



Town of Elizabeth

Board of Trustees Regular Meeting

Tuesday, January 13, 2026, 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, January 13, 2026, at 7:00pm 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:

There was a quorum to do business.

Also in Attendance:

Town Clerk Michelle Oeser

Public Works Director Mike DeVol

Assistant Public Works Director James McErnie

Police Chief Jeff Engel

Planner/Project Manager Alexandra Cramer

Deputy Town Clerk Allison Ritter

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.

There was no Public Comment.

Agenda Changes

No changes from Administration.

No changes from the Board.

Agenda set.

Consent Agenda

1. Minutes of the Regular Meeting of December 9, 2025

Motion by Mayor Pro Tem Hutchins, seconded by Trustee Conley, to approve the Consent Agenda.

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)

Oath of Office

2. Allison Ritter - Deputy Clerk Oath of Office – Michelle Oeser

Ms. Oeser swore Allison Ritter in as Deputy Town Clerk.

Proclamation

3. America 250 - Colorado 150 Proclamation – Mayor Ternus

Mayor Ternus read the America 250 - Colorado 150 Proclamation.

New Business

4. Discussion and possible action on Resolution 26R01, a Resolution Establishing a Designated Public Place for the Posting of Meeting Notices Pursuant to C.R.S § 24-6-402(2)(c) – Michelle Oeser

Ms. Oeser gave a Staff Report.

Motion by Mayor Pro Tem Hutchins, seconded by Trustee Schroder, to approve Resolution 26R01, a Resolution Establishing a Designated Public Place for the Posting of Meeting Notices Pursuant to C.R.S § 24-6-402(2)(c).

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)

5. Discussion and possible action on Planning Commission appointment of Paula Ray, for a term of January 13, 2026, through December 31, 2029, and a re-appointment of Jim Santangelo for a term of January 13, 2026, through December 31, 2029 – Alexandra Cramer

Ms. Cramer gave a Staff report.

Motion by Trustee Einspahr, seconded by Trustee Schroder, to approve the appointment of Paula Ray, for a term of January 13, 2026, through December 31, 2029.

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)

Motion by Trustee Schroder, seconded by Trustee Conely, to approve the re-appointment of Jim Santangelo for a term of January 13, 2026, through December 31, 2029.

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)

6. Discussion and possible action on Resolution 26R02, a Resolution accepting the Petition for Annexation and establishing February 24, 2026, as the date of Public Hearing on the requested Annexation of a Parcel of Unincorporated Territory located in the County of Elbert (889 South Elizabeth Street Annexation) – Alexandra Cramer

Ms. Cramer gave a Staff report.

Motion by Mayor Pro Tem Hutchins, seconded by Trustee Schroder, to approve Resolution 26R02, a Resolution accepting the Petition for Annexation and establishing February 24, 2026, as the date of Public Hearing on the requested Annexation of a Parcel of Unincorporated Territory located in the County of Elbert (889 South Elizabeth Street Annexation).

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)

7. Discussion and possible action on request for a Performance Guarantee Deadline for 350 S. Elbert Street Subdivision – Alexandra Cramer

Ms. Cramer gave a Staff report.

Motion by Mayor Ternus, seconded by Trustee Einspahr, to postpone the request for an extension of a Performance Guarantee Deadline for 350 S. Elbert Street Subdivision to January 27, 2026, with the condition that the developer must be in attendance.

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)

8. Discussion and possible action on Resolution 26R04, a Resolution approving the Consultant Agreement for Interim Town Administrator with Chris Lowe of Government Professional Solutions, LLC – Corey Hoffmann

Mr. Hoffman gave a report.

Motion by Mayor Pro Tem Hutchins, seconded by Trustee Gaither, to approve Resolution 26R04, a Resolution approving the Consultant Agreement for Interim Town Administrator with Chris Lowe of Government Professional Solutions, LLC.

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 7:36 pm.

Public Hearing

9. Main St. Station Site Plan – Alex Cramer

Ms. Cramer gave a Staff report.

Motion by Mayor Ternus, seconded by Trustee Conley, to continue the Main Street Site Plan Public Hearing to January 27, 2026.

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 Public Hearing and returned to the Regular Meeting at 7:37 pm.

New Business

10. Main Street Station Site Plan and Use by Special Review – Request for Continuation - Alexandra Cramer

No discussion due to the continuation of the Public Hearing.

Management Monitoring Reports

11. Management Monitoring Reports

- Police Chief Jeff Engel:

- New parking signs have been installed on Pine Street between E. Kiowa Avenue and E. Broadway Street. These signs restrict parking on both sides of the street from E. Kiowa Avenue to approximately Elizabeth Auto.
- Under Senate Bill 217, the state of Colorado requires officers to record and report certain demographic information on proactive and non-proactive interactions. Since the inception of this requirement, the Elizabeth Police Department has been using a 3rd party vendor to submit this information to the State of Colorado. In June 2025, it was determined that the Elizabeth Police Department would transition from Citizen Contact to the free state-endorsed system called "Sidearm." We will be transitioning to this system in the next few weeks.

- Mayor Ternus asked about the T-Mobile Wi-Fi patrol car units.
- Discussion on the DOLA Police Station grant.
- Planner/Project Manager Alexandra Cramer:
 - There is a work session scheduled for January 27, 2026, to discuss lot size and parking in the Downtown zone.
 - Discussion on Ms. Cramer's Managers Report.
- Public Works Director Mike DeVol:
 - Mayor Ternus asked what day Town Clean - Up would be this year.
 - Trustee Thye asked about Main Streetlights.
 - Trustee Thye asked about the Depot Lot improvements.
- Town Clerk Michelle Oeser:
 - Five interviews have been completed for the open Front Desk / Utility Billing Clerk position.
 - Discussion on the 250th Celebration.
 - Ms. Oeser informed the Board that the Kiowa Mayor passed away unexpectedly.
 - Discussion on having a Citizens Academy.
 - Discussion on adding Ms. Ritter to the Town bank account as a signer.
 - Mayor Pro Tem Hutchins asked how Ms. Bruce was doing.
 - Discussion on the number of Senior Baskets that were distributed.
- Town Attorney Corey Hoffmann:
 - Discussion about a new law passed by the Colorado Supreme Court regarding Municipal Court penalties.

Board of Trustees Report

12. Board Reports

- Mayor Pro Tem Hutchins:
 - Will be unavailable for the next eight days.
- Trustee Schroder:
 - Asked about the timing of the Hillside Paving Project.

Executive Session

13. Executive session pursuant to C.R.S. § 24-6-402(4)(a) and C.R.S § 24-6-402(4)(e) to determine positions relative to matters that may be subject to negotiations, develop a strategy for negotiations, and/or instruct negotiators regarding the potential purchase, acquisition, or lease of real property by the Town for a potential Senior Center and pursuant to C.R.S § 24-6-402(4)(e) and to instruct regarding Main Street Station

Motion by Mayor Ternus, seconded by Trustee Gaither, to close the Regular Meeting at 8:42 pm and open an Executive Session pursuant to C.R.S. § 24-6-402(4)(a) and C.R.S § 24-6-402(4)(e) to determine positions relative to matters that may be subject to negotiations, develop a strategy for negotiations, and/or instruct negotiators regarding the potential purchase, acquisition, or lease of real property by the Town for a potential Senior Center and pursuant to C.R.S § 24-6-402(4)(e) and to instruct regarding Main Street Station.

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

Voting No: None

Motion Unanimously (7-0)

Motion by Mayor Ternus, seconded by Mayor Pro Tem Hutchins, to adjourn the Executive Session and return to the Regular Meeting at 9:36 pm.

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

Voting No: None

Motion Unanimously (7-0)

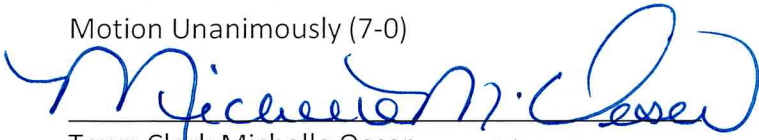
Adjournment

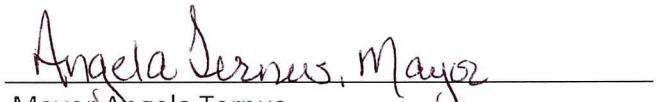
Motion by Mayor Ternus, seconded by Trustee Gaither, to adjourn the meeting at 9:36 pm.

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

Voting No: None

Motion Unanimously (7-0)


Town Clerk Michelle Oeser


Mayor Angela Ternus

