



Town of Elizabeth

Board of Trustees Regular Meeting - Record of Proceedings

Tuesday, October 14, 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, October 14, 2025, at 7:00 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
Trustee Cynthia Thye

Absent:

None

There was a quorum to do business.

Also in Attendance:

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

Sean Bigler - Douglas County Resident and Town Employee
Tyler Rabideau - Town Resident and Town Reserve Officer
Daisy Tucker - El Paso County Resident and Town Employee
Steven Herbel - Arapahoe County Resident and Town Employee
Jenny Case - Town Resident and Town Employee

Agenda Changes

No changes from Administration.

No changes from the Board.

Agenda set.

Consent Agenda

1. Minutes of the Regular Meeting of September 23, 2025

Motion by Trustee Einspahr, seconded by Trustee Schroder, to approve the Consent Agenda.

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

Voting No: None

Voting Abstain: Mayor Pro Tem Hutchins

Motion Passed (6-0)

Proclamations

2. Law Enforcement Records Personnel Week Proclamation – Mayor Ternus

Mayor Ternus read the Law Enforcement Records Personnel Week Proclamation.

Presentations

3. Swear in Commander Brett Cutler – Chief Engel and Harmony Malakowski

Deputy Town Clerk Malakowski swore in Commander Brett Cutler.

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

Public Hearing

4. 350 South Elbert Street Use by Special Review and Minor Development - Alexandra Cramer

Ms. Cramer provided a Staff Report.

Michael Patterson, the applicant, was available for questions.

There was no Public Comment.

Mayor Ternus closed the Public Hearing and reopened the Regular Meeting at 7:40 PM.

New Business

5. 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

Motion by Mayor Pro Tem Hutchins, seconded by Trustee Einspahr, to approve 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.

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)

Mayor Ternus closed the Regular Meeting and opened the Public Hearing at 7:40 PM.

Public Hearing

6. Minor Development for 350 South Elbert Street – Alexandra Cramer

Ms. Cramer provided a Staff report.

There was no Public Comment.

Mayor Ternus closed the Public Hearing and reopened the Regular Meeting at 7:41 PM.

New Business

7. Discussion and possible action on Resolution 25R26, a Resolution approving a Minor Development Subdivision for Property located at 350 South Elbert Street - Alexandra Cramer

Motion by Mayor Pro Tem Hutchins, seconded by Trustee Conley, to approve Resolution 25R26, a Resolution approving a Minor Development Subdivision for Property located at 350 South Elbert Street.

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)

Mayor Ternus called for a 5-minute recess.

Mayor Pro Tem Hutchins left the meeting at 7:45 PM.

Mayor Ternus closed the Regular Meeting and opened the Public Hearing at 7:47 PM.

Public Hearing

8. Vacation of Dale Court and the Walnut Grove Final Plat – Alexandra Cramer

Ms. Cramer provided a Staff report.

Otto Burden spoke as the representative of the applicant.

Richard Millsapps - Town of Elizabeth Resident
Roger Grimes - Elbert County Resident

Mayor Ternus closed the Public Hearing and reopened the Regular Meeting at 8:41 PM.

New Business

9. Discussion and possible action on Ordinance 25-11, an Ordinance Vacating Dale Court, a Town Roadway, as well as the Walnut Grove Final Plat as set forth in Section 16-3-60 of the Elizabeth Municipal Code – Alexandra Cramer

Motion by Trustee Conley, seconded by Trustee Einspahr, to approve Ordinance 25-11, an Ordinance Vacating Dale Court, a Town Roadway, with the condition that the Walnut Grove property shall be obligated to regular maintenance of the fence located on the utility easement and to replace the fence in the event that it is damaged or destroyed as a result of the easement holder's need to access their easements and such reconstruction or repair must occur within one month.

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

Voting No: Mayor Ternus, Trustee Thye

Motion Passed (4-2)

11. Discussion and possible action on Resolution 25R33, a Resolution approving the Final Plat for Walnut Grove located at East Maple and South Elbert Street – Alexandra Cramer

Motion by Trustee Conley, seconded by Trustee Gaither, to approve Resolution 25R33, a Resolution approving the Walnut Grove Final Plat as set forth in Section 16-3-60 of the Elizabeth Municipal Code with the condition that the Walnut Grove property shall be obligated to regular maintenance of the fence located on the utility easement and to replace the fence in the event that it is damaged or destroyed as a result of the easement holder's need to access their easements and such reconstruction or repair must occur within one month.

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

Voting No: Mayor Ternus, Trustee Thye

Motion Passed (4-2)

Mayor Ternus closed the Regular Meeting and opened the Public Hearing at 8:53 PM.

Public Hearing

10. Walnut Grove Site Plan – Alexandra Cramer

Dave Ahmadabad - Owner

No Public Comment

Mayor Ternus closed the Public Hearing and reopened the Regular Meeting at 8:58 PM.

New Business

12. Discussion and possible action on Resolution 25R34, a Resolution approving the Site Development Plan for Walnut Grove located at East Maple Street and South Elbert Street – Alexandra Cramer

Motion by Trustee Conley, seconded by Trustee Einspahr, to approve Resolution 25R34, a Resolution approving the Site Development Plan for Walnut Grove located at East Maple Street and South Elbert Street with the condition that the Walnut Grove property shall be obligated to regular maintenance of the

fence located on the utility easement and to replace the fence in the event that it is damaged or destroyed as a result of the easement holder's need to access their easements and such reconstruction or repair must occur within one month.

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

Voting No: Mayor Ternus, Trustee Thye

Motion Passed (4-2)

Management Monitoring Reports

13. Management Monitoring Reports

- Town Administrator Patrick Davidson:
 - Trustee Thye had a question regarding the street lights on Main Street.
- Police Chief Jeff Engel:
 - Mayor Ternus asked Chief for clarification on the part-time ICAC investigator position.
 - Trustee Thye asked Chief for clarification on Community Policing.
 - Chief Engel provided updates on construction projects at the station.
- Planner/Project Manager Alexandra Cramer:
 - Mayor Ternus requested clarification regarding the 5K expenses.
- Public Works Director Mike DeVol:
 - Mayor Ternus had a question about the newly installed moose at the Depot Parking Lot.
 - Trustee Schroder asked about next year's budget and if it included funds for replacement of street signs.
- Deputy Town Clerk Harmony Malakowski:
 - Received clarification from the Board regarding Boo Bash tent schedule.
- Town Attorney Corey Hoffmann:
 - Attended the CML Municipal Law Conference.

Board of Trustees Report

14. Board Reports

- Mayor Angela Ternus:
 - Attended the Senior Citizen event held at the Elbert County Fairgrounds.
- Trustee Dave Conley:
 - Attended the Homecoming Parade.
 - Requested an update regarding the Student Liaison position.
- Trustee Steve Gaither:
 - Participated in the Homecoming Parade.
- Trustee Cynthia Thye:
 - Elbert County Artist's Guild is dissolving. They will be merging with Parker's Artist Guild.

Minutes

15. Minutes of the Planning Commission of August 5, 2025

Executive Session

16. An Executive Session to determine positions relative to matters that may be subject to negotiations,

develop a strategy for negotiations, and/or Instruct negotiators, pursuant to C.R.S. 24-6-402(4)(e), regarding the potential annexation of 889 South Elizabeth Street; a potential annexation of 33874 County Road 21; and a potential annexation of a portion of Section 18-8S-64W into the Town of Elizabeth.

Motion by Mayor Ternus, seconded by Trustee Einspahr, to close the Regular Meeting at 9:29 and open an Executive Session to determine positions relative to matters that may be subject to negotiations, develop a strategy for negotiations, and/or Instruct negotiators, pursuant to C.R.S. 24-6-402(4)(e), regarding the potential annexation of 889 South Elizabeth Street; a potential annexation of 33874 County Road 21; and a potential annexation of a portion of Section 18-8S-64W into the Town of Elizabeth.

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

Voting No: None

Motion Passed Unanimously (6-0)

Motion by Mayor Ternus, seconded by Trustee Schroder, to adjourn the Executive Session and return to the Regular Meeting at 10:37 PM.

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

Voting No: None

Motion Passed Unanimously (6-0)

Adjournment

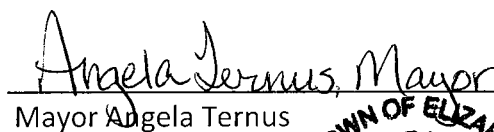
Motion by Trustee Gaither, seconded by Trustee Conley, to adjourn the meeting at 10:38 PM.

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

Voting No: None

Motion Passed Unanimously (6-0)


Town Clerk Michelle Oeser


Mayor Angela Ternus

