



Town of Elizabeth

Board of Trustees Regular Meeting - Record of Proceedings

Tuesday, August 26, 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, August 26, 2025, at 7:00 PM by Mayor Angela Ternus.

Roll Call

Present:

Mayor Angela Ternus
Trustee Loren Einspahr
Trustee Dave Conley
Trustee Michael Schroder
Trustee Steve Gaither

Absent:

Mayor Pro Tem Tracy Hutchins
Trustee Cynthia Thye

There was a quorum to do business.

Also in Attendance:

Town Administrator Patrick Davidson
Deputy Town Clerk Harmony Malakowski
Public Works Director Mike DeVol
Assistant Public Works Director James McErnie
Police Chief Jeff Engel
Planner/Project Manager Alexandra Cramer
Town Attorney Corey Hoffmann

Pledge of Allegiance

Mayor Ternus led the Board in the 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 Schwartzkopf - Town of Elizabeth Resident

Agenda Changes

No changes from Administration.

No changes from the Board.

Agenda set.

Consent Agenda

1. August 12, 2025 Minutes

Motion by Mayor Ternus, seconded by Trustee Schroder, to approve the Consent Agenda with the suggested change.

Voting Yes: Mayor Ternus, Trustee Einspahr, Trustee Conley, Trustee Schroder, Trustee Gaither

Voting No: None

Motion Passed Unanimously (5-0)

Presentations

2. Recognition of John Quest and Bob Rasmussen – Alexandra Cramer

Ms. Cramer addressed the Board and thanked Bob Rasmussen and John Quest for their service.

Mr. Quest provided comments to the Board.

Mayor Ternus closed the Regular Meeting and opened the Public Hearing at 7:15 PM.

Public Hearing

3. Retail Liquor Store Liquor License Application for 787 Crossroads Circle, Elizabeth, CO. 80107 – Harmony Malakowski

Ms. Malakowski provided a Staff report. The applicants were present to address the Board and answer questions.

Mayor Ternus opened the Public Hearing for public comment.

Richard Kern - Elbert County Resident

Mayor Ternus closed the Public Hearing and reopened the Regular Meeting at 7:29 PM.

New Business

4. Discussion and possible action on the approval of a Retail Liquor Store License for HAR & ARSH Inc., Elizabeth Liquor Store located at 787 Crossroads Circle, Elizabeth, CO. 80107 – Harmony Malakowski

Motion by Trustee Schroder, seconded by Trustee Einspahr, to approve the Retail Liquor Store License for HAR & ARSH Inc., Elizabeth Liquor Store located at 787 Crossroads Circle, Elizabeth, CO. 80107.

Voting Yes: Trustee Einspahr, Trustee Conley, Trustee Schroder, Trustee Gaither

Voting No: Mayor Ternus

Motion Passed (4-1)

Mayor Ternus closed the Regular Meeting and opened the Public Hearing at 7:32 PM.

Public Hearing

5. 350 S. Elbert St. Use by Special Review and Minor Development - Alexandra Cramer

Ms. Cramer requested that the Public Hearing be continued to September 9, 2025.

Motion by Mayor Ternus, seconded by Trustee Schroder, to move the Public Hearing for the Approval of the 350 S. Elbert St. Use by Special Review and Minor Development to September 9, 2025.

Voting Yes: Mayor Ternus, Trustee Einspahr, Trustee Conley, Trustee Schroder, Trustee Gaither

Voting No: None

Motion Passed Unanimously (5-0)

Mayor Ternus closed the Public Hearing and reopened the Regular Meeting at 7:39 PM.

New Business

6. Discussion and possible action on Resolution 25R25, a Resolution making findings of fact memorializing the Board of Trustees' decision to grant a Use by Special Review for the property located at 350 South Elbert Street – Alexandra Cramer

Resolution 25R25 will be continued to the September 9, 2025, meeting.

7. Discussion and possible action on Resolution 25R26, a Resolution Approving a Minor Development for 350 S. Elbert St. - Alexandra Cramer

Resolution 25R26 will be continued to the September 9, 2025, meeting.

8. Discussion and possible action on Resolution 25R29, a Resolution amending and setting rates for Vehicle Identification Number (VIN) inspections for the Town of Elizabeth – Patrick Davidson

Mr. Davidson provided a Staff report.

Motion by Trustee Schroder, seconded by Trustee Gaither, to approve Resolution 25R29, a Resolution amending and setting rates for Vehicle Identification Number (VIN) inspections for the Town of Elizabeth.

Voting Yes: Mayor Ternus, Trustee Einspahr, Trustee Schroder, Trustee Gaither

Voting No: Trustee Conley

Motion Passed (4-1)

9. Discussion and possible action on Resolution 25R30, a Resolution authorizing the Mayor of the Town of Elizabeth to enter into a License Agreement with Maverix Broadband, Inc. for Public Right of Way – Patrick Davidson

Mr. Davidson provided a Staff report.

Motion by Trustee Schroder, seconded by Trustee Conley, to approve Resolution 25R30, a Resolution

authorizing the Mayor of the Town of Elizabeth to enter into a License Agreement with Maverix Broadband, Inc. for Public Right of Way.

Voting Yes: Mayor Ternus, Trustee Einspahr, Trustee Conley, Trustee Schroder, Trustee Gaither

Voting No: None

Motion Passed Unanimously (5-0)

- 10.** Discussion and possible action on Resolution 25R31, a Resolution implementing Temporary Burn Restrictions within the Town of Elizabeth, Colorado – Patrick Davidson

Mr. Davidson provided a Staff report.

Motion by Trustee Schroder, seconded by Trustee Gaither, to approve Resolution 25R31, a Resolution implementing Temporary Burn Restrictions within the Town of Elizabeth, Colorado.

Voting Yes: Trustee Einspahr, Trustee Conley, Trustee Schroder, Trustee Gaither

Voting No: Mayor Ternus

Motion Passed (4-1)

- 11.** Discussion and possible action on Resolution 25R32, a Resolution amending Resolution 16R27 setting Water and Sewer Base Rates for the Town of Elizabeth, CO. – Patrick Davidson

Mr. Davidson provided a Staff report.

Motion by Trustee Conley, seconded by Trustee Gaither, to approve Resolution 25R32, a Resolution amending Resolution 16R27 setting Water and Sewer Base Rates for the Town of Elizabeth, CO.

Voting Yes: Trustee Einspahr, Trustee Conley, Trustee Gaither

Voting No: Mayor Ternus, Trustee Schroder

Motion Passed (3-2)

Management Monitoring Reports

12. Management Reports

- Town Administrator Patrick Davidson:
 - Economic Analysis for Gold Creek Commons.
 - Board may hear of a complaint from a citizen regarding a pig in Town limits.
 - Received a phone call from the County regarding a resolution by the County to declare Highway 86 a scenic Highway. Discussion followed.
 - John Hill with Ranchland News provided comments.
 - Mayor Ternus asked a question regarding Congressionally Directed Spending. Discussion followed. A future discussion on this topic will be scheduled.
- Police Chief Jeff Engel:
 - Provided information regarding the planned restructuring in PD.
 - Mayor Ternus passed on compliments from the school district regarding the SROs.
- Planner/Project Manager Alexandra Cramer:
 - Provided a reminder regarding upcoming events.
 - Mayor Ternus had a question regarding the car show parking and access to Main Street.
- Public Works Director Mike DeVol:
 - Provided an update regarding the Depot Parking Lot.
- Deputy Town Clerk Harmony Malakowski:

- Mayor Ternus thanked Ms. Malakowski for her technical assistance during the workshop.

Board of Trustees Report

13. Board Reports

- Mayor Angela Ternus:
 - Met with the Superintendent of the Elizabeth School District and would like to schedule a time after mid-October to have him come in and talk to the Board regarding updates with the School District.
- Trustee Loren Einspahr:
 - Had a question for the Mayor regarding comments made in the Elizabeth Parks & Rec minutes.
- Trustee Michael Schroder:
 - Had a ride-a-long with both PD and PW.
- Trustee Steve Gaither:
 - Had a ride-a-long with PD.

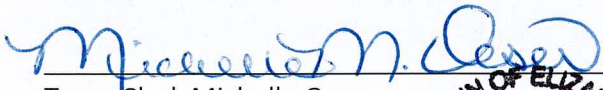
Adjournment

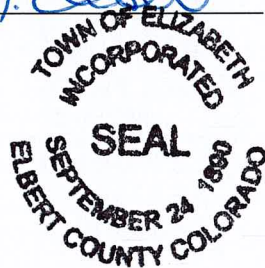
Motion by Trustee Gaither, seconded by Trustee Schroder, to adjourn the meeting at 8:45 PM.

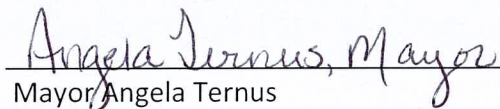
Voting Yes: Mayor Ternus, Trustee Einspahr, Trustee Conley, Trustee Schroder, Trustee Gaither

Voting No: None

Motion Passed Unanimously (5-0)


Town Clerk Michelle Oeser




Mayor Angela Ternus