

Phillips County Commissioner
Meeting Minutes¹
February 9, 2026

The board held a work session with Department of Human Services Director Lori Lundgren following the meeting.

Call to order

Chairman Garold Roberts called the meeting of the Phillips County Commissioners to order and opened with the Pledge of Allegiance at 8:00 a.m. on February 9, 2026, at the County Courthouse in the Commissioner meeting room.

County Attendees

Chairman Garold Roberts, Commissioners Terry Hofmeister and Tom Timm, Administrator/Planner Andrew Nygaard, County Clerk Beth Zilla, Road and Bridge Manager Kevin Scott, and Department of Human Services Director Lori Lundgren

Additional Attendees

Janelle Krueger, Kelley Sullivan, Todd Workman, and Krystal Carter

Additions or Corrections to the Agenda

Addition:

12) Coroner's office records

Removal:

5) The appointment with Jessie Ruiz was rescheduled to the February 19 meeting.

Additions or Corrections to the Consent Agenda

None presented.

Approval of Consent Agenda

Hofmeister made a motion to approve the consent agenda as presented. Timm seconded the motion, which carried unanimously.

Consent Agenda Items:

- a) Approval of the minutes of the BOCC 01.30.2026 meeting
- b) Approval of Invoice list
- c) Approval of Veterans Service Officer monthly report
- d) Acknowledge receipt of CAPP reports
- e) Acknowledge receipt of Workers Comp reports
- f) Acknowledge receipt of Treasurer's letter regarding SB26-044
- g) Acknowledge receipt of Building Permits log
- h) Acknowledge receipt of Event Center/BOC Pavilion/Facilities rentals

Public Comments

None presented.

Appointments

The board met with Administrator Andrew Nygaard, who reported on the following topics:

- Materials for the shelter at the Phillips County Fairgrounds were delivered on February 3, and construction is expected to begin between February 17 and March 3.
- Two consoles at the communications center are required to be upgraded by the end of 2029. The consoles operate the communications center's radio system, connect them to other county's channels, state channels, and more. The estimated cost is \$360,563 and would come out of the E911 fund, and there is an opportunity to save \$70,000 if the order is placed by March 16. A site visit is scheduled for February 18, and Motorola representatives will then be able to provide a firm offer of sale. The expense was not in the budget, and a supplementary budget would be necessary. After the site visit, the matter will be brought before the E911 Board and then the Commissioners. There was also concern that additional requirements might be put on the county by the state before 2029 that could potentially require another update of the equipment.

¹ Minutes prepared by Beth Zilla are a summary of **discussions**, not a verbatim account.

- The City of Holyoke is scheduled to replace the power pole north of the courthouse on the south side of East Emerson Street on Monday, February 16, which is President's Day, so the courthouse will be closed.
- Road and Bridge personnel will be attending the Phillips County Economic Development Internship Fair at the Phillips County Event Center on February 26. They would like to wash a maintainer and park it outside to allow students to look at it. Journey Goode with Wagner Equipment may also be there with some small promotional items or giveaways for the students.

The board met with Krystal Carter and Todd Workman with CHS and Road and Bridge Manager Kevin Scott to discuss fuel contracts that CHS offers. The board made no decisions at this time, as they would like to have a meeting with Scholl Oil to also see what they offer.

Unfinished Business

None presented.

Motions/New Business

Timm moved to approve the request from Road and Bridge Manager Kevin Scott to hire Thomas Gertner as a full-time road worker at RB Grade 16 Step 1 effective February 23, 2026, pending pre-employment screenings. Hofmeister seconded the motion, which carried unanimously.

Hofmeister moved to approve the request from DHS Director Lori Lundgren to pay out 125 hours of unused PTO for Tiffany Watson at a cost of \$3,899.12. Timm second the motion, which carried unanimously.

Timm moved to approve the designation of the Early Childhood Council as the convening entity for the Early Childhood Council serving Phillips County. Hofmeister seconded the motion, which carried unanimously.

The board discussed the fast track resolution regarding Proposition 123. The board is open to collaboration with other entities who opted in to Proposition 123, but a plan would have to be presented to the board. Hofmeister moved to adopt Resolution 2026-02-09-01 establishing expedited review policies for affordable housing projects. Timm seconded the motion, which carried unanimously. The Resolution reads:

WHEREAS, the voters of Colorado approved Proposition 123 in 2022 creating the State Affordable Housing Fund to make certain funds available to local governments as defined by C.R.S. 29-32-104; and

WHEREAS, Phillips County, Colorado, is a statutory county duly and regularly organized and validly existing as a body corporate and politic under and by virtue of the Constitution and laws of the State of Colorado and is eligible for Proposition 123 funding and programming; and

WHEREAS, Phillips County recognizes the importance of allowing affordable and attainable housing to be developed for its workforce and its residents; and

WHEREAS, Phillips County has set a baseline and commitment to increase affordable housing as defined in C.R.S. 29-32-105; and

WHEREAS, Phillips County's current process for reviewing proposed housing development projects already meets the requirement for a 90-day review process; and

WHEREAS, Phillips County also creates this policy for expedited review to ensure that affordable housing development projects are reviewed and a decision rendered within 90 days of a complete application in alignment with the requirements of C.R.S. 29-32-105(2) et seq., as determined by the Phillips County Commissioners, Phillips County Planning Commission, and Phillips County Planner; and

WHEREAS, Phillips County recognizes that an affordable housing development project, including mixed-use projects, which have at least 50% of the residential units as affordable, as defined in statute (C.R.S. 29-32-101 and C.R.S. 29-32-105(2)), would be eligible for expedited review; and

WHEREAS, Phillips County recognizes the following application type which requires expedited review: Building Permits and Major Land Use Change Permits; and

WHEREAS, Phillips County's expedited review process for affordable housing projects does not apply if an applicant chooses to opt-out of the process; and

WHEREAS, Phillips County recognizes the allowable extensions in C.R.S. 29-32-105(2)(b) and (c), both for applicants and for the County, and recognizes the circumstances under which the expedited review timeline may be extended.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Phillips County Colorado: that Phillips County creates the following policy to implement a system to expedite the development review process for affordable housing. The County establishes a formal policy that any complete application received by the County for an affordable housing development will be placed on the next

available agenda once proper public notice has been posted and a decision rendered on the application within 90 days to ensure an expedited and timely review of the affordable housing project, with the intent to comply with the requirements in C.R.S. 29-32-105(2) et seq.

The board discussed the current moratorium on domestic sludge applications, which began on March 31, 2021, and runs through March 31, 2026. Nygaard said he had contacted Sullivan, Green, Seavy, Jarvis LLC regarding moratorium length, and there has been case law that decided a five-year moratorium could be seen as banning a use that the state allows. The Land Use Code has methods in place that allow the county to look at safety concerns, and the state regulates biosolid applications. The Northeast Colorado Health Department would also notify the county when the state receives a permit for this type of application. The board tabled further discussion until the March 10 meeting.

The board discussed the DOLA grant application for a new landfill office and decided not to apply for this round. The cost of the project continued to grow, and there are too many unknowns that could apply before the February 13 deadline.

The board discussed the Community Thanksgiving Dinner, which is going to be held at the Phillips County Event Center this year. Timm moved to approve the request from Jody Físcus to waive fees for the Community Thanksgiving Dinner to be held in the Biesemeier Room at the Phillips County Event Center on Sunday, November 22, 2026. Hofmeister seconded the motion, which carried unanimously. The board would like Fiscus to advertise the event so that the people of Haxtun are also aware of it.

The board discussed the procedure of the coroner's reporting of death certificates and vital statistics. Roberts stated that the reporting of deaths and births are reported to the Northeast Department of Health and they report them to the State of Colorado Vital Statistics.

Adjournment


Chairman Roberts declared the meeting adjourned as 9:35 a.m.

Minutes submitted by County Clerk Beth Zilla.

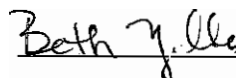
Next meeting is scheduled for February 19, 2026.

Phillips County Commissioners:

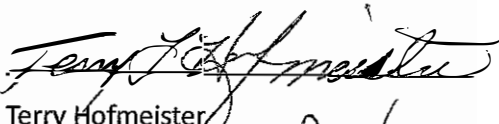
Attest:



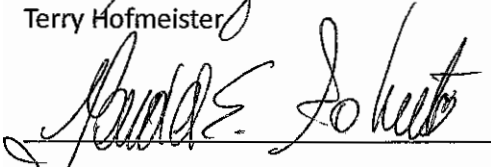
Tom Timm



Beth Zilla, County Clerk



Terry Hofmeister



Garold Roberts