

MINUTES OF THE CHEYENNE COUNTY  
BOARD OF COMMISSIONERS  
Tuesday, January 13, 2026

**CALL TO ORDER**

Commissioner Ronald Smith called the meeting to order at 9:02 am with Commissioners RJ Jolly and Rick Pelton, Administrator Marcy Brossman and Clerk to Board Allison Brown present.

**PLEDGE OF ALLEGIANCE/PRAYER**

**APPROVE AGENDA**

Commissioner Pelton moved with a second from Commissioner Jolly to approve the agenda as presented. Motion passed unanimously.

**PUBLIC COMMENT**

None

**APPROVE MINUTES**

Commissioner Pelton moved with a second from Commissioner Jolly to approve the December 31, 2025 minutes as written. Motion passed unanimously.

**OLD BUSINESS**

- a. Dry Land Prairie Energy Storage LLC Development Agreement & Road Use Agreement

Commissioner Pelton moved with a second from Commissioner Jolly to approve the Development and Road Use Agreements for Dry Land Prairie Energy Storage LLC. Discussion. Pelton amended his motion to approve the agreements upon receipt of the impact fee. Motion passed.

Trey Brown joined the meeting at 9:06 am.

9:15 am: Smoky River Golf Course Community Building Alcohol Waiver Request – Trey Brown

Smoky River Golf Course is hosting a Cajun Boil on March 28<sup>th</sup>, and is requesting an alcohol waiver for the community building. The Board asked Brown to contact the Town of Cheyenne Wells for a license if alcohol will be sold at the event. Commissioner Jolly moved with a second from Commissioner Pelton to approve the request. Motion passed.

Brown left the meeting at 9:09 am.

Recess at 9:10 am.

Reconvened at 9:19 am.

**ANNUAL REORGANIZATION**

Whereas, at this time the Commissioners must meet for annual reorganization and the Board must select a chairman. Commissioner Pelton moved with a second from Commissioner Jolly to appoint Commissioner Smith as Chairman of the Board. Motion passed 2-0. Commissioner Smith abstained.

At this time, the Board must appoint a Vice Chairman. Commissioner Pelton moved with a second from Commissioner Smith to appoint Commissioner Jolly as Vice Chairman of the Board. Motion passed 2-0. Commissioner Jolly abstained.

Discussion was held on the financial depositories for the Cheyenne County Treasurer. Commissioner Jolly moved with a second from Commissioner Pelton to approve the Eastern Colorado Bank as the primary and F&M Bank as the secondary depository for the Cheyenne County Treasurer. Motion passed.

The tentative 2026 meeting dates were scheduled. Commissioner Jolly moved with a second from Commissioner Pelton to approve the 2026 tentative meeting schedule as discussed with a 9:00 am meeting start time. Motion passed.

The Commissioners reviewed Resolution #2026-01 setting the holiday schedule for 2026. Commissioner Pelton moved with a second from Commissioner Jolly to adopt Resolution #2026-01 setting County holidays for the year. Motion passed.

Mileage reimbursement rate for 2026 was discussed. Commissioner Pelton moved with a second from Commissioner Jolly to approve the mileage reimbursement rate at the 2026 IRS rate of 72.5 cents per mile. Motion passed.

Legal representation was discussed. Commissioner Pelton moved with a second from Commissioner Jolly to retain Kelly Lowery as County Attorney for the year on an as-needed basis. Motion passed.

## COUNTY BOARD APPOINTMENTS

### Planning and Zoning

Commissioner Pelton moved with a second from Commissioner Jolly to reappoint Phil Knudsen to the Planning and Zoning Board for a 5-year term. Motion passed. Commissioners Pelton and Jolly will be alternates.

### Emergency Telephone Service Authority

Consensus of the Board is to continue to advertise for new members.

### East Cheyenne County Library District

Commissioner Pelton moved with a second from Commissioner Jolly to reappoint Richard Shank to the East Cheyenne County Library District for a term of five years. Motion passed.

### Archery and Sports Shooting Range

Commissioner Pelton moved with a second from Commissioner Jolly to reappoint Carl Smalley, Zac Bakley and Rick Pelton to the Archery and Sports Shooting Range Board for 2026. Motion passed.

#### Fairview Cemetery District

Consensus of the Board is to continue advertising for new members.

#### Regional Emergency Trauma Advisory Council (RETAC)

Commissioner Jolly moved with a second from Commissioner Smith to reappoint Commissioner Pelton and Kenny Echols to an annual term on the RETAC Board. Motion passed 2-0. Commissioner Pelton abstained.

#### RETAC Regional Fiscal Agent Reimbursement

Commissioner Jolly moved with a second from Commissioner Pelton to accept the fee of \$1500 per month for 2026. Motion passed.

### VARIOUS BOARD APPOINTMENTS

East Central Council of Governments – Commissioner Pelton moved with a second from Commissioner Jolly to appoint Commissioner Smith. Motion passed, 2-0. Commissioner Smith abstained.

County Health Pool, County Workman's Compensation Pool and Casualty and Property Pool - Commissioner Jolly moved with a second from Commissioner Smith to appoint Commissioner Pelton and Administrator Brossman. Motion passed, 2-0. Commissioner Pelton abstained.

#### Eastern Colorado Services for the Developmentally Disabled

Commissioner Jolly moved with a second from Commissioner Pelton to appoint Commissioner Smith. Motion passed, 2-0. Commissioner Smith abstained.

#### Colorado East Community Action Agency

Commissioner Jolly moved with a second from Commissioner Smith to appoint Commissioner Pelton. Motion passed, 2-0. Commissioner Pelton abstained.

#### Southeast and East Central Colorado Recycling

Commissioner Pelton moved with a second from Commissioner Smith to appoint Commissioner Jolly. Motion passed, 2-0. Commissioner Jolly abstained.

#### Colorado Oil and Gas Conservation

Commissioner Pelton moved with a second from Commissioner Jolly to appoint Assessor Lacey Welsh and Commissioner Smith. Motion passed, 2-0. Commissioner Smith abstained.

#### Centennial Mental Health

Commissioner Jolly moved with a second from Commissioner Smith to appoint Commissioner Pelton. Motion passed, 2-0. Commissioner Pelton abstained.

Commissioner Pelton moved with a second from Commissioner Jolly to acknowledge the board appointments as discussed. Motion passed.

Discussion was held on purchasing fuel. Commissioner Pelton moved with a second from Commissioner Jolly to allow the Road and Bridge Foremen to check locally for prices on propane, gasoline and diesel and to purchase at the best available price. Motion passed.

Discussion was held on the equipment rates for outside service and the Annual Road and Bridge Local Highway Finance report. Commissioner Pelton moved with a second from Commissioner Jolly to approve the road and bridge equipment rates as amended. Motion passed.

The Board reviewed the current Intergovernmental Agreements (IGAs) with the Town of Kit Carson and Town of Cheyenne Wells for equipment usage. Commissioner Jolly moved with a second from Commissioner Pelton with rate and equipment description amendments. Motion passed.

Recessed at 9:55 am.

Reconvened at 10:12 am.

The Board reviewed the current Perpetual Easement application form (installation of lines over 2 inches) and Construction Permit for Installation of Utilities in Public-Right-Way application form (lines 2 inches or less). Commissioner Jolly moved with a second from Commissioner Pelton to approve the current forms. Motion passed.

The Board reviewed the current Verification of Need Agreement form. Commissioner Jolly moved with a second from Commissioner Pelton to approve the usage of the form with rate amendments. Motion passed.

The Board reviewed and discussed the Use of Cheyenne County Community Building/Fairgrounds agreement and contract. Commissioner Jolly moved with a second from Commissioner Pelton to approve the use of the form with the addition of the physical address of the Community Building. Motion passed.

The Board reviewed the Agreement to Borrow County Property (tables, chairs, etc.) Commissioner Pelton moved with a second from Commissioner Jolly to approve the continued usage of the agreement with updated equipment rates. Motion passed.

Agenda posting sites were discussed. Commissioner Pelton moved with a second from Commissioner Jolly to post agendas on the County website and in the County Courthouse and to send courtesy copies to the Town of Cheyenne Wells, Town of Kit Carson, County buildings, Keefe Memorial Hospital and County Post Offices when possible. Motion passed.

Discussion was held on retaining North Winds Surveyors as County Surveyor on an as-needed basis. Commissioner Jolly moved with a second from Commissioner Pelton to continue using North Winds Surveyors on an as-needed basis. Motion passed.

Current landfill rates/policies and entities to charge were reviewed. Commissioner Pelton moved with a second from Commissioner Jolly to continue landfill rates/polices and entities to charge as presented. Motion passed.

A bid proposal for 2026 County legal publications was received from the Kiowa County Independent. Commissioner Pelton moved with a second from Commissioner Jolly to accept the bid proposal from the Kiowa County Independent. Motion passed.

Discussion on inspecting County buildings. Commissioner Jolly moved with a second from Commissioner Pelton to inspect the sheriff's office, courthouse, fairgrounds, landfill and health & human services building at least once in 2026 or as necessary.

Tracking of small equipment was discussed. Each department is responsible for tracking their own purchased small equipment items valued below \$5,000. These items are considered small equipment and charged to the 229 expense account. The Clerk & Recorder's office maintains the fixed assets/capital purchases valued \$5,000 or more. Commissioner Pelton moved with a second from Commissioner Jolly to continue with departments tracking small equipment and submitting inventory lists annually for the review by the Board. Motion passed.

- a. Southeast Colorado Can Chasers Contract  
Commissioner Pelton moved with a second from Commissioner Jolly to approve the contract with Southeast Colorado Can Chasers. Motion passed.
- b. Hacienda del Oro Equines (Felix Santana) Specialty Act Agreement  
Commissioner Jolly moved with a second from Commissioner Pelton to approve the agreement with Hacienda del Oro Equines. Motion passed.
- c. Kit Carson County Communication Center Contract  
Commissioner Pelton moved with a second from Commissioner Jolly to approve the contract with Kit Carson County Communication Center. Motion passed.
- d. Fair Board Member Resignation  
Commissioner Pelton moved with a second from Commissioner Jolly to accept the resignation of Fair Board Member Deni Eiring. Motion passed.
- e. Fair Board Proposed Bylaws Revisions  
Consensus of the board is to table until next meeting, after discussion with Extension Agent Lacey Taylor.
- f. Community Building Replacement Table Quotes

Commissioner Pelton moved with a second from Commissioner Jolly to approve the purchase of tables from Petersen Smith Hardware. Motion passed, 2-0. Commissioner Smith abstained.

g. Sight and Sound Productions Entertainment Agency Agreement

Commissioner Pelton moved with a second from Commissioner Jolly to approve the agreement with Sight and Sound Productions Entertainment Agency. Motion passed.

h. Airbound Colorado Carnival Quote

The Board reviewed a quote received from Airbound Colorado Carnival. Consensus of the Board is to table until next meeting and invite Fair Manager Jim Lengel to discuss.

#### EXPENSE VOUCHERS AND WARRANTS

Commissioners reviewed vouchers and signed warrants on the various funds.

#### CORRESPONDENCE

a. Monthly & Quarterly Reports from Various Departments

b. Semi-Annual Treasurer Report

#### ADJOURN

Commissioner Jolly moved with a second from Commissioner Pelton to adjourn the meeting at 11:23 am. Motion passed.