



**Minutes of the Proceedings of
The Board of County Commissioners of Teller County, Colorado
March 12, 2026**

In attendance:

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

Agenda

1. 9:15 Convene in regular session

Invocation

Mr. Dan Williams

Pledge of Allegiance

Mr. Mark Oostra

Minutes of Previous Meetings

None.

Accounts Payable

March 12, 2026, Accounts Payable

Action: Vice-Chairman Campbell moved, and Commissioner Williams seconded, that the Board approve the accounts payable run date of March 5, 2026, in the amount of \$490,279.17. All Commissioners voted yes.

Board Reports

Commissioner Williams

- Provided an update on the State Demographer report and the exodus of people from Colorado.
- The Legislature now has over 400 bills introduced. The Board is focusing on those dealing with natural resources, guns, and privacy rights.
- HB 26-1310 appears to support individuals with fire mitigation, but the funds would come from the Colorado Strategic Wildfire Action Program (COSWAP). The Board opposes this bill.
- HB 26-1323 would ban trapping beavers on public land. The Board, Colorado Park and Wildlife (CPW), and the Wildlife Commission all oppose this bill.
- HB 26-1239 regarding County Enforcement Authority is trying to give local government more authority and increased penalties in code enforcement cases.



- Pine Beetle Task Force Board met and is concerned about how the program will be funded.
- Attended a land manager meeting with Bureau of Land Management (BLM) and National Forests concerning Pikes Peak Recreation. They are preparing a Memorandum of Understanding (MOU) on how they will cooperate.
- Aspen Mine Child Care Center is moving forward. There is a fund shortage of \$700,000. Fundraising opportunities are coming.
- Provided an update on El Pomar's grants awarded to nonprofits to assist with food insecurity and the underserved.

Commissioner Campbell

- Provided an update on legislation. He is focused on bills that concern finance.
- Counties are pushing back on the State government's efforts to take away local control.
- He is working on Social Services reorganization proposal that would create districts instead of services at the county level. The State doesn't understand the complications that causes, including expensive software changes that would be required. Counties and the Department of Human Services (DHS) are providing alternate proposals.
- Attended the Woodland Park Chamber of Commerce event and congratulated Dan Williams on being recognized with the Wagon Boss award.
- Noted that the caucus process is underway, which is one of two ways for candidates to get on the primary ballot.

Commissioner Stone

- Stated legislation is only midway through the session. It's exhausting, but the Board continues to represent Teller County at the Capitol.
- Governor Polis continues his effort to establish his legacy.
- Attended a Pikes Peak Area Council of Government (PPACG) legislation committee meeting to review the Joint Budget Committee (JBC) bill. This bill would obligate counties to pay for courthouse space, equipment, staff, etc., which have been state obligations and would result in an unfunded mandate.
- The JBC bill would take money from COSWAP to give to individual property owners for mitigation efforts. This is unnecessary as there is a tax credit already in place of up to \$2,500 for individuals.
- Commented on an anti-ICE bill that would publicly post copies of subpoenas issued by ICE to notify subjects in advance and would ban airports from contracting with ICE, despite the Governor continuing to say that Colorado is not a sanctuary state.
- Announced that there is an effort to establish a Fire Protection District in the southern part of the County.



Elected Official's Reports

Stephanie Kees, Clerk and Recorder

- Congratulated Dan Williams on his Wagon Boss award.
- Wished Commissioner Stone a belated birthday.
- Reminded voters to review their voter registration. The Primary Election is on June 30.
- Thanked her team for their hard work while short staffed.

Commissioner Williams reiterated his full faith and confidence in the Clerk and Recorder and her staff. The County has invested in space to ensure the integrity of the election process.

Commissioner Campbell reminded people that all elections are conducted locally by County Clerks and Recorders. They are not conducted nationally.

Commissioner Stone encouraged people to participate as judges with elections.

Krystal Brown, Treasurer

- Congratulated Dan Williams on his Wagon Boss award.
- Public Trustee and Treasurer office is extremely busy.
- Distribution was completed on Monday. Thanked Mike Akana for his help.
- Number of foreclosures is low. She's hopeful this trend will continue.

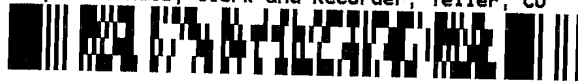
Mike Akana, Deputy Assessor

- Gave a reminder of the meeting tonight in Woodland Park concerning senior and veteran exceptions, and the calculations for assessments. Last night's meeting was a success.

Administrator's Report

Mr. Herzog

- Commented on the wildfire mitigation tax credit.
- The Stage I Fire Ban Resolution implemented last week will be ratified later in the meeting.
- Is reviewing the budget for the Service Center Building and is looking for grants to assist with the building, roads, and wastewater.
- Announced there would be no STR session today. The Board is considering bringing in other subject matter experts and what other counties have done with STRs.



2. 9:35 Time reserved for Department Heads

None.

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

Kyle Aicher, Divide resident

- Thanked the Board for their efforts at the Capital. Commented on the cost of living in Teller County even with his STR.

Marlena Outlaw, Cripple Creek resident

- Born and raised in Teller County and owns a local STR cleaning business with 20-25 people working for her, including cleaners, snowplow drivers, septic cleaners. These contracts allow flexibility for working families. Her business contributes \$25-30K per month to local STR service providers. She supports regulations, does not like those who don't follow rules, and hopes there is a balanced approach to regulations.

Matthew Nelson, Florissant resident

- He stated emergency responses are location-based, not specific to leases or STRs, and there is no data supporting what type of occupancy is at the emergency location.
- Asked Commissioner Williams about the quote from an article in the Pikes Peak Courier concerning the amount of Ponderosa Pine in the County, and Commissioner Williams stated that Ponderosa Pine is about 1/3rd of the local forest areas.

Carl Andersen, Divide resident

- Complimented the Braver Angels meeting to discuss fire danger and the need for mitigation. It was a great turnout.
- Complimented the Assessor's office on the forum last night and their education on senior and veteran exemptions.
- Opposes the State's plan to sell Pinnacol Assurance to fund exemptions. Offered to testify against it.

Greg Liverman, 4Mile area

- Provided ideas and suggestions on STR regulations.
- He believes STRs should be considered a commercial activity. There are current zoning and land use regulations for other commercial uses. Hotels, apartments, Bed & Breakfasts, and resorts are limited to certain zones. He believes it's reasonable to have oversight for health and safety.

Mark Oostra, Divide resident

- Commented on the STR work session with Emergency Medical Services (EMS) and Search and Rescue (SAR) and the lack of data to support statements that 30% of calls are for non-residents.



- Suggested that EMS could collect data on who and where the patient is from and implement a usage fee to offset expenses for EMS.
- Views Medicare and Medicaid as a bigger problem that the state and federal government need to fix.
- Suggested a fee structure for EMS and if there is no transport, then there is no fee.
- He is OK with a lodging tax for STRs but the state needs to fix its funding problems.

Jonathan McIntosh, Colorado Springs resident and owns an STR in Teller County.

- Requested a way to easily find STR information on the County's website.
- Requested that the public be able to make comments and ask questions at the work sessions.
- Julia Coster with the Colorado STR Alliance requested the opportunity to present information to the Board.
- Concerned about taxation without representation for non-resident property owners.

Commissioner Stone commented a lodging tax would go before the voters. Work sessions are designed for the Board to receive information with no action being taken. The STR work sessions will conclude by end of March early April. Then in late May a draft will be available for public review. Adoption should be by mid- summer.

Commissioner Williams stated that no draft STR regulations have been prepared and no decisions have been made yet.

Mr. Herzog stated that the County website has the survey results, the Camping Ordinance, and the consultant's recommendations.

Mr. McIntosh asked if a disclaimer could be put on the consultant's proposed draft ordinance.

4. 9:50 Commissioners Board Matters and Actions:

Consider the reappointment of Jared Bischoff to the Teller County Board of Review.

Presenting: Ross Herzog, Administrator, Paul Hurcomb, County Attorney

Public Comment: Carl Andersen expressed his support.

Action: Vice-Chairman Campbell moved, and Commissioner Williams seconded, to reappoint Jared Bischoff to the Teller County Board of Review to a 3-year term. All Commissioners voted yes.

5. 9:55 Commissioners Business Items:



Consider authorizing the Public Health Director to sign the agreement with Propio LS, LLC. for interpretative services.

Approved.

Consider ratification of Taylor Kohrs Change Order #8 for the Central Service Center.

Ratified.

Consider ratification of Taylor Kohrs Change Order #009 for the Central Service Center.

Ratified.

Consider approval of the Payment Processing Agreement with CSG Forte Payments, Inc.

Approved as presented, with any modifications requested by the Contractor and approved by the County Attorney.

6. Items Received After Agenda Deadline:

Consider adoption of the 2025 Community Wildfire Protection Plan.

Presenting: Ross Herzog, Administrator

John Geerdes, Executive Director Coalition for the Upper South Platte commented on the desire for a higher resolution map and non-substantive changes.

Public Comment:

Carl Andersen asked if this would be presented to the Board of Review. Are there building code issues that will need to be reviewed?

Board comments.

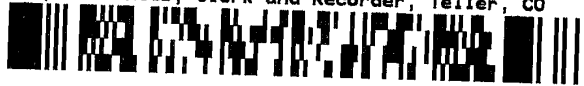
Greg Liverman stated 5 years ago the Planning Commission considered a requirement for subdivisions to amend the Land Use Regulations (LUR) to require ingress and egress.

Action: Commissioner Williams moved, and Vice-Chairman Campbell seconded, to adopt the 2025 Community Wildfire plan as presented. All Commissioners voted yes.

Ratify a Resolution Implementing a Stage I Fire ban.

Presenting: Ross Herzog, Administrator

Action: Vice-Chairman Campbell moved, and Commissioner Williams seconded, to ratify **Resolution 02-26-2026(10)** to adopt a Stage I Fire Ban as presented at the emergency meeting on February 26, 2026. All Commissioners voted yes.



Adjournment
11:20 a.m.

APPROVED: _____

Erik Stone, Chairman, Board of County Commissioners

ATTEST: _____

Stephanie Kees, Clerk & Recorder

