any way affecting the validity of any vote to approve the requested revenue retention. In the event such a supplemental Resolution is adopted, this Resolution shall be read as though such changes had been incorporated in its original text.

Austin Lashley, Chair

Attest:

Scott Fetchenhier

Ladonna L. Jaramillo
Clerk and Recorder

Pete Maisel

DRAFT

CO _____ County Tax Entity Code

**CERTIFICATION OF VALUATION BY
SAN JUAN COUNTY ASSESSOR**

DOLA LGID/SID _____

New Tax Entity ☐ YES ☒ NO

08/15/2025

NAME OF TAX ENTITY: County

USE FOR STATUTORY PROPERTY TAX REVENUE LIMIT CALCULATION ("5.5%" LIMIT) ONLY

IN ACCORDANCE WITH 39-5-121(2)(a) and 39-5-128(1), C.R.S., AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES THE TOTAL VALUATION FOR ASSESSMENT FOR THE TAXABLE YEAR 2025:

1.	PREVIOUS YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	1.	\$	73,362,974	A
2.	CURRENT YEAR'S GROSS TOTAL TAXABLE ASSESSED VALUATION: ‡	2.	\$	86,619,246	B
3.	LESS TOTAL TIF AREA INCREMENTS, IF ANY:	3.	\$	0	C
4.	CURRENT YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	4.	\$	86,619,246	D
5.	NEW CONSTRUCTION: *	5.	\$	904,135	E
6.	INCREASED PRODUCTION OF PRODUCING MINE: ≈	6.	\$	0	F
7.	ANNEXATIONS/INCLUSIONS:	7.	\$	0	G
8.	PREVIOUSLY EXEMPT FEDERAL PROPERTY: ≈	8.	\$	0	H
9.	NEW PRIMARY OIL OR GAS PRODUCTION FROM ANY PRODUCING OIL AND GAS LEASEHOLD OR LAND (20-1-301(1)(b), C.R.S.): Φ	9.	\$	0	I
10.	TAXES RECEIVED LAST YEAR ON OMITTED PROPERTY AS OF AUG. 1 (29-1-301(1)(a), C.R.S.). Includes all revenue collected on valuation not previously certified:	10.	\$	8	J
11.	TAXES ABATED AND REFUNDED AS OF AUG. 1 (29-1-301(1)(a), C.R.S.) and (39-10-114(1)(a)(I)(B), C.R.S.):	11.	\$	17,114	K

‡ This value reflects personal property exemptions IF enacted by the jurisdiction as authorized by Art. X, Sec. 20(8)(b), Colo. Constitution

* New Constitution is defined as: Taxable real property structures and the personal property connected with the structure.

≈ Jurisdiction must submit to the Division of Local Government respective Certifications of Impact in order for the values to be treated as growth in the limit calculation: use Forms DLG 52 & 52A.

Φ Jurisdiction must apply to the Division of Local Government before the value can be treated as growth in the limit calculation: use Form DLG 52B.

USE FOR TABOR "LOCAL GROWTH" CALCULATION ONLY

IN ACCORDANCE WITH ART. X, SEC. 20, COLO. CONSTITUTION AND 39-5-121(2)(b), C.R.S., THE ASSESSOR CERTIFIES THE TOTAL ACTUAL VALUATION FOR THE TAXABLE YEAR 2025:

1.	CURRENT YEAR'S TOTAL ACTUAL VALUE OF ALL REAL PROPERTY: ¶	1.	\$	670,130,302	L
ADDITIONS TO TAXABLE REAL PROPERTY					
2.	CONSTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS: *	2.	\$	12,138,134	M
3.	ANNEXATIONS/INCLUSIONS:	3.	\$	0	N
4.	INCREASED MINING PRODUCTION: §	4.	\$	0	O
5.	PREVIOUSLY EXEMPT PROPERTY:	5.	\$	604,168	P
6.	OIL OR GAS PRODUCTION FROM A NEW WELL:	6.	\$	0	Q
7.	TAXABLE REAL PROPERTY OMITTED FROM THE PREVIOUS YEAR'S TAX WARRANT: (If land and/or a structure is picked up as omitted property for multiple years, only the most current year's actual value can be reported as omitted property.):	7.	\$	1,434	R

DELETIONS FROM TAXABLE REAL PROPERTY

8.	DESTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS:	8.	\$	0	S
9.	DISCONNECTIONS/EXCLUSIONS:	9.	\$	0	T
10.	PREVIOUSLY TAXABLE PROPERTY:	10.	\$	7,452,285	U

¶ This includes the actual value of all taxable real property plus the actual value of religious, private school, and charitable real property.

* Construction is defined as newly constructed taxable real property structures.

§ Includes production from new mines and increases in production of existing producing mines.

IN ACCORDANCE WITH 39-5-128(1), C.R.S., AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES TO SCHOOL DISTRICTS:

1.	TOTAL ACTUAL VALUE OF ALL TAXABLE PROPERTY	1.	\$	680,716,515	V
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IN ACCORDANCE WITH 39-5-128(1.5), C.R.S., THE ASSESSOR PROVIDES:

HB21-1312 ASSESSED VALUE OF EXEMPT BUSINESS PERSONAL PROPERTY (ESTIMATED):	**	\$	0	W
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** The tax revenue lost due to this exempted value will be reimbursed to the tax entity by the County Treasurer in accordance with 39-3-119.5 (3), C.R.S.

NOTE: ALL LEVIES MUST BE CERTIFIED to the COUNTY COMMISSIONERS NO LATER THAN DECEMBER 15.

USE FOR STATUTORY PROPERTY TAX REVENUE LIMIT CALCULATION ("5.25%" LIMIT) 29-1-173, C.R.S.

IN ACCORDANCE WITH 39-5-121(2)(a) and 39-5-128(1), C.R.S., AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES THE TOTAL VALUATION FOR ASSESSMENT FOR THE TAXABLE YEAR 2025:

1.	CURRENT YEAR'S GROSS TOTAL TAXABLE ASSESSED VALUATION: ‡	1.	\$	86,619,246	AA
2.	LESS TOTAL TIF AREA INCREMENTS, IF ANY:	2.	\$	0	AB
3.	CURRENT YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	3.	\$	86,619,246	AC
4.	NEW CONSTRUCTION: *	4.	\$	904,135	AD
5.	ANNEXATIONS/INCLUSIONS:	5.	\$	0	AE
6.	PREVIOUSLY EXEMPT PROPERTY:	6.	\$	47,720	AF
7.	TAXES RECEIVED LAST YEAR ON OMITTED PROPERTY AS OF AUG. 1 (29-1-301(1)(a), C.R.S.). Includes all revenue collected on valuation not previously certified:	7.	\$	8	AG
8.	INCREASED VALUATION FOR ASSESSMENT ATTRIBUTABLE TO A CHANGE IN LAW FOR A PROPERTY TAX CLASSIFICATION:	8.	\$	0	AH
9.	TAXES ABATED AND REFUNDED AS OF AUG. 1 (29-1-301(1)(a), C.R.S.) and (39-10-114(1)(a)(I)(B), C.R.S.):	9.	\$	17,114	AI
10.	TOTAL PRODUCING MINES, OR PRIMARY OIL OR GAS PRODUCTION: LEASEHOLD OR LAND (20-1-301(1)(b), C.R.S.): Φ	10.	\$	0	AJ
11.	REVENUE INCREASE FROM EXPIRED TIF:	11.	\$	0	AK

* Change in law for property tax classification does not include changes in classification due to property use changes.

Note:

The property tax limit will apply to all property taxing entities with the exception of school districts and any county, city and county, city, or town that has adopted a home rule charter (29-1-306(1)(b), C.R.S.). The revenue limit applies to any property taxing entities that have authority to exceed current 5.5% and the TABOR limit.

The Division of Local Government ("the Division") has developed technical assistance resources to assist taxing entities with the calculation of the property tax limit available online [here](https://dlg.colorado.gov/budget-information-and-resources) (<https://dlg.colorado.gov/budget-information-and-resources>). Please understand that the Division has no statutory or administrative role in calculating or enforcing the property tax limit, and each taxing entity's revenue limits and voter approval history may be unique. The technical assistance resources provided by the Division with regard to the property tax limit are not definitive and not legal advice. Taxing entities may choose to calculate the property tax limit with a methodology that is different from the methodology presented in the Division's technical assistance resources. The Division always recommends that taxing entities consult with an attorney in order to understand and apply the various statutory and constitutional revenue limits that may apply to that taxing entity.

NOTE: ALL LEVIES MUST BE CERTIFIED to the COUNTY COMMISSIONERS NO LATER THAN DECEMBER 15.

2023				Actual		
General Fund	53,479,692.00	19.000	1,016,114.15			
Road & Bridge	53,479,692.00	0.350	18,717.89			
Social Services	53,479,692.00	0.291	15,562.59			
Refunds/Abatements	53,479,692.00	0.082	4,385.33			
TOTAL	53,479,692.00	19.723	1,054,779.97			
2024						
General Fund	74,138,172.00	19.000	1,408,625.27			
Road & Bridge	74,138,172.00	0.350	25,948.36			
Social Services	74,138,172.00	0.291	21,574.21			
Refunds/Abatements	74,138,172.00	0.000	0.00			
TOTAL	74,138,172.00	19.641	1,456,147.84			
2025						
General Fund	73,362,974.00	19.000	1,393,896.51	1,482,578.09		
Road & Bridge	73,362,974.00	0.350	25,677.04	27,310.65		
Social Services	73,362,974.00	0.291	21,348.63	22,706.85		
Refunds/Abatements	73,362,974.00	0.000	0.00	-		
TOTAL	73,362,974.00	19.641	1,440,922.17	1,532,595.60		
2026				5.25 Limit	With 5.25% limit	Difference
General Fund	86,619,246.00	19.000	1,645,765.67	1,560,413.44		85,352.23
Road & Bridge	86,619,246.00	0.350	30,316.74	28,744.46		1,572.28
Social Services	86,619,246.00	0.291	25,206.20	23,898.96		1,307.24
Refunds/Abatements	86,619,246.00	0.000	0.00			
TOTAL	86,619,246.00	19.641	1,701,288.61	1,613,056.87		88,231.74
2027				5.25 Limit		
General Fund	86,619,246.00	19.000	1,645,765.67	1,642,335.15		3,430.52
Road & Bridge	86,619,246.00	0.350	30,316.74	30,253.54		63.19
Social Services	86,619,246.00	0.291	25,206.20	25,153.66		52.54
Refunds/Abatements	86,619,246.00	0.000	0.00			
TOTAL	86,619,246.00	19.641	1,701,288.61	1,697,742.35		3,546.26
						91,778.00

Year	Assessed Valuation	Percentage of Change in Assessed Valuation		Revenue	Revenue Adjusted for Inflation	Revenue With 5.25 Limit	
2001	24,085,140		\$	473,056	\$	473,056	
2002	24,891,140	3%	\$	488,887	\$	483,998	\$ 497,891
2003	28,560,050	15%	\$	560,948	\$	538,510	\$ 510,339
2004	28,277,930	-1%	\$	555,407	\$	527,637	\$ 523,097
2005	40,634,460	44%	\$	716,791	\$	659,448	\$ 536,175
2006	40,614,510	0%	\$	797,708	\$	701,983	\$ 549,579
2007	55,047,440	36%	\$	1,081,187	\$	940,633	\$ 563,318
2008	55,547,330	1%	\$	1,091,005	\$	905,534	\$ 577,401
2009	58,975,390	6%	\$	1,158,336	\$	961,419	\$ 591,836
2010	54,987,479	-7%	\$	1,080,009	\$	874,807	\$ 606,632
2011	50,588,480	-8%	\$	993,608	\$	794,886	\$ 621,798
2012	50,588,000	0%	\$	993,599	\$	765,071	\$ 637,343
2013	47,552,720	-6%	\$	933,983	\$	709,827	\$ 653,277
2014	47,552,000	0%	\$	933,969	\$	700,477	\$ 669,609
2015	43,965,426	-8%	\$	863,525	\$	647,644	\$ 686,349
2016	42,597,105	-3%	\$	836,650	\$	619,121	\$ 703,508
2017	42,503,261	0%	\$	834,807	\$	601,061	\$ 721,095
2018	45,092,397	6%	\$	885,660	\$	628,818	\$ 739,123
2019	44,464,962	-1%	\$	873,336	\$	611,335	\$ 757,601
2020	45,790,836	3%	\$	899,378	\$	611,577	\$ 776,541
2021	46,079,462	1%	\$	905,047	\$	606,381	\$ 795,954
2022	53,832,082	17%	\$	1,057,316	\$	655,536	\$ 815,853
2023	53,479,692	-1%	\$	1,050,395	\$	619,733	\$ 836,249
2024	74,138,172	39%	\$	1,456,148	\$	830,004	\$ 857,156
2025	73,362,974	-1%	\$	1,440,922	\$	792,507	\$ 878,585
Total			\$	22,961,675			\$ 16,106,309
2026	86,619,246	18%	\$	1,701,289			
	With Limit		\$	1,609,043			
	Average	6%					

Year	Valuation	County Mill Levy	Revenues	Adjusted for Inflation 1989	Adjusted for Inflation 2001
1989	18,868,090	18.416	\$ 347,473	\$ 347,473	
1990	20,420,440	18.396	\$ 375,655	\$ 356,872	
1991	17,309,480	19.641	\$ 339,980	\$ 305,982	
1992	13,560,940	19.641	\$ 266,351	\$ 234,389	
1993	12,473,230	19.641	\$ 244,987	\$ 208,239	
1994	12,481,720	19.641	\$ 245,153	\$ 203,477	
1995	14,160,660	19.641	\$ 278,130	\$ 225,285	
1996	14,403,110	19.641	\$ 282,891	\$ 220,655	
1997	18,743,810	19.641	\$ 368,148	\$ 279,792	
1998	19,079,000	19.641	\$ 374,730	\$ 281,048	
1999	22,835,170	17.300	\$ 395,048	\$ 292,336	
2000	22,728,490	18.141	\$ 412,317	\$ 296,868	
2001	24,085,140	19.641	\$ 473,056	\$ 326,409	\$ 473,056
2002	24,891,140	19.641	\$ 488,887	\$ 332,443	\$ 483,998
2003	28,560,050	19.641	\$ 560,948	\$ 375,835	\$ 538,510
2004	28,277,930	19.641	\$ 555,407	\$ 361,015	\$ 527,637
2005	40,634,460	17.641	\$ 716,791	\$ 458,746	\$ 659,448
2006	40,614,510	19.641	\$ 797,708	\$ 486,602	\$ 701,983
2007	55,047,440	19.641	\$ 1,081,187	\$ 648,712	\$ 940,633
2008	55,547,330	19.641	\$ 1,091,005	\$ 621,873	\$ 905,534
2009	58,975,390	19.641	\$ 1,158,336	\$ 660,251	\$ 961,419
2010	54,987,479	19.641	\$ 1,080,009	\$ 604,805	\$ 874,807
2011	50,588,480	19.641	\$ 993,608	\$ 546,484	\$ 794,886
2012	50,588,000	19.641	\$ 993,599	\$ 526,607	\$ 765,071
2013	47,552,720	19.641	\$ 933,983	\$ 495,011	\$ 709,827
2014	47,552,000	19.641	\$ 933,969	\$ 485,664	\$ 700,477
2015	43,965,426	19.641	\$ 863,525	\$ 449,033	\$ 647,644
2016	42,597,105	19.641	\$ 836,650	\$ 426,691	\$ 619,121
2017	42,503,261	19.641	\$ 834,807	\$ 417,403	\$ 601,061
2018	45,092,397	19.641	\$ 885,660	\$ 433,973	\$ 628,818
2019	44,464,962	19.641	\$ 873,336	\$ 419,201	\$ 611,335
2020	45,790,836	19.641	\$ 899,378	\$ 422,708	\$ 611,577
2021	46,079,462	19.641	\$ 905,047	\$ 416,321	\$ 606,381
2022	53,832,082	19.641	\$ 1,057,316	\$ 454,646	\$ 655,536
2023	53,479,692	19.641	\$ 1,050,395	\$ 420,158	\$ 619,733
2024	74,138,172	19.641	\$ 1,456,148	\$ 567,898	\$ 830,004
2025	73,362,974	19.641	\$ 1,440,922	\$ 547,550	\$ 792,507

Adjusted for Inflation
2009

\$	1,158,336
\$	1,047,609
\$	953,864
\$	924,047
\$	859,264
\$	840,572
\$	777,172
\$	744,618
\$	726,282
\$	752,811
\$	733,603
\$	737,490
\$	733,088
\$	792,987
\$	745,780
\$	990,181
\$	951,009

Bonita Peak Mining District: June 26th Reuse Site Visit Meeting Summary Silverton, CO

Introduction

The Environmental Protection Agency's (EPA) Superfund Redevelopment Program (SRP) provides reuse planning and technical assistance to communities, stakeholders and EPA site teams. These regional support projects help facilitate redevelopment opportunities, remove barriers to productive reuse, and ensure the future uses of Superfund sites are well aligned with the cleanup and removal/remedial process. These activities are in support of the requirements of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA, also known as Superfund). EPA SRP is providing technical assistance to EPA Region 8 through its contractor Skeo Solutions to conduct a reuse assessment for the Bonita Peak Mining District (BPMD) Superfund site.

San Juan County, the EPA Superfund Redevelopment Program and contractor Skeo Solutions, and Region 8 held a reuse focused site visit and working session with key stakeholders on June 26, 2025 from 9:30-12pm. The purpose of the meeting was to discuss reuse options and considerations for San Juan County owned parcels near Mayflower Mill, which are part of Operable Unit 2 (OU2) of the BPMD site.

Site Visit Attendance

Name	Organization	Role
Mark Rudolph	CDPHE	Superfund Project Manager
Kathleen Knox	CDPHE	State Brownfields Coordinator
Athena Jones	EPA	RPM
Ashlin Brooks	EPA	CIC
Jessica Duggan	EPA	RPM
Gregory Davis	EPA	Brownfields
Anthony Edwards	San Juan County	BPMD Communications Liaison
Willie Tookey	San Juan County	County Administrator
Jim Donovan	San Juan County Office of Emergency Management	Emergency Manager
Gloria Kaasch-Buerger	Silverton	Town Administrator
Paul Hora	San Miguel Power Association	Key Accounts Executive
Wiley Freeman	San Miguel Power Association	Manager of Member and Energy Services
Terry Schuyler	Soleil Services LLC	SMPA GOLD Consultant
Alisa Wilson	Skeo	EPA SRP Contractor
Bianca Boggs	Skeo	EPA SRP Contractor

BPMD OU2 Cleanup Summary

The Bonita Peak Mining District is currently organized into five operable units (OUs). OU2 of the BPMD site includes the Mayflower Mill and Tailings Study Area, which encompasses Mayflower Tailing Ponds (TPs) 1, 2, 3, and 4, and the recently constructed Bonita Peak Repository on top of TP-4. EPA is currently conducting the Remedial Investigation (RI) and then will move to the Feasibility Study (FS) to help select a remedy that will be documented in an Interim Record of Decision (IROD) for OU2 surface remedy (source control of solid media), before a final ROD. EPA released an Interim Record of Decision (IROD) in 2019, documenting remedial actions to be taken at 23 source areas across the district over the next 3-5 years. These actions were intended to stabilize source areas and reduce contaminant loading from erosion of mine waste into nearby streams. Additionally, in 2021 EPA issued an IROD for the site-wide repository, referred to as Bonita Peak Repository, to provide permanent disposal for the Gladstone interim water treatment plant sludge and selected mine wastes. The Repository is expected to start accepting sludge in 2025 and is constructed on top of TP-4. TP-1 and TP-2 were included in the 2021 IROD as future repository sites, but only after TP-4 was filled. The estimate in the 2021 IROD was approximately 130 years to reach capacity at the repository on TP-4.

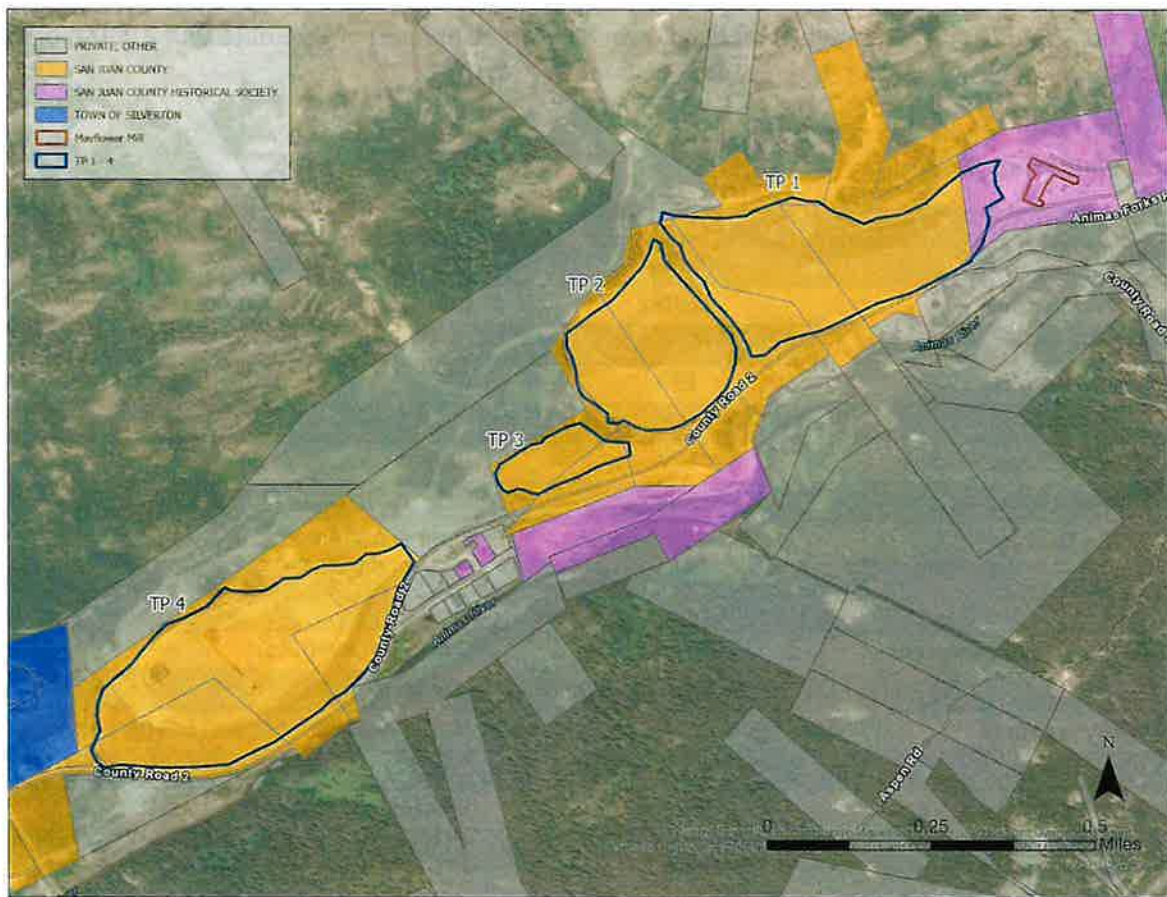


Figure 1. Map of BPMD OU2 Parcels and TPs

The following table provides an overview of each of OU2 TPs remedial and future use considerations.

Area	Remedial Considerations	Future Use Considerations
TP-1	<ul style="list-style-type: none"> Selected as secondary locations for mine waste management and/or disposal cells if TP-4 waste disposal cell capacity is exhausted and remedial decisions require repository disposal of mining-related wastes as part of future response actions The anticipated timeline to reach capacity at these additional impoundments is 25 years, following the approximate 130-year capacity in TP4 	<ul style="list-style-type: none"> Areas would not be needed as repositories for 75-100 years. Temporary, minimal impact non-motorized uses such as walking trails or cross-country trails, could be established in the near future. Other interim reuse options may be available in the next 5 years and would need to be compatible with the OU2 surface remedy
TP-2		
TP-3	<ul style="list-style-type: none"> Ongoing monitoring of groundwater and monitoring wells 	<ul style="list-style-type: none"> Temporary, minimal impact non-motorized uses such as walking trails or cross-country trails, could be established in the near future. Other interim reuse options may be available in the next 5 years and would need to be compatible with the OU2 surface remedy
TP-4	<ul style="list-style-type: none"> Primary location to manage waste in holding cells and drying cells prior to placement in waste disposal cells of the repository. TP-4 would also be the primary location for mine waste disposal <ul style="list-style-type: none"> Estimated that this impoundment can operate for up to 130 years 	<ul style="list-style-type: none"> This area is not available for any reuse. The access road around TP 4 is also restricted, with a fence around the area. The area will remain active as a repository.
Mayflower Mill	<ul style="list-style-type: none"> Existing tourist destination 	

Future Use Considerations

Attendees of the BPMD site visit and working session identified the following future uses for each of the Mayflower Tailings Ponds.

San Juan County shared an initial list of the range of future use options that have shared to date (listed in no particular order) and noted that about 85% of the county is public land. The region is also steep, so flat land is highly valued and it is anticipated that only 1-3% of county land is developable.

- Recreational and park activities, including summer and winter trails (cross country skiing) to connect to surrounding area trails
- Amusement park, ropes course
- Solar arrays on top of the TPs
- Parking lot, staging area
- RV area for seasonal workforce housing (late spring to early fall)
- Drinking water treatment expansion/storage
- Wind energy
- Revegetate sloped sides of TPs and undeveloped areas (capture water for revegetation, use of biosolids for revegetation)
- Elk habitat
- Vertical greenhouse
- Shooting range
- County shop building
- Re-mill tailings
- Expanded walking trails
- Outdoor gathering area for concerts or events

Participants identified the following considerations based on the current and anticipated availability of the TPs as repositories and site conditions.

Solar

- Silverton G.O.L.D., or Goal of Less Dependence, is a collaborative project in Silverton, Colorado, focused on enhancing energy security, resilience, and modernization through clean energy initiatives. Silverton received funding from the Department of Energy “Energizing Rural Communities” program to develop and implement an energy resiliency plan. The town of Silverton was awarded \$200,000. As part of this effort, San Miguel Power Association (SMPA) is exploring options to bring a microgrid to Silverton, that will ideally have stored battery energy, powered by a solar array. They are interested in 12-15 acres to accommodate a solar array that could generate approximately 3.5 MW. They have an initial concept of a ballasted system on TP-4 but are interested in exploring other TPs that will be available sooner, since TP-4 will be the active site-wide repository for approximately 130 years.

- Solar development would need level area for the panels, vehicular access, fencing, either trenched/buried or overhead connections, and access to the electrical substation that is nearby.
- A geotechnical evaluation of the stability of the TPs may be needed, when considering the type of system, whether ballasted, etc.

Recreation

- Opportunity to connect existing trail parking lot on County Road 2 and Boulder Gulch trail through San Juan County owned properties.
- Steep slides slopes of TPs and creek valley may be less suitable for trails.
- Interest in a trail along County Road 2 separated from vehicular traffic.

Development

- Geotechnical stability of the TPs would need to be evaluated to determine if the TPs are suitable for different types of development and structures.
- Based on current available information, EPA's cleanup approach is not considering a residential exposure scenario. Additionally, EPA has not conducted geotechnical analyses of the stability of the TPs to support traditional residential development with subsurface foundations and utilities.
- EPA is investigating whether a barrier may be needed to prevent subsurface/ groundwater leaching from the TPs.
- It is likely that power could be provided to the TP areas, but underground utilities such as septic or drinking water are not likely through the TPs. A vault septic system and cistern for drinking water may be alternatives.
- Parking or a staging area may be another option for development on the TPs. An RV parking area with limited to no utility access may be an option to address the need for seasonal workforce housing in late spring through early fall. There may be additional options for other uses in the off months when housing is not needed.
- A county building / maintenance structure may be able to be strategically located and require less infrastructure needs.
- Re-mining the TPs would require mining and milling permits through Colorado Division of Reclamation, Mining and Safety (DRMS).
- Temporary or possibly portable concert venue on top of the TPs was brought up after the meeting. This type of structure would likely require the similar geotechnical stability analysis and infrastructure consideration.

Wildlife Habitat

- This area is within an elk corridor and there is interest in revegetating areas that can be revegetated to support wildlife habitat.
- Revegetation can also enhance the scenic quality of this area which is along a major road to and through the community.

Environmental Liability

- Any change in land use or change in ownership (such as selling or leasing) should be coordinated with EPA. EPA can work with legal counsel representing the property owner or lessee to share information about Superfund environmental liability.

Potential Reuse Options

TP Area	Potential Reuse
TP 1	<p>Approximately 8 acres of flat land that is accessible via the Mayflower Mill access road.</p> <ul style="list-style-type: none">• Solar array with option for low vegetation between panels• Seasonal workforce housing/parking area• County building• Perimeter trail (including winter access) around the TP <p><i>Between TP 1 and TP 2</i></p> <ul style="list-style-type: none">• Enhanced game corridor along Boulder Creek. This area may be too steep to add a recreational trail.• Revegetation opportunities
TP 2	<p>Approximately 5 acres of flat land that is accessible via access road from County Road 2.</p> <ul style="list-style-type: none">• Solar array with option for low vegetation between panels• Perimeter trail around the TP <p><i>Between TP 2 and TP 3</i></p> <ul style="list-style-type: none">• Option to use the access road as a trail connection between the parking area on County Road 2 to Boulder Gulch Trail, along the county owned parcels. The property boundaries with the adjacent private property owner may need to be delineated.• Revegetation opportunities
TP 3	<p>Approximately 3 acres of flat land that is accessible via an access road from County Road 2. This area is closer to and more visible from the main road.</p> <ul style="list-style-type: none">• Seasonal workforce housing/parking or staging area• County building (preferred over TP 1)• The property boundaries with the adjacent private property owner may need to be delineated.

Recommended Next Steps

The following next steps were discussed:

- Skeo develop and share reuse meeting summary with participants.
- SMPA to evaluate TP 1 and TP 2 for solar and share findings with group. Skeo can incorporate into reuse assessment.
- Skeo to follow up with Stephen Mead, Town of Silverton to discuss community recreation and trail plans and gather information from any other relevant planning projects.
- Skeo to schedule a follow-up meeting with San Juan County representatives and key stakeholders to discuss reuse scenarios and next steps. The reuse scenarios will map out future use options and include information on the timing, phasing and considerations for implementation.
- San Juan County to complete a survey of the county property boundaries.

The background of the entire page is a scenic photograph of a mountain valley. A river flows through the bottom left, surrounded by rocks. In the bottom right, a small town with wooden buildings is visible. The mountains are covered in dense green forest, with some rocky outcrops. A large, dark, misty cloud hangs in the upper right portion of the image.

THE
**PAYROLL
DEPARTMENT**

Partnership Summary For San Juan County

Prepared for:
Charles Alex Lanis
San Juan County

The Payroll Department | Durango, CO

We are The Payroll Department for 900 businesses and organizations in La Plata County and beyond. Since 1993 our mission has been to provide you with personal, professional, confidential and accurate payroll and timekeeping services – a mission we continue to pursue one client at a time. **Let us focus on your payroll so you can focus on your business.**

2300+

Businesses Served

1993

First Payroll

100+

Years Combined
Payroll Experience

Countless

Hours Saved

Our Promise

Appreciate always having a live voice answer the phone? We all answer the phone! You are our livelihood and many of our conversations offer a chance to be helpful. If we don't know the answer, you should expect a return call in less than two hours.

Our Services

We take a lot of pride – all of us do – in preparing your payroll accurately, confidentially and on time. We also simplify workforce management, from payroll to automated timekeeping, HR, and onboarding employees.

YOUR PEACE OF MIND IS OUR PRIORITY

Six Local Reasons To Partner With Us

1

Our 20 person staff lives and works in South West Colorado.

2

We have served the community for over 30 years!

3

We deeply understand Colorado rules and regulations to help you stay compliant.

4

We provide in person trainings and instruction to you and your team at your office or our office in Durango.

5

We make "house calls" with our IT professionals to ensure your time keeping system is working properly.

6

When you call us we answer the phone! Or you are welcome to come in person as well (and grab some candy).

Four Ways We Can Help San Juan County



Flexible, Customizable Time System Options

We have time system options to simplify and automate time keeping.



Flexible Report Writing And Insights

We can help you generate reports to answer key questions and provide insights to leadership.



Employee Portal

Staff and employees have access to paystubs, W2s, and employee information and documents reducing admin burden on your HR/payroll team.



401(K) Uploads

We understand your 401k needs and can create reporting for your upload.

Cost Summary

Payroll Processing

	Price	Quantity	Total
Payroll Processing	\$95.60	1	\$95.60 ✓
<input checked="" type="checkbox"/> Direct Deposit Service	\$9.15	1	\$9.15 ✓
<input checked="" type="checkbox"/> Each Direct Deposit	\$0.86	23	\$19.78 ✓
Garnishment Payment	\$5.00	0	\$0.00 ✓
Additional State/Local Tax Payments and Filings	\$5.00	0	\$0.00 ✓
<input checked="" type="checkbox"/> 401(k) Contribution Upload	\$35.00	1	\$35.00 ✓
<input type="checkbox"/> PTO/Sick Tracking and Reporting	\$6.00	1	\$6.00 ✓
<input checked="" type="checkbox"/> General Ledger Report	\$10.00	1	\$10.00 ✓
<input type="checkbox"/> Timekeeping Application	\$3.70	23	\$85.10 ✓
CO FAMLI Management	\$3.00	1	\$3.00 ✓

Monthly Payroll Processing Total: \$172.53

Additional Services

	Price	Quantity	Total
Active Employee Charge	\$3.98	23	\$91.54
<input checked="" type="checkbox"/> HR and Onboarding	\$1.00	23	\$23.00 ✓
<input type="checkbox"/> Mineral HR	\$11.50	1	\$11.50 ✓
<input type="checkbox"/> Mineral HR - Essential Upgrade	\$33.45	1	\$33.45 ✓
<input type="checkbox"/> Quickbooks API (only Quickbooks ONLINE)	\$50.00	1	\$50.00 ✓
<input type="checkbox"/> Rake Security Awareness Training	\$4.00	23	\$92.00

	Price	Quantity	Total
W2s	\$8.25	23	\$189.75 ▼
Mailing W2s	\$6.00	1	\$6.00
Quarterly Tax Reporting	\$65.00	4	\$260.00 ▼

Quarterly and Annual
Processing Total: \$745.75

Est. Total Annual Payroll Dept Cost:	\$4,190.59
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One Time Set-Up Investment

	Price	Quantity	Total
New Client Setup	\$350.00	1	\$350.00
YTD Pay and Tax Data Transfer	\$100.00	1	\$100.00
<input checked="" type="checkbox"/> 401K Integration Setup	\$75.00	1	\$75.00 ✓

Total One Time Set-Up Investment:	\$525.00
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Acceptance

The Payroll Department

San Juan County

Gary Sorich

Charles Alex Lanis

THE PAYROLL DEPARTMENT
YOUR PEACE OF MIND IS OUR PRIORITY

OUR CORE VALUES:

- We **SERVE** our clients with care and concern
- We **GIVE** back
- We **COMMIT** to solutions
- We **GROW** our people and our business
- We do the **RIGHT** thing for our team and our clients
- We **OWN** the problem
- We **ADAPT** to change

