



## Town of Elizabeth

---

### Board of Trustees

#### BOARD TRAINING

Tuesday, May 26, 2026, at 6:30 PM

#### BOARD OF TRUSTEES REGULAR MEETING - **UPDATED**

Tuesday, May 26, 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: 825 0516 1180

Meeting Passcode: 599937

#### Call to Order

The Regular Meeting of the Board of Trustees for the Town of Elizabeth was called to order on Tuesday, May 26, 2026, at 7:07 pm by Mayor Angela Ternus.

#### Roll Call

##### Present:

Mayor Angela Ternus  
Mayor Pro Tem Tracy Hutchins  
Trustee Dave Conley  
Trustee Michael Schroder  
Trustee Steve Gaither  
Trustee Tony Atencio

##### Absent:

Trustee Loren Einspahr

There was a quorum to do business.

##### Also in Attendance:

Interim 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  
Finance Officer Hannah Bruce  
Planning Technician Dianna Hiatt

#### Pledge of Allegiance

Mayor Ternus led the Board in the Pledge of Allegiance.

### **Presentations**

1. Jerry Garland Memorial Presentation – Alexandra Cramer

Ms. Hiatt provided the Staff presentation.

Dale Garland and Sue (Garland) Ferguson accepted the dedication for their father.

### **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**

2. Minutes of the Regular Meeting of May 12, 2026
3. Resolution 26R15, Intergovernmental Agreement for School Resource Officers
4. Resolution 26R16, Water Lease Agreement for 889

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

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

Voting No: None

Motion Passed Unanimously (6-0)

Mayor Ternus closed the Regular Meeting and opened the Public Hearing at 7:22 pm.

### **Public Hearing**

5. 228 S Banner Street Rezone Application – Alexandra Cramer

Ms. Cramer provided a Staff report.

Mayor Ternus opened the Public Hearing for public comment.  
Paul Schwarzkopf - Town of Elizabeth Resident

Applicants Bill Blazier and Tedd Lipka spoke to the Board.

Mayor Ternus closed the Public Hearing and reopened the Regular Meeting at 8:23 pm.

### **New Business**

6. Discussion and possible action on the approval of Ordinance 26-09, an Ordinance Rezoning the Property Located at 228 South banner from Single-Family Residence (R-1) District to Downtown (DT) District – Alexandra Cramer

Motion by Trustee Conley, seconded by Trustee Gaither, to approve Ordinance 26-09, an Ordinance Rezoning the Property located at 228 South Banner Street from Single-Family Residence (R-1) District to Downtown (DT) District.

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

Voting No: Mayor Ternus

Motion Passed (5-1)

7. Discussion and possible approval of Resolution 26R17, a Resolution repealing Resolution 23R16 the Town of Elizabeth Purchasing Policy, and adopting a revised and amended Purchasing Policy for the Town of Elizabeth – Chris Lowe

Mr. Lowe provided a Staff report.

Motion by Trustee Schroder, seconded by Trustee Gaither, to approve Resolution 26R17, a Resolution repealing Resolution 23R16, the Town of Elizabeth Purchasing Policy, and adopting a revised and amended Purchasing Policy for the Town of Elizabeth.

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

Voting No: None

Motion Passed Unanimously (6-0)

8. Discussion on holding a swap meet on the Gesin Lot – Chris Lowe

Mr. Lowe provided a Staff report. Discussion followed.

### **Items For Consideration**

9. Board Discussion

There were no new items discussed.

### **Management Monitoring Reports**

10. Management Monitoring Reports

- Interim Town Administrator Chris Lowe:
  - Authorized the Town to provide \$4,000 to ECCOG to assist in continuing the Senior Program.
  - Informed an inquiring realtor that the Town's South 40 property is not for sale.

- Police Chief Jeff Engel:
  - Provided an update on Ebike complaints and that proactive strategies and solutions are being worked on.
  - The Student Academy is underway and is well attended.
  - A grant for ballistic vests has been received.
- Planner/Project Manager Alexandra Cramer:
  - Informed the Board that all 7 Planning Commission seats are filled.
  - Discussion on review of the Town's Comp Plan and Car Show.
- Public Works Director Michael DeVol:
  - Provided a paving project contract.
  - Mayor Ternus had questions about a sidewalk issue on Highway 86.
- Town Clerk Michelle Oeser:
  - Gave an update on the Meet Me On Main Street event.
  - Discussion on the Town Movie Night.

**Board of Trustees Report**

**11. Board Reports**

- Mayor Angela Ternus:
  - Attended the American Legion Memorial Day event.
  - Mayor Ternus asked the Staff if the DAR would be involved in the 250 / 150 Celebration.

**Minutes**

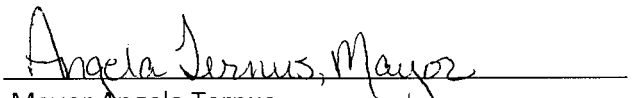
- 12.** Minutes of the Historic Advisory Board Meeting of March 9, 2026
- 13.** Minutes of the Planning Commission Meeting of April 7, 2026

**Adjournment**

Motion by Trustee Gaither, seconded by Mayor Pro Tem Hutchins, to adjourn the meeting at 9:21 pm.  
 Voting Yes: Mayor Ternus, Mayor Pro Tem Hutchins, Trustee Conley, Trustee Schroder, Trustee Gaither, Trustee Atencio  
 Voting No: None

Motion Passed Unanimously (6-0)

  
 Town Clerk Michelle Oeser

  
 Mayor Angela Ternus

