



**Minutes of the Proceedings of
The Board of County Commissioners of Teller County, Colorado
December 11, 2025**

In attendance:

Chairman Dan Williams
Vice-Chairman Erik Stone
Ross Herzog, County Administrator
Paul Hurcomb, County Attorney
Stephanie Kees, Clerk & Recorder

Agenda

1. 9:15 Convene in regular session

Mr. Williams convened the meeting at 9:18 a.m.

Invocation

Mr. Erik Stone

Pledge of Allegiance

Mr. Greg Liverman

Minutes of Previous Meetings

None.

Accounts Payable

Action: Vice-Chairman Stone moved, and Chairman Williams seconded, that the Board **approve** the accounts payable run date of December 8, 2025, in the amount of \$1,518,967.61. Both Commissioners voted yes.

Board Reports

Commissioner Campbell

Chairman Williams excused Commissioner Campbell from the meeting because he is on vacation.

Commissioner Stone

- Attended a Pikes Peak Area Council of Governments (PPACG) meeting. He was re-elected as first Vice Chair.
- Attended an Opioid Policy Council meeting where he was re-elected as Vice Chair.
- Commented on and supports the Colorado Municipal League (CML) letter to the Governor and the Legislative Council requesting an immediate stay on the Wildland



Urban Interface (WUI) rules.

- Attended the Colorado Counties, Incorporated (CCI) winter conference and attended a class at the conference on AI and how it may help county governments with their services.
- Wished everyone a Happy Holiday.

Commissioner Williams

- Commented on the Wildland Urban Interface (WUI) rules. The County is working on revising the WUI map to help rural Colorado and Teller County. Public comment can be submitted on our website.
- Attended Colorado Commissioners, Inc. (CCI) conference. Noted that the Governor attended and discussed Colorado's clean energy issues and requirements.
- Upcoming legislation is projected to bring two new anti-gun bills.
- Recognized that housing costs have doubled making it unaffordable for some.
- Attended the Woodland Park RE2 school board meeting and asked for a conciliatory tone.
- Acknowledged the Colorado Parks and Wildlife (CPW) Director and one of the commissioners resigned. The wolf program is exceeding estimated costs.
- The State Department of Human Services (DHS) has a plan to combine El Paso County and Teller County as one region to share resources.
- Upcoming legislation will also address clean energy and AI next year.
- Thanked the local businesses for their donations to the food initiative to include the Mine, El Pomar and Saddle Club. The food pantries are full.

Commissioner Stone supplemented his report to note that at the Pikes Peak Area of Council meeting yesterday, the Park County Commissioners expressed gratitude to Teller County for the food initiative effort because it helped the residents in Park County, Guffey and Lake George.

Elected Official's Reports

Stephanie Kees, Clerk and Recorder

- Recognized the multitude of holiday events and is looking forward to participating in the Shop with a Hero event on Saturday. Wished everyone Merry Christmas.

Kurt Schoenberger, Assessor

- Colorado Assessors Association is concerned with the possible conversion of Pinnacol becoming a privately owned entity. This means no funds to support the senior and veteran exemption. Senior and veteran exception is in the budget for 2026. \$250 million dollars funds this exemption.

Mike Akana, Deputy Assessor commented on the Governor's Land Value Tax proposal and that that if approved, the improvement part of property would be taxed at a different rate, and there would just be property tax on the land value only. This will affect all zones (types of lands).



Kurt stated he held meetings on November 18 and 19 to discuss agricultural classification of property. Both meetings were well attended with positive feedback.

Administrator's Report, Mr. Herzog

- Acknowledged Public Works department for their work with the last storm.
- Reported on current projects
 - Clerk and Recorder's election room relocation to Centennial Building.
 - Fairground upgrades for seating and the livestock barn.
 - Architectural design is underway for the Divide Service Center.
 - The comments on Short Term Rental (STR) from public meetings will be posted on the County website. Additional meetings will be held for discussion.

- Commissioner Williams stated there were more than 700 comments at the listening sessions concerning STRs. The Board will hold work sessions on STRs to hear from subject matter experts.

2. 9:35 Time reserved for Department Heads

None.

3. 9:40 Time reserved for the public without an appointment

Mark Oostra, Divide resident

- Thanked the Board for their service to the County. He is a volunteer firefighter in Divide and owns a short-term rental. Three years ago he inquired with the Planning Department about the possibility of renting his cottage and was told there were no guidelines. He reviewed the draft regulations from Electra Johnson and has concerns. This is his primary income and hires local workers.

- Commissioner Stone informed Mr. Oostra the Board has made no decisions. There are only recommendations from Ms. Johnson as a consultant. More data is to be considered before an official ordinance or regulations are put in place.

- Commissioner Williams explained the county is still reviewing this before they make a determination of action. There are many factors to consider such as property rights, neighbors, taxes, life, health, and safety issues. The Growth Management Plan lays out the County's Vision.

Carl Andersen, Divide resident/small business owner

- Addressed the current impact of the WUI on builders. Wildfires in Public Lands were not addressed. Supports a lawsuit against the WUI codes in March.
- Hosted a National Federation of Independent Businesses meeting in Woodland Park. They discussed the impact of Pinnacol purchase on small businesses concerning workers' compensation. It will force small businesses to close.



- Property valuation is destroying property owners. Opposes the "land value tax."
- He is proud to be a Teller County resident and proud of how our community came together with the food alliance effort.

Greg Liverman, resident 4-Mile area

- Thanked the Assessor and the BoCC for providing public meetings for comments on various subjects. Recognized the commissioner's leadership in bringing together governmental and private entities to support the food initiative. Commented on STR supporting Land Use and regulations. Wished everyone a Merry Christmas.

4. 9:45 Finance:

Consider a Resolution summarizing expenditures and revenues for each fund and adopting a budget for Teller County, Colorado, for the calendar year beginning on the first day of January 2026, and ending on the last day of December 2026.

Presenting: Russell Ballinger, Finance Director and Violet Watt, Deputy Finance Director

Public Comment: None.

Action: Vice-Chairman Stone moved, and Chairman Williams seconded, to **approve Resolution No. 12-11-2025(33)** a Resolution to summarize expenditures and revenues for each fund and adopting a budget for Teller County, Colorado, for the calendar year beginning on the first day of January 2026, and ending on the last day of December 2026. Both Commissioners voted yes.

Consider a Resolution appropriating sums of money to the various funds and spending agencies, in the amounts and for the purposes set forth below, for Teller County, Colorado, for the 2026 budget year.

Presenting: Violet Watt, Deputy Finance Director

Public Comment: None.

Action: Vice-Chairman Stone moved, and Chairman Williams seconded, to **approve Resolution No. 12-11-2025(34)** a Resolution appropriating sums of money to the various funds and spending agencies, in the amounts and for the purposes set forth, for Teller County, Colorado for the 2026 budget year. Both Commissioners voted yes.

Consider a Resolution to reserve 2025 ending fund balances and maintain the level of the 2026 Emergency Reserve as required under Tabor.

Presenting: Violet Watt, Deputy Finance Director

Action: Vice-Chairman Stone moved, and Chairman Williams seconded, to **approve Resolution No. 12-11-2025(35)** a Resolution to reserve 2025 ending fund balances and maintain the level of the 2026 Emergency Reserve as required under Tabor. Both Commissioners voted yes.

5. 10:00 Commissioners Board Matters and Actions

Consider acceptance of the Teller County Public Trustees' third-quarter report.



Presenting: Krystal Brown, Treasurer

Public Comment: None.

Action: Vice-Chairman Stone moved, and Chairman Williams seconded, to accept the Teller County Public Trustee's third-quarter report. Both Commissioners voted yes.

Treasurer Brown commented on the positive response from the community towards the food initiative.

She is the Vice-President of the Main Street program for Cripple Creek, which had its first annual tree lighting and she will be judging the parade on Saturday.

6. 10:10 Commissioners Business Items:

Consider approval of the Pikes Peak Geospatial Alliance 2026 Memorandum of Understanding.

Approved.

Consider approval of the Second Amendment to the Intergovernmental Agreement between Teller County and the Pikes Peak Regional Building Department.

Approved.

Consider approval of Grant Agreement Amendment #4 to State of Colorado Contract # 2026*0058.

Approved.

Consider authorizing the Public Health Director to sign a Memorandum of Understanding between the University of Colorado Cancer Center and Teller County Public Health and Environment.

Approved and authorized Public Health Director to sign.

Consider approval of the Professional Services Agreement with Procom Professional Compliance Testing.

Approved.

Consider approval of Contract Amendment #2 to State of Colorado Contract Number 2023-0055 for Local Public Health Agencies (LPHA).

Approved.

7. Items Received After Agenda Deadline

Consider a Resolution opposing the Colorado PUC's Clean- Heat/Electrification Mandate and affirming the right of Teller County Residents to choose their energy sources.

Presenting: Commissioner Erik Stone

Public Comment: Carl Andersen thanked Commissioners for taking a stand.



Action: Vice-Chairman Stone moved, and Chairman Williams seconded, to **approve Resolution No. 12-11-2025(36)** a Resolution to oppose the Colorado PUC's Clean-Heat/Electrification Mandate and affirming the right of Teller County Residents to choose their energy sources. Both Commissioners voted yes.

Consider a Resolution to rescind the Stage I Fire Ban that restricts open burning in Teller County, Colorado.

Presenting: Ross Herzog, Administrator

Action: Vice-Chairman Stone moved, and Chairman Williams seconded, to ratify **Resolution No. 11-20-2025(32)** a Resolution to enact a Stage I Fire Ban that restricted open burning in Teller County, Colorado. Both Commissioners voted yes.

Presenting: Ross Herzog, Administrator

Action: Vice-Chairman Stone moved, and Chairman Williams seconded, to **approve Resolution No. 12-11-2025(37)** a Resolution to rescind the State I Fire Ban that restricts open burning in Teller County, Colorado. Both Commissioners voted yes.

Adjournment: 11:58 p.m.

APPROVED:

Dan Williams, Chairman
Board of County Commissioners



ATTEST:

Stephanie Kees, Clerk & Recorder