



Town of Elizabeth

Board of Trustees Regular Meeting UPDATED 2/23/2026

Tuesday, February 24, 2026 at 7:00 PM

Town Hall, 151 S. Banner Street

Conferencing Access Information: This is viewing-only access.

[Zoom link to view meeting](#)

Join via phone: 1 669 900 9128 Meeting ID: 885 5077 2231

Meeting Passcode: 419139

Call to Order

The Regular Meeting of the Board of Trustees for the Town of Elizabeth was called to order on Tuesday, February 24, 2026, at 7:00 pm by Mayor Angela Ternus.

Roll Call

Present:

Mayor Ternus
Mayor Pro Tem Hutchins
Trustee Einspahr
Trustee Schroder
Trustee Conley
Trustee Gaither

There was a quorum to do business.

Also in Attendance:

Interim Town Administrator Chris Lowe
Town Clerk Michelle Oeser
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 Schwarzkopf - Town of Elizabeth Resident

Agenda Changes

No changes from Administration.

No changes from the Board.

Agenda set.

Consent Agenda

1. Minutes of the Regular Meeting of February 10, 2026

Motion by Mayor Pro Tem Hutchins, seconded by Trustee Schroder, 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)

Mayor Ternus closed the Regular Meeting and opened the Public Hearing at 7:06 pm.

Public Hearing

2. Annexation and Rezoning of 889 South Elizabeth St

Ms.Cramer provided a Staff report.

Grace Erickson of Providence Consulting spoke on behalf of the applicant.

Mr. Hoffmann spoke.

Mayor Ternus opened the Public Hearing for public comment.

Paul Schwarzkopf - Town Resident

Mayor Ternus closed the Public Hearing and reopened the Regular Meeting at 7:14 pm.

New Business

3. Discussion and possible action on Resolution 26R08, a Resolution making certain findings of fact regarding the proposed annexation of parcels of land to the Town of Elizabeth, Colorado, known as the 889 South Elizabeth Street Property in Elbert County – Alexandra Cramer

Motion by Mayor Pro Tem Hutchins, seconded by Trustee Schroder, to approve Resolution 26R08, a Resolution making certain findings of fact regarding the proposed annexation of parcels of land to the Town of Elizabeth, Colorado, known as the 889 South Elizabeth Street Property in Elbert County.

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

Voting No: Trustee Einspahr

Motion Passed (5-1)

4. Discussion and possible action on Ordinance 26-01, an Ordinance approving and accomplishing the annexation of a parcel of Contiguous Unincorporated Territory known as the 889 South Elizabeth Street Property in Elbert County – Alexandra Cramer

Motion by Mayor Pro Tem Hutchins, seconded by Trustee Gaither, to approve Ordinance 26-01, an Ordinance approving and accomplishing the annexation of a parcel of Contiguous Unincorporated Territory known as the 889 South Elizabeth Street Property in Elbert County.

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

Voting No: None

Motion Passed Unanimously (6-0)

5. Discussion and possible action on Ordinance 26-02, an Ordinance zoning property newly annexed to the Town of Elizabeth to Commercial Mixed Use (CMU) – Alexandra Cramer

Motion by Mayor Pro Tem Hutchins, seconded by Trustee Schroder, to approve Ordinance 26-02, an Ordinance zoning property newly annexed to the Town of Elizabeth to Commercial Mixed Use (CMU).

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

Voting No: None

Motion Passed Unanimously (6-0)

Mayor Ternus closed the Regular Meeting and opened the Public Hearing at 7:27 pm.

Public Hearing

6. Gold Creek Commons - Sketch Plan - Alexandra Cramer

Ms. Cramer provided a Staff report.

David Bourne spoke as the representative for the applicant.

Chris McGranahan, LSC Transportation Consultants, Inc. spoke as a representative for the applicant.

Mayor Ternus opened the Public Hearing for public comment.

Richard Sabulsky - Elbert County Resident

Kathy Davis - Elbert County Resident

Cindy Angers - Elbert County Resident

Julie Denton - Elbert County Resident

Larry Gable - Elbert County Resident

Paul Swarzkopf - Town of Elizabeth Resident

Jean Sabulsky - Elbert County Resident

Karen Carter - Elbert County Resident

Lydia Uttley - Elbert County Resident

Joel Raythem - Elbert County Resident

Mayor Ternus closed the Public Hearing and reopened the Regular Meeting at 8:40 pm.

New Business

7. Discussion and possible action on Resolution 26R09, a Resolution approving the Gold Creek Commons Sketch Plan - Alexandra Cramer

Motion by Trustee Einspahr, seconded by Trustee Schroder, to approve Resolution 26R09, a Resolution approving the Gold Creek Commons Sketch Plan.

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

Voting No: Mayor Pro Tem Hutchins, Trustee Conley

Motion Passed (4-2)

8. Discussion and possible action on Resolution 26R10, A Resolution adopting an Administrative Time Tracking Policy - Michelle Oeser

Ms. Oeser provided a Staff report.

Motion by Trustee Schroder, seconded by Mayor Pro Tem Hutchins, to approve Resolution 26R10, a Resolution adopting an Administrative Time Tracking Policy.

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

Voting No: None

Motion Passed Unanimously (6-0)

9. Discussion and possible action on Ordinance 26-03, an Ordinance repealing and reenacting Section 2-6-20 of the Town of Elizabeth Municipal Code regarding the Membership of the Planning Commission - Alexandra Cramer

Ms. Cramer provided a Staff report.

Motion by Mayor Pro Tem Hutchins, seconded by Trustee Schroder, to approve Ordinance 26-03, an Ordinance repealing and reenacting Section 2-6-20 of the Town of Elizabeth Municipal Code regarding the Membership of the Planning Commission.

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

Voting No: None

Motion Passed Unanimously (6-0)

10. First Reading of Ordinance 26-04, an Ordinance amending Chapter 18 of the Town of Elizabeth Municipal Code by the addition thereto of a New Article XVI adopting the Wildfire Resiliency Code - Corey Hoffman

Mr. Hoffmann provided a Staff report.

Elizabeth Fire Marshall Kara Gerczynski provided a report.

Motion by Mayor Ternus, seconded by Trustee Einspahr, to approve the First Reading of Ordinance 26-04, an Ordinance amending Chapter 18 of the Town of Elizabeth Municipal Code by the addition thereto of a New Article XVI adopting the Wildfire Resiliency Code on first reading.

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

Voting No: None

Motion Unanimously (6-0)

11. Discussion and possible action on Ordinance 26-05, an Ordinance amending the Penalty Provision of the Town of Elizabeth Municipal Code applicable to Maximum Criminal Penalties to Align with State Law - Corey Hoffman

Mr. Hoffmann provided a Staff report.

Motion by Trustee Conley, seconded by Trustee Gaither, to approve Ordinance 26-05, an Ordinance amending the Penalty Provision of the Town of Elizabeth Municipal Code applicable to Maximum Criminal Penalties to Align with State Law.

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

Voting No: None

Motion Passed Unanimously (6-0)

12. Discussion on possible Town Purchasing Policy Revisions - Chris Lowe

Mr. Lowe provided a Staff report. The item will be brought back to the April 14, 2026, regular meeting of the Board of Trustees.

13. Discussion on Watering Restrictions beginning March 1, 2026 - Mike DeVol

Mr. DeVol provided a Staff report.

Management Monitoring Reports

14. Manager Reports

- Police Chief Jeff Engel:
 - Will include information on tax season scams in the March newsletter.
 - Douglas County will be changing their dispatch and records to Axon.
 - The EIF grant is concluded.
- Planner / Project Manager Alexandra Cramer:
 - Code updates for Lot Width and Off Street Parking will be on the March 10, 2026, agenda.
- Public Works Director Mike DeVol;
 - Hillside Village project bid packets will be opened next week.
- Town Clerk Michelle Oeser:
 - Discussed Anytime Fitness gym memberships for Staff.
 - Discussed upcoming Brew Fest.
 - Letter of support for the Elizabeth School District.
 - Justin is doing well in his new position.
 - Allison's 5-year Anniversary.
 - Discussion line item for Interim pay.

Board of Trustees Report

15. Board Reports

- Mayor Angela Ternus:

- o The Plains to Pines Scenic Bi-way Resolution will be read at the State Capital tomorrow.

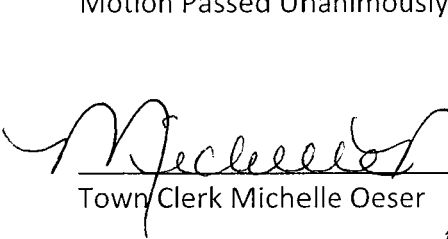
Minutes

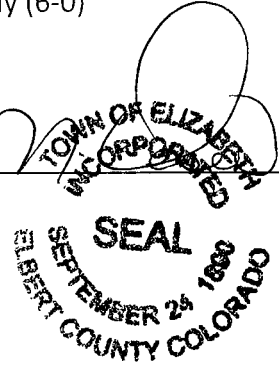
- 16. Minutes of the Historic Advisory Board Meeting of December 8, 2025
- 17. Minutes of the Main Street Board of Directors Meeting of October 13, 2025
- 18. Minutes of the Main Street Board of Directors Meeting of January 12, 2026

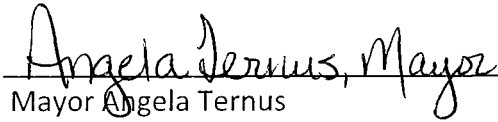
Adjournment

Motion by Trustee Gaither, seconded by Trustee Einspahr, to approve the adjournment at 10:50 pm.
Voting Yes: Mayor Ternus, Mayor Pro Tem Hutchins, Trustee Einspahr, Trustee Conley, Trustee Schroder, Trustee Gaither
Voting No: None

Motion Passed Unanimously (6-0)


Town Clerk Michelle Oeser




Mayor Angela Ternus