TWENTY-SECOND MEETING

The Board of Commissioners of the County of Fremont, State of Colorado, met in Regular Session on October 13th, 2026, 615 Macon Avenue, Room LL3, Fremont County Administration Building, Cañon City, Colorado. Chair Pro Tem McFall called the meeting to order at 9:00 a.m.

Debbie Bell	Commissioner	Absent
Dwayne McFall	Commissioner	Present
Kevin Grantham	Commissioner	Present
Justin Grantham	Clerk and Recorder	Absent
Eric Bellas	County Attorney	Present
Tony Carochi	County Administrator	Present

INVOCATION

Todd Luce from Grandview Christian Church gave the invocation.

PLEDGE OF ALLEGIANCE

Those present recited the Pledge of Allegiance to the United States flag.

APPROVAL OF AGENDA

Commissioner Grantham moved to approve the agenda as presented. Commissioner McFall seconded the motion. Upon Vote: Commissioner Grantham, aye; Commissioner McFall, aye. The motion carried by unanimous consent.

CONSENT AGENDA

1. Approval of Minutes / September 22, 2026, and September 28, 2026, Special

2. Approval of Bills for $2,630,707.51

3. Ratification of Commissioner McFall's Signature on Delta Dental New Group Application

4. Ratification of Commissioner McFall's signature on Fremont County Airport Land Lease with JB CO Properties LLC for Hangar #5B and Hangar #6B

5. Schedule Public Hearing:
    a. Tuesday, November 24, 2026, at 9:30 AM
    PUD 26-001 Royal Gorge Ranch & Resort
    A Planned Unit Development. The purpose is to develop 152 lots, each at least 3 acres.
    Located at 1337 County Road 3A, Canon City, CO 81212.
    Applicant: Ty Seufer

Commissioner McFall moved to approve the consent agenda. Commissioner Grantham seconded the motion. Upon Vote: Commissioner McFall, Aye; Commissioner Grantham, Aye. The motion carried by unanimous consent.

ADMINISTRATIVE & INFORMATIONAL

1. Staff / Elected Officials:

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a. Public Trustee Quarterly Report, Kathy Elliott, County Treasurer & Public Trustee

Public Trustee Elliott reported 375 lien releases in the third quarter, which is 40 less than the second quarter. A total of 23 foreclosures were initiated, slightly higher than the previous quarter. The average time to foreclosure ranges from 7 to 169 days, with an average of 106 days. This includes houses withdrawn or sold. Active foreclosures by zip code include 27 in Canon City, 2 in Cotopaxi, 9 in Florence, 8 in Penrose, 1 in Rockvale, and 1 in Williamsburg. Of the 19 federal-backed active foreclosures, only three are not **CHFA** (Colorado Housing and Finance Authority). Elliott explained they received one cure, meaning the owners caught up on payments, and sold one house to an outside bidder, bringing the total to nine.

Commissioner McFall asked Public Trustee Elliott if she knew any of the reasons for the foreclosures.

Public Trustee Elliott answered that there doesn't seem to be a specific reason, citing the one cured foreclosure as an example, noting the property was 19 payments behind.

Commissioner Grantham moved to accept the quarterly report of the Public Trustee. Commissioner McFall seconded the motion. Upon Vote: Commissioner Granthan, aye; Commissioner McFall, aye. The motion carried by unanimous consent.

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b. Sales & Use Tax Report, Shawn Sutton, Budget & Finance Officer

Shawn Sutton presented the Sales & Use Tax Report, which is available in full at www.fremontcountyco.gov.

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c. County Administrator Report, Tony Carochi, County Administrator

County Administrator Carochi presented the County Administrator Report, which is available in full at www.fremontcountyco.gov.

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Commissioner McFall discussed the meeting held two weeks ago in Fremont County; he hosted it here because he is president of the Western Interstate Region, a division of the National Association of Counties. 35 representatives attended (including spouses) from 17 different western states. They discussed related issues, including multi-use for public lands, poor forest health that worsens wildfires, and agriculture.

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2. Citizens who wish to address the Commissioners on a matter not scheduled on the agenda.

Ty Seufer approached the podium to express grievances about his application to subdivide his property, Royal Gorge Ranch & Resort, located off County Road 3A. Specifically, he addressed the presentation at the Planning Commission meeting. He believes the project is not being treated fairly and that inaccurate information was shared. He said that instead of the Planning and Zoning Director summarizing the deficiencies from a third-party consultant's report, the Director spent over an hour detailing them all. Mr. Seufer felt they could have summarized it by identifying only the outstanding requirements and noting that they have practical solutions. He then said the project represents years of planning and substantial investments, and that they are proposing an environmentally responsible, net-zero-focused community. He described a specific inaccuracy: the project will be reliant on hauled water. He claimed the hauled water is not part of the proposed water plan. He said he has spent over $250,000 developing a plan and secured augmented water sufficient for 139 separate low-flow, deep, efficient wells.

Commissioner McFall explained to Mr. Seufer that, because the commissioners had just scheduled the public hearing for this application, they had not had access to it and were not privy to this information, which affected their ability to comment accurately.

Mr. Seufer responded that because this occurred in a public forum, he felt it necessary to comment and express his grievances. He said multiple landowners were live streaming the meeting and that these false statements created confusion and frustration. He added that concerns were raised about fire safety, roads, and visual impact. He claimed two fire chiefs gave them positive reviews and that they installed four 30,000-gallon water systems for fire protection. Several engineers were contracted for culvert guidance and road oversight. He was frustrated that the report failed to mention a two-acre lot and home site adjacent to his property, as well as 35 other five-acre tract homes, not just the 35-acre tracts.

County Attorney Bellas interrupted him to remind applicant, Mr. Seufer, that these matters are appropriate for consideration at the Public Hearing. This is not the time to present the project or discuss specifics of the application.

Commissioner Grantham noted that the process is designed to be as fair and accurate as possible. This means thoroughly reviewing the application. He understands the grievances but encouraged Mr. Seufer to consider the most beneficial path forward before the hearing and assess whether his actions keep the ball rolling.

Mr. Seufer continued, discussing the 75% open space policy, which he believes unfairly excludes his land. He claimed Fremont County has never required any dedicated open space for development and finds his proposed 28% reasonable. The 75% open space requirement makes development nearly impossible, and if the property were a mile north or south, the rule would be 25%. He said the Planning and Zoning Department claims this is because the land is intended for agricultural use, but unfortunately there is no water up there, making it impossible. He explained that the intention is to be the first net-zero subdivision, and rules are in place to keep the neighborhood safe, such as no fires, no propane, no ATVs, no horses, and no fences.

UNFINISHED BUSINESS

None.

NEW BUSINESS

Ref. Fremont County BOCC Meeting 10/13/2026 39:50

1. **Resolution No. 23**, Series of 2026 Supporting Amendment 83 – Constitutional Right to Hunt and Fish

Commissioner McFall prefaced this Resolution by saying everyone should do their own research and form their own opinion, and that they will only be discussing facts. Commissioner McFall then recited the Resolution, which can be located at https://fremontcountyco.gov/content/october-13-2026.

Dan Gates, executive director of Coloradoans for Responsible Wildlife Management, appreciated the opportunity to speak and thanked the commissioners for adopting this Resolution. Fremont County will now join the other 30 municipalities that have enacted this Resolution. The Colorado Parks and Wildlife Department has been under attack for years, with its expertise undermined and it forced to participate in activities it normally wouldn't, all for administrative gain. The organization's purpose is to bridge the gap between CPW and legislation; they have seen progress in some areas but weaknesses in others. He explained that this Resolution is intended to protect CPW and enable it to remain in charge of hunting, fishing, and trapping, keeping animal rights extremist groups or agenda-driven administrations from altering CPW's ability to manage our wildlife resources. Mr. Gates emphasized that this does not reverse any amendment, such as the Bear Hunting Initiative of 1992 or Amendment 14, which prohibits the use of foothold traps, body-gripping devices, and cable restraints. He believes this initiative is needed to maintain Colorado's natural resources in perpetuity, sustain them through science-based wildlife management, and provide a heritage component to our wildlife and natural resources.

Commissioner McFall moved to approve **Resolution No. 23** series of 2026 supporting Amendment 83, the constitutional right to hunt and fish. Commissioner Grantham seconded the motion. Upon Vote: Commissioner McFall, aye; Commissioner Grantham, aye. The motion carried by unanimous consent.

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2. **Resolution No. 24**, Series of 2026 Opposing Amendment 87 – Graduated Income Tax

Commissioner Grantham recited the Resolution, available at https://fremontcountyco.gov/content/october-13-2026.

Commissioner Grantham said this amendment would drive high-income businesses out of the state, further harming our economy. It would also mean that, through inflation, rising incomes, and people progressing in life, they would eventually hit that threshold and pay higher taxes as well.

Commissioner Grantham moved to approve Resolution No. 24 series of 2026, the Resolution opposing Amendment 87, and the graduated income tax. Commissioner McFall seconded the motion. Upon Vote: Commissioner Grantham, aye; Commissioner McFall, aye. The motion carried by unanimous consent.

Ref. Fremont County BOCC Meeting 10/13/2026 1:00:15

3. **Resolution No. 25**, Series of 2026 Opposing Proposition NN – Keep and Spend Money for Education and Other Purposes (Raise TABOR Revenue Limit)

Commissioner Grantham categorized this proposition as a transfer of wealth from Colorado citizens to the State of Colorado. It's ostensibly for the kids; for the first 10 years, a portion will be allotted to education, but by raising the cap, they will keep about $37.5 billion over the next 10 years. Meaning, the money that is supposed to be returned to citizens because the cap has been reached will all be collected and then spent as the State of Colorado's Administration sees fit.

Commissioner McFall added that it's puzzling that any citizen would vote for the state to keep the money they are owed back, considering Colorado has a hard time budgeting its own money. On top of that, Colorado's deficit grows each year, from one billion to three billion and up, not only because of rising taxes but also because of no economic growth due to the ban on the oil and gas industry.

Commissioner Grantham moved to approve Resolution No. 25 series of 2026 opposing Proposition NN to keep and spend money for education and other purposes. Commissioner McFall seconded the motion. Upon Vote: Commissioner Grantham, aye; Commissioner McFall, aye. The motion carried by unanimous consent.

Ref. Fremont County BOCC Meeting 10/13/2026 1:05:38

4. Lease Renewal for Cotopaxi Fire Station with Deer Mountain Fire Protection District

Commissioner McFall said the original lease dates to 1989 and expires in a couple of years, making this request proactive. The renewal is for another 40 years, making the expiration date May 19th, 2069.

Commissioner McFall moved to renew the lease to Cotopaxi Fire Station with Deer Mountain Fire Protection District for another 40 years, expiring on May 19, 2069. Commissioner Grantham seconded the motion. Upon Vote: Commissioner McFall, aye; Commissioner Grantham, aye. The motion carried by unanimous consent.

Ref. Fremont County BOCC Meeting 10/13/2026 1:06:49

5. Reappointment of Jim Wick to the Fremont County Airport Advisory Board with a term expiring October 1, 2029.

Commissioner Grantham moved to approve the reappointment of Jim Wick to the Fremont County Airport Advisory Board with a term expiring October 1, 2029. Commissioner McFall seconded the motion. Upon Vote: Commissioner Grantham, aye; Commissioner McFall, aye. The motion carried by unanimous consent.

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6. Reappointment of Lu Toxvard to the Fremont County Airport Advisory Board with a term expiring October 1, 2029.

Commissioner Grantham moved to approve the reappointment of Lu Toxyard to the Fremont County Airport Advisory Board with a term expiring October 1st, 2029. Commissioner McFall seconded the motion. Upon Vote: Commissioner Grantham, aye; Commissioner McFall, aye. The motion carried by unanimous consent.

PUBLIC HEARING SCHEDULED 9:30 a.m.

None.

Commissioner McFall adjourned the meeting at 10:10 am.

To view the YouTube Video for the Commissioner Meeting, go to the following website: https://www.youtube.com/watch?v=ifS1xFG3q4o]

Clerk to the Board of County Commissioners