

TWENTY-FIRST MEETING

The Board of Commissioners of the County of Fremont, State of Colorado, met in Regular Session on October 28th, 2025, 615 Macon Avenue, Room LL3, Fremont County Administration Building, Cañon City, Colorado. Chairman Grantham called the meeting to order at 9:00 a.m.

Kevin Grantham	Commissioner	Present
Debbie Bell	Commissioner	Present
Dwayne McFall	Commissioner	Present
Justin Grantham	Clerk and Recorder	Present
Eric Bellas	County Attorney	Present
Tony Carochi	County Administrator	Present
Dan Victoria	Planning & Zoning Director	Present

INVOCATION

Steve VanWinkle from Canon Community Baptist Church gave the invocation.

PLEDGE OF ALLEGIANCE

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

APPROVAL OF AGENDA

Commissioner Bell moved to approve the agenda with the following change under New Business: remove item number three, the transfer of an operator conditional use permit 16-001 Colorado Quarries and then renumber items four through eight reflecting that removal. Commissioner McFall seconded the motion. Upon Vote: Commissioner Bell, aye; Commissioner McFall, aye; Commissioner Grantham, aye. The motion carried by unanimous consent.

CONSENT AGENDA

1. Approval of Minutes / October 14, 2025
2. Approval of Bills for \$2,209,330.15
3. Schedule Public Hearings:
 - a. Monday, November 10, 2025, at 9:30 a.m.
 1. UAACOG Closeout of Single-Family, Owner-Occupied Rehabilitation Grant
UAACOG Representatives: Michael Lloyd and Jackie Wolf
 2. Proposed 2026 Fremont County Budget

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

ADMINISTRATIVE & INFORMATIONAL

Ref. Fremont County BOCC Meeting 10/28/2025 4:02

1. Staff / Elected Officials:

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

Public Trustee Elliott gave the Public Trustee's quarterly report, which can be found in its entirety at www.fremontcountyco.gov.

Commissioner Bell moved to accept the public trustee quarterly report for the third quarter of 2025. Commissioner McFall seconded the motion. Upon Vote: Commissioner Bell, aye; Commissioner McFall, aye; Commissioner Grantham, aye. The motion carried by unanimous consent.

b. County Clerk's Monthly Report, Justin Grantham, County Clerk

Clerk Grantham gave the County Clerk's Monthly Report, which can be found in its entirety at www.fremontcountyco.gov.

Commissioner McFall moved to accept the County Clerk's monthly report for the month of September. Commissioner Bell seconded the motion. Upon Vote: Commissioner McFall, aye; Commissioner Bell, aye; Commissioner Grantham, aye. The motion carried by unanimous consent.

c. County Administrator Report, Tony Carochi, County Administrator

County Administrator Carochi gave the County Administrator Report, which can be found in its entirety at www.fremontcountyco.gov.

Commissioner Bell said this is the third year that the Florence High School Howling Husky Marching band has won the state championship and the commissioners are requesting the attendance of the band to attend the next meeting to be honored with another Howling Husky Marching Band Day with a proclamation.

Ref. Fremont County BOCC Meeting 10/28/2025 20:04

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

John Hamrick attended the meeting to notify the commissioners about the rate case the Public Utilities Commission has against Black Hills Electric. He believes if Black Hills succeeds that it will cause a 50% rate increase in five years. He is also concerned that if legislature achieves the goal of replacing our

vehicles for electric vehicles and continues to replace the dependable coal fired plants with unreliable wind and solar energy it will overwhelm the electric grid.

UNFINISHED BUSINESS

None.

NEW BUSINESS

Ref. Fremont County BOCC Meeting 10/28/2025 24:34

1. Fremont County Adoption Day Proclamation
Representatives: Amanda Koehn, Brenda Rall and Amy Brott

Ms. Rall recited the Fremont County Adoption Day Proclamation which can be found in its entirety at the bottom of these minutes.

Commissioner Bell asked if the Fremont County children that are available to adopt in need of a forever home or are there families in the process of adopting them.

Ms. Rall answered that all the kids are placed in permanent housing, but they are waiting on courts to finalize the adoption.

Commissioner Bell moved to approve the Fremont County Adoption Day proclamation for 2026. Commissioner McFall seconded the motion. Upon Vote: Commissioner Bell, aye; Commissioner McFall, aye; Commissioner Grantham, aye. The motion carried by unanimous consent.

Ref. Fremont County BOCC Meeting 10/28/2025 30:22

2. **Transfer of Ownership SRU 05-007 APEX Twin Enviro**
Apex Twin will be purchasing Fawn Hollow Transfer Station SRU 05-007, at 645 McDaniel Boulevard, in Canon City Colorado 81212.
Representative: Chris Brochu, General Manager of Apex Twin Enviro

Mr. Brochu explained that this is simply a transfer of ownership of the SRU 05-007 since Apex Twin Enviro has purchased the Fawn Hollow Transfer Station.

Planning and Zoning Director Victoria said Apex Twin entered into an agreement to acquire the assets of Alpine Disposal. This purchase includes acquiring Fawn Hollow Transfer Station. Apex Twin Enviro assumes all responsibility for the performance of all obligations, conditions, and guarantees imposed upon the approved permit. Apex is aware of a few compliance issues that currently exist on the site and upon acquiring the property they plan to get it into compliance. Director Victoria said staff recommends approval for the transfer of ownership to Apex Twin Enviro.

Commissioner McFall moved to approve the Transfer of ownership for SRU 05-007 to Apex Twin Enviro. Commissioner Bell seconded the motion. Upon Vote: Commissioner McFall, aye; Commissioner Bell, aye; Commissioner Grantham, aye. The motion carried by unanimous consent.

~~3. Transfer of Operator CUP 16-001 Colorado Quarries~~

~~Colorado Quarries will be taking over the operation of the Iron Mountain Gravel Pit.~~

~~Representative: Jodi Schrieber~~

Ref. Fremont County BOCC Meeting 10/28/2025 34:56

3. SE 25-004 Golden

Subdivision Exemption is requested for 13440 County Road 45 in Coaldale. Applicant: Dawn White

Ms. White explained that she is a real estate broker and she is representing the Golden's in selling their home. She said throughout that process they realized there was a 95-acre parcel that had been cut off and the Golden's currently own and reside on the three acres. The title company addressed it by stating that they must receive a letter from the planning and zoning unit that the parcel is properly subdivided. She then reached out to the department, and they recommended she file for an exemption.

Planning and Zoning Director Victoria said that the lot is non-conforming and would need an exemption for them to sell or do anything else with the property. Director Victoria said based off the date of creation, different owners, and the land is already developed with dwelling and accessory buildings that the staff recommends approval.

Commissioner Bell moved to approve SE 25-004 Golden subdivision exemption for 13400 County Road 45 in Coaldale. Commissioner McFall seconded the motion. Upon Vote: Commissioner Bell, aye; Commissioner McFall, aye; Commissioner Grantham, aye. The motion carried by unanimous consent.

Ref. Fremont County BOCC Meeting 10/28/2025 39:02

4. MS 25-004 6E Minor Subdivision

Requesting approval for a minor subdivision that will create a total of two (2) lots. Located at 540 6th Street, in Penrose. Applicant: Travis Jenkins

Mr. Jenkins said that it is a 10-acre parcel that he owns and would like to split in half. One lot would have a dwelling and utilities while the second lot would be a hay field. He wants to sell the property with the house on it. Mr. Jenkins explained that they are requesting a couple of exemptions, one being the length requirement mandated to be less than twice the width. They split the lot this way because it's optimal for the existing irrigation of the hay field. The other exemption is the drainage plan considering they have no plans to build on the property.

Planning and Zoning Director Victoria said both lots meet minimum requirements for the zone district. Lot two barely exceeds the rule that the depth may not be twice as large as length. There is a service letter stating what the water supply for the new lot is in the Penrose Water District. The department requests that the northwest corner of the lot be designated as the area for DOT property for access and maintenance. Staff recommend approval along with approval of the two waiver requests.

Commissioner McFall moved to approve MS 25-004 6E Minor Subdivision located at 540 6th Street in Penrose which includes two waivers, the first being the waiver request for the drainage plan and until time of development and the plat note stating the northwest corner is designated DOT property concerning the septic system. Commissioner Bell seconded the motion. Upon Vote: Commissioner McFall, aye; Commissioner Bell, aye; Commissioner Grantham, aye. The motion carried by unanimous consent.

Ref. Fremont County BOCC Meeting 10/28/2025 49:14

5. MS 25-001 Sinclair Minor Subdivision

Requesting approval for a minor subdivision that will create a total of two (2) lots. Located at 350 Sangre De Cristo Drive in Coaldale.

Consultant: Attorney Gwendolyn Allen

Ms. Allen said she is the one representing the owners of the 55-acre parcel and they are requesting to split the parcel into two. Lot two consisting of 20 acres that will have the dwelling on, and they plan to sell the other 35 acres to people that intend to use it for agricultural purposes. She stated that the owners are requesting a waiver of the public road requirements considering the easement road they are referring to services other properties that aren't owned by the same people.

Planning and Zoning Director Victoria said the planning and zoning department recommended denial due to Fremont County Subdivision regulation concerning fronting on a public road, access to a public dedicated street, and the sidelines of lots at right angles to a street. The planning and zoning department recommends these contingencies if the board decides to approve; they provide a letter from division of water resources dated March 5th, 2025, to reclassify the well conditions. A plat note stating that drainage must be done at time of development and topsoil information required at time of development.

Tom Pervis explained that the purpose of acquiring this land is to use it to farm and livestock. He said significant work has been put into fixing the irrigation and drainage. He has discussed this proposal with surrounding neighbors, and no one has any concerns.

Commissioner Bell expressed concern regarding the fact that they may be allowing this subdivision but with the way this area is zoned it should not be reduced any further and she is worried this move would encourage others. Commissioner Bell suggested that they table this item and wait to receive letters from the owners of lot 19 and 20 stating they understand the intent with this subdivision and that they are comfortable with it, especially concerning the use of the road.

Ms. Allen said the preference of the owner would be approval today contingent on providing those letters from the neighbors along with the other contingencies.

County Attorney Bellas suggested a brief recess for the applicant to discuss the options.

Commissioner Grantham called a brief recess.

Commissioner Grantham called the meeting back to order at 10:16am.

Ms. Allen confirmed that the owners would prefer to table the application until letters from owners' Lots 19 & 20 provide the department with a letter stating they are comfortable with the changes.

Commissioner McFall moved to table agenda item number seven to November 10th at 9:00am BOCC meeting. Commissioner Grantham seconded the motion. Upon Vote: Commissioner McFall, aye; Commissioner Grantham, aye; Commissioner Bell, aye. The motion carried by unanimous consent.

Ref. Fremont County BOCC Meeting 10/28/2025 1:19:20

6. Appointment of new member to the Fremont County Fair Board for a term beginning January 1, 2026, and ending December 31, 2028.

Commissioner McFall moved to appoint Angelica Zorrilla to the Fremont County Fair Board. Commissioner Bell seconded the motion. Upon Vote: Commissioner McFall, aye; Commissioner Bell, aye; Commissioner Grantham, aye. The motion carried by unanimous consent.

Ref. Fremont County BOCC Meeting 10/28/2025 1:20:30

7. Adoption of the 2026 Fremont County Holiday Schedules

County Administrator explained that there are two holiday schedules because we have 10-hour workday holiday schedules and 8-hour workdays. With this update all county employees will receive 100 hours of paid holiday every year.

Commissioner Bell moved to approve the 2026 Fremont County Holiday Schedule for the 8-hour workday schedule as well as the 10-hour workday as presented. Commissioner McFall seconded the motion. Upon Vote: Commissioner Bell, aye; Commissioner McFall, aye; Commissioner Grantham, aye. The motion carried by unanimous consent.

PUBLIC HEARING SCHEDULED 9:30 a.m.

None.

Commissioner Grantham adjourned the meeting at 10:24am.

To view the YouTube Video for Commissioner Meeting, go to the following website:

<https://www.youtube.com/watch?v=T2QWf6YottI&t=2032s>

DIRECTOR
Tonia Sutton
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FREMONT COUNTY

Department of Human Services

172 Justice Center Rd.
Canon City, CO. 81212

COUNTY BOARD
Kevin Grantham Dist. 1
Debbie Bell Dist. 2
Dwayne McFall Dist. 3

Fremont County Adoption Day Proclamation

WHEREAS: The County of Fremont recognizes the importance of giving children permanent, safe and loving families through adoption; and

WHEREAS: Colorado is recruiting for 342 children who are free for adoption and Fremont County has 7 children waiting to be adopted; and

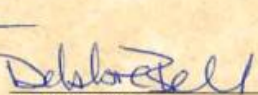
WHEREAS: To help these children find permanent, nurturing families, the Fremont County Court will open their doors for National Adoption Day on November 21, 2025 to finalize the adoption of 1 local child and join other organizations to celebrate adoptions; and

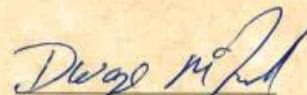
WHEREAS: This effort along with similar celebrations in all 50 states, the District of Columbia and Puerto Rico will offer children the chance to live with stable and loving families and encourage other dedicated individuals to make a powerful difference in the life of a child through adoption;

NOW, THEREFORE, we, the Fremont County Commissioners, by virtue of the authority vested in this Board, do hereby proclaim November 21, 2025, as Adoption Day in Fremont County and in so doing, urge all citizens to join in a national effort to raise awareness about the importance of adoption.

Signed this 28th Day of October, 2025.


Kevin Grantham
District 1


Debbie Bell
District 2


Dwayne McFall
District 3

The mission of the Fremont County Department of Human Services is to provide support and essential services to enrich the quality of life for members of our community.