



**Minutes of the Proceedings of
The Board of County Commissioners of Teller County, Colorado
April 23, 2026**

In attendance:

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

Agenda

- 1. 9:15 Convene in regular session**
9:20 a.m.

Commissioner Stone excused Commissioner Williams as he was in Denver for a Colorado Parks and Wildlife (CPW) matter.

Invocation

Mr. Erik Stone

Pledge of Allegiance

Mr. Kurt Schoenberger

Minutes of Previous Meetings

March 24, 2026, BoCC Meeting

Action: Vice-Chairman Campbell moved, and Chairman Stone seconded, to **approve** the minutes of the meeting of the Teller County Board of County Commissioners on March 24, 2026 as presented. Both Commissioners voted yes.

Accounts Payable

April 23, 2026, Accounts Payable

Action: Vice-Chairman Campbell moved, and Chairman Stone seconded, that the Board **approve** the accounts payable run date of April 16, 2026, in the amount of \$1,149,576.27. All Commissioners voted yes.

Board Reports

Commissioner Williams

Commissioner Stone shared comments provided by Commissioner Williams who is attended CPW's Annual Sportsman's Day which educates legislators on the benefits of hunting and fishing in Colorado.

- Attended a Department of Local Affairs (DOLA) regional management meeting and was elected as Chair.



- Announced a Court Appointed Special Advocates (CASA) Light of Hope fundraiser lunch will be held on April 29 in Colorado Springs.
- Provided update on the Aspen Mine Center childcare center. There will be a fundraising gala on June 2 where he will be the MC.

Commissioner Campbell

- Attended a Limited Gaming Impact Committee meeting yesterday. This is a grant process where \$5.7 million is available. Application opportunities opening in May.
- Attended a Community Partnership meeting. The number of people served has increased 35%. New board members will be welcomed at the next meeting.
- Attended a Business After Hours event.
- Attended the Emergency Medical Service (EMS) council meeting.
- Cooked 600 pounds of crab for the Kiwanis "Crabby Tax" night fundraiser.
- Announced a Pikes Peak Workforce (PPWFC) job fair on May 9 being held at the Ute Pass Cultural Center.

Commissioner Stone

- Attended the Kiwanis Crabby Tax night fundraiser.
- Attended the quarterly Department of Human Services (DHS) meeting. County needs are increasing in adult protective services and child welfare. He thanked the County Department of Human Services (DHS) staff for all their hard work. He pointed out that Teller County' DHS's error rate is 0% and the Statewide error rate is approximately 7%. This should be a model for other counties.
- Attended the EMS council meeting with positive reports. Many awards both regional and state were earned. An update was provided on Whole Blood program and the oxygen supply plan.
- Attended Colorado Counties Inc. (CCI) steering committee meetings. The State has a \$1.4 billion deficit due to overspending. The State is shifting their burden onto counties by taking money from counties, including keeping severance tax funds. In 2023 Teller County received \$600,000 in severance tax funds, but will not receive any funds in 2027.
- Announced that on Sunday, May 3rd, ChoralSong will hold a special concert "Salute to Colorado for its 150th" at the Ute Pass Cultural Center. He is a member.



Elected Official's Reports

Stephanie Kees, Clerk and Recorder

- The Recording department is no longer closed at lunchtime.
- June Primary Election is coming. Verify your voter registration.

Krystal Brown, Treasurer and Public Trustee

- Tax payments are due by the end of April.
- Attended a State association conference in Limon.
- Shared that HB 26-1119 was defeated, which is good.

Kurt Schoenberger, Assessor

- He is also pleased with the defeat of HB 26-1119, the split assessment bill.
- Supports HB 26-1233 regarding tax agents and the ability to appeal to district court versus the Board of Assessment Appeals.
- Bill has been signed by Governor for agricultural classification changing terms from "sufficient use" to "predominant use." Assessors are waiting for an official interpretation from the State.
- His office is mailing letters to property owners concerning their findings of no agricultural classification for their properties. These will be mailed prior to the Notice of Valuation letters that will be mailed Monday for intervening year notices.

Administrator's Report

Mr. Herzog

- Service Center is moving forward. The Planning Commission approved the Location and Extent application. Water and wastewater utilities are installed.
- Provided an update on the Fairgrounds project. The 2nd grandstand has been erected and work on updating the barn facility is underway.

2. 9:35 Time reserved for Department Heads

Russell Ballinger, Finance Director

- The 2027 budget calendar is posted on the County's website.
- The 2025 audit is ongoing with no findings to date.

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

Jonathan McIntosh, resident of Colorado Springs, owns STR property in Teller County.

- Asked people to think about who stays in STRs. Visitors to Teller County are not here for the nightlife. We are not a resort town. These are guests trying to have family time. He believes that targeted enforcement is the solution to problems.



Mark Oostra, Divide resident, STR owner

- Some residents do not like short term rentals and do not want them in residential areas. He argues that more complaints are about long term residents.
- He lives on the same property as his STRs.
 - Of the 876 guests that have stayed he only had to remove one. That was for excessive noise.
 - He's had zero 911 calls and zero issues with trash. 85% of his guests are couples, not parties, and they do not overload the septic system.
 - He believes that STRs create benefits for Teller County that outweigh any problems.

Greg Liverman, 4 Mile area

- Commented on a court case referenced at the last meeting by Mark Oostra about STRs not being a commercial activity. He believes that was a narrow issue about taxes.
- He believe STRs should be addressed in the Land Use Regulations (LUR) and commented on the following:
 - The need to decide where STRs would fit into the LUR.
 - If STRs are considered a home occupation, the owner should live onsite.
 - Do we want our residential zones to be changed to commercial zones?
 - Should subdivisions be permitted to request to be rezoned to allow STRs?
- If Teller County allows STRs how many should be allowed?

4. 9:50 Commissioners Board Matters and Actions

Consider a Resolution to amend the 2026 General, Jail, and Social Services Fund Budgets.

Presenting: Caitlyn Lombardo, Finance Department

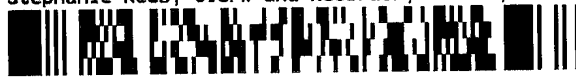
Public Comment: None.

Action: Vice-Chairman Campbell moved, and Chairman Stone seconded, to **approve Resolution No. 04-23-2026(14)** a Resolution to amend the 2026 General, Jail, and Social Services Fund Budgets. Both Commissioners voted yes.

Consider a Resolution amending the fee schedule for On-Site Wastewater Treatment Systems and associated services and repealing prior fee Resolutions.

Presenting: Keri Ptak, Environmental Health

Attorney Hurcomb noted that the Board of Commissioners also sits as the Board of Health and can sign this Resolution.



Commissioner Stone commented on the need to update these fees, which had not changed in decades.

Commissioner Campbell stated the overall goal is to only cover costs. The County has been losing money and needs to break even. Administrator Herzog presented an analysis of fees during a work session to phase in the increase over 3 years.

Public Comment: None.

Action: Vice-Chairman Campbell moved, and Chairman Stone seconded, to **approve Resolution No. 04- 23-2026(15)** a Resolution to amend the fee schedule for On-Site Wastewater Treatment Systems and associated services and repealing prior fee Resolutions. Both Commissioners voted yes.

5. 10:00 Commissioners Business Items:

Consider approval of the Memorandum of Agreement with the Teller County Medical Officer.

Approved.

Consider approval of the Intergovernmental Agreement between El Paso County and Teller County for disaster recovery in case of child support services disruption.

Approved.

Consider approval of the annual contract with Sourcewell for Johnson Controls to perform safety inspections on county facilities.

Approved.

Consider ratification of Taylor Kohrs Change Order #010 for the Central Service Center.

Approved.

Consider ratification of Taylor Kohrs Change Order #011 for the Central Service Center.

Approved.

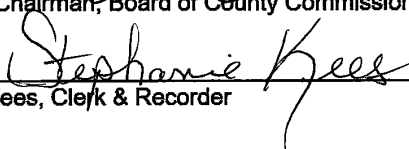
6. Items Received After Agenda Deadline:

NO ITEMS RECEIVED

Adjournment

10:28 a.m.

APPROVED: 
Erik Stone, Chairman, Board of County Commissioners

ATTEST: 
Stephanie Kees, Clerk & Recorder