



Town of Elizabeth

Board of Trustees Regular Meeting - Record of Proceedings

Tuesday, June 10, 2025 at 7:00 PM

Town Hall, 151 S. Banner Street

Call to Order

The Regular Meeting of the Board of Trustees for the Town of Elizabeth was called to order on Tuesday, June 10, 2025, at 7:02 PM by Mayor Angela Ternus.

Roll Call

Present:

Mayor Angela Ternus
Mayor Pro Tem Tracy Hutchins
Trustee Loren Einspahr
Trustee Dave Conley
Trustee Michael Schroder
Trustee Steve Gaither

There was a quorum to do business.

Also in Attendance:

Town Administrator Patrick Davidson
Town Clerk Michelle Oeser
Public Works Director Mike DeVol
Assistant Public Works Director James McErnie
Police Chief Jeff Engel
Planner/Project Manager Alexandra Cramer

Pledge of Allegiance

Public Comment

This is a meeting of the Board of Trustees held in public. We welcome you here and thank you for your time and concerns. When you are recognized, please stand and state your name and address to the Board. Your comments will be limited to 5 minutes. If many speakers are anticipated, the Mayor may (a) shorten the time limit; (b) ask speakers to limit themselves to new information and points of view not already covered by previous speakers; and/or (c) limit the total time of public comment to allow the Board to proceed to consider items set on the regular meeting agenda. The Board of Trustees may not respond to your comments during this meeting, but rather take your comments and suggestions under advisement and your questions will be directed to the appropriate person or department for follow-up. Personal attacks against Board Members,

Administrative Staff, or Employees will not be recognized. If a response from Staff is requested, the Mayor will direct Staff to have a response at the next regularly scheduled Board meeting.

Paul Schwarzkopf - Town of Elizabeth Resident
Nancy Button - Elbert County Resident
Richard Sabulsky - Elbert County Resident
Patrick Davidson - Town of Elizabeth Town Administrator
Jean Sabulsky - Elbert County Resident
Cindy Angers - Elbert Country Resident
Kathy Davis - Elbert County Resident
Jenna Jacobson - Elbert County Resident
Lydia Uttley - Elbert County Resident
Joel Latham- Elbert County Resident
Chris Koplan - Elbert County Resident
Julie Denton - Elbert County Resident
Derek Haffner - Elbert County Resident
Troy Lave - Elbert County Resident
Wendy Kalpino - Elbert County Resident
Corey Hoffman - Town of Elizabeth Attorney
Cynthia Abshire - Elbert County Resident

Agenda Changes

No changes from Administration.

No changes from the Board.

Agenda set.

Consent Agenda

1. Minutes of May 27, 2025, Regular Meeting

Motion by Mayor Pro Tem Hutchins, seconded by Trustee Einspahr, to Approve the Consent Agenda.

Voting Yes: Mayor Ternus, Mayor Pro Tem Hutchins, Trustee Einspahr, Trustee Conley, Trustee Schroder, Trustee Gaither

Voting No: None

Motion Passed Unanimously (6-0)

New Business

2. Discussion and possible appointment of new Board Member

Motion by Mayor Pro Tem Hutchins, seconded by Trustee Schroder, to appoint Cynthia Thye to the Board of Trustees with a term ending November 2026.

Voting Yes: Mayor Ternus, Mayor Pro Tem Hutchins, Trustee Einspahr, Trustee Conley, Trustee Schroder, Trustee Gaither

Voting No: None

Motion Passed Unanimously (6-0)

Trustee Cynthia Thye was sworn in and took her seat at the Board table.

3. Recognition of Jeff Lehman

Dennis Rodriguez recognized Jeff Lehman for his dedication to the Town of Elizabeth Historic Walk and Talk.

4. Discussion with PattyAnn Fontenot with Connections for Families

Presentation by PattyAnn Fontenot.

5. Discussion and possible direction regarding the issuance of a building moratorium within the Town of Elizabeth and the topic of vested property rights

Corey Hoffmann provided a report. Discussion followed.

6. Discussion and possible direction regarding entering into an agreement for the acceptance of wastewater from the Ridgewood Estates PUD / Pine Ridge Metro District [formerly known as Elizabeth West]

Patrick Davidson and Mike DeVol provided a report. Discussion followed.

7. Discussion and possible direction regarding entering negotiations for a potential land transaction involving the trade of 601 Pine Ridge Street for unplatted lands commonly known as the Abraham Lot (Parcel ID 8513226004)

Patrick Davidson provided a report. Discussion followed.

8. Discussion and possible direction regarding Gold Creek Commons Planned Unit Development (PUD)

Patrick Davidson and Corey Hoffmann provided a report. Discussion followed.

9. Discussion and possible direction regarding the issuance of a Request for Proposals (RFP) for a Facility Master Plan

Patrick Davidson provided a report. Discussion followed.

Management Monitoring Reports

10. Management Monitoring Reports

- Town Administrator Patrick Davidson:
 - Nothing to add to his written report.
- Police Chief Jeff Engel:
 - Stampede Rodeo went off without a hitch.
 - Discussion on the need for new radios.
 - Mayor Ternus asked about calls for service.
 - Trustee Conley asked about the SRO position.
- Public Works Director Mike DeVol:
 - Receiving positive comments about Main Street.
 - The Depot Parking lot is a bit behind schedule due to the weather.
 - Friday Markets start this Friday.
 - Trustee Schroder discussed the Main Street punch list.
- Town Clerk Michelle Oeser:
 - Thanked the Board for manning the table at Elizabash.
 - Reminded the Board of upcoming workshops.
 - The total for the Flower Fundraiser was \$8,032.00.

- Discussion on Back to the Badge.
- Discussion on the upcoming ice-cream social.
- Discussion on the 2024 audit.

Board of Trustees Report

11. Board Reports

- Michael Schroder Trustee:
 - Will be attending CML
- Angela Ternus Mayor
 - People loved the swag, stickers, and the newsletter provided at the Elizabash.

Minutes

12. Minutes of the Historic Advisory Board Meeting of May 5, 2025

Adjournment

Motion by Mayor Pro Tem Hutchins, seconded by Trustee Gaither, to approve the Adjournment at 11:16 PM.

Voting Yes: Mayor Ternus, Mayor Pro Tem Hutchins, Trustee Einspahr, Trustee Conley, Trustee Schroder, Trustee Gaither, Trustee Thye

Voting No: None

Motion passed Unanimously (7-0)

Town Clerk Michelle M. Case

Mayor Angela Ternus

