

**CROWLEY COUNTY BOARD OF COUNTY COMMISSIONERS  
RECORD OF PROCEEDINGS**

JANUARY 31, 2025

**CALL TO ORDER**

Board of County Commissioners met in regular session on January 31, 2025. The meeting was called to order by Chairman Roy Elliott at 8:30 a.m. Vicki Powell was absent. The following were present:

Roy Elliott, Chairman  
Terry McMillian, Vice Chairman  
LaShelle Benbow, Deputy Clerk to the Board

**RESOLUTION NO. 2025-9149**

**APPROVE JANUARY 2025 PAYROLL**

Motion by McMillian, seconded by Elliott to approve the disbursements for January 2025 payroll, and authorize transfer of funds in the following amounts:

General Fund \$103,022.56  
Road and Bridge Fund \$23,921.62  
EMS Fire Fund \$6,105.60  
Ambulance Fund \$15,097.36  
DHS Fund \$43,208.48

Total Disbursement \$191,355.62

Upon motion duly made and seconded the foregoing resolution was adopted by the following vote:

Elliott - Aye  
McMillian - Aye  
Powell - Absent

**RESOLUTION NO. 2025-9150**

**APPROVE PAYROLL BENEFIT DISBURSEMENTS, JANUARY 31, 2025**

Motion by McMillian, seconded by Elliott to approve the payroll benefit disbursements for January 31, 2025, and authorize transfer of funds in the following amounts:

General Fund \$77,479.70  
Road and Bridge Fund \$18,227.64  
EMS Fire Fund \$4,109.25  
Ambulance Fund \$8,980.21  
DHS Fund \$33,901.63

Total Disbursement \$142,698.43

Upon motion duly made and seconded the foregoing resolution was adopted by the following vote:

Elliott - Aye  
McMillian - Aye  
Powell - Absent

**RESOLUTION NO. 2025-9151**

**APPROVE DISBURSEMENTS, JANUARY 31, 2025**

Motion by McMillian, seconded by Elliott to approve the disbursements for January 31, 2025, and authorize transfer of funds in the following amounts:

General Fund \$238,223.85  
Road & Bridge Fund \$14,207.10  
EMS Fire Fund \$419.17  
Ambulance Fund \$1,495.86  
Water Fund \$900.00  
Conservation Trust Fund \$41.89  
E911 Fund \$35.91

Total Disbursements \$255,323.78

Upon motion duly made and seconded the foregoing resolution was adopted by the following vote:

Elliott - Aye  
McMillian - Aye  
Powell - Absent

**RESOLUTION NO. 2025-9152**

**APPROVE SECRETAC DISBURSEMENTS, JANUARY 31, 2025**

Motion by McMillian, seconded by Elliott to approve the SECRETAC disbursements for January 31, 2025, and authorize transfer of funds in the following amount:

SECRETAC Fund \$9,896.47

Upon motion duly made and seconded the foregoing resolution was adopted by the following vote:

Elliott - Aye  
McMillian - Aye  
Powell - Absent

**RESOLUTION NO. 2025-9153**

**APPROVE OEM DISBURSEMENTS, JANUARY 31, 2025**

Motion by McMillian, seconded by Elliott to approve the OEM disbursements for January 31, 2025, and authorize transfer of funds in the following amount:

EMS Fund \$44.88

Upon motion duly made and seconded the foregoing resolution was adopted by the following vote:

Elliott - Aye  
McMillian - Aye  
Powell - Absent

**RESOLUTION NO. 2025-9154**

**APPROVE ADMIN ANNUAL DUES DISBURSEMENTS, JANUARY 31, 2025**

Motion by McMillian, seconded by Elliott to approve the administration annual dues disbursements for January 31, 2025, and authorize transfer of funds in the following amounts:

General Fund \$4,410.00  
Road and Bridge Fund \$49.00

Total Disbursements \$4,459.00

Upon motion duly made and seconded the foregoing resolution was adopted by the following vote:

Elliott - Aye  
McMillian - Aye  
Powell - Absent

**RESOLUTION NO. 2025-9155**

**APPROVE ADMIN BACKDATES, JANUARY 31, 2025**

Motion by McMillian, seconded by Elliott to approve the backdate disbursements for January 31, 2025, and authorize transfer of funds in the following amounts:

General Fund \$5,461.10  
Road and Bridge Fund \$342.91  
EMS Fire Fund \$128.06  
SERAHB Fund \$50,000.00  
Ambulance Fund \$4,703.60  
Water Fund \$689.41

Total Disbursements \$61,325.08

Upon motion duly made and seconded the foregoing resolution was adopted by the following vote:

Arbuthnot-----Aye  
Elliott-----Aye  
McMillian-----Aye

**RESOLUTION NO. 2025-9156**

**APPROVE 2025 AUTHORIZED AGENTS ON BEHALF OF CROWLEY COUNTY FOR VEHICLE TITLES**

Motion by McMillian, seconded by Elliott to approve the 2025 authorized agents on behalf of Crowley County for vehicle titles. Authorized agents are: Roy Elliott, Terry McMillian, Vicki Powell, LaShelle Benbow, Ruth Froman, Melinda Carter, Lisa Meadows, and Brittany Remley.

Upon motion duly made and seconded the foregoing resolution was adopted by the following vote:

Elliott - Aye  
McMillian - Aye  
Powell - Absent

**RESOLUTION NO. 2025-9157**

**APPROVE PURCHASE AND SALE AGREEMENT FOR 26 PAIRED WATER SHARES**

Motion by McMillian, seconded by Elliott to approve the Purchase and Sale Agreement for 26 paired water shares.

Upon motion duly made and seconded the foregoing resolution was adopted by the following vote:

Elliott - Aye  
McMillian - Aye  
Powell - Absent

## **OTHER BUSINESS OR DISCUSSION**

Elliott mentioned that the 16th Judicial District appointed Commissioner Elliott and Sheriff Reeves to the Correctional Treatment Board. This board has funds available for offenders to receive drug and alcohol treatment and/or prevention services, pre-trial services, and many other services.

## **PLANNING & ZONING HEARING**

The board conducted a planning and zoning hearing. Those present were:

Commissioners: Elliott and McMillian. Vicki Powell was absent.

Deputy Clerk to the Board: LaShelle Benbow

Planning & Zoning Administrator: Matt Carter

Audience: Jeff Thorp and Mike Thibault

## **RESOLUTION NO. 2025-9158**

### **SUBDIVISION EXEMPTION REQUEST, JTB FARM, LLC, FILE NO. 2025-01**

JTB Farm, LLC wants to exempt a 3-6 acre parcel of their family farm located at 11720 County Road F, Olney Springs, CO 81062. The parcel will include the existing home and outbuildings. The home is currently used as a rental property, but may be offered for sale in the future. The remainder of the existing 114 acre parcel will be used for ag purposes. It has a water tap from CCWA, a septic tank, and power supplied by Black Hills Energy. The Crowley County Planning and Zoning Commission heard the request on January 27, 2025, and recommended approval by the Board, subject to a survey and recording at the completion of the exemption. The resolution follows:

#### **RESOLUTION**

(APPROVING SUBDIVISION EXEMPTION)

CROWLEY COUNTY FILE NO. 2025-01

WHEREAS, JTB Farm, LLC, has filed a request for Subdivision Exemption with the Crowley County Planning and Zoning Commission concerning certain property located in Crowley County, Colorado.

WHEREAS, a hearing was held before the Crowley County Planning and Zoning Commission concerning this request on 01/27/2025; and

WHEREAS, the Crowley County Planning and Zoning Commission has recommended to the Crowley County Commissioners that said request be approved.

NOW THEREFORE, the following resolution is hereby adopted by the Board of County Commissioners of Crowley County, Colorado.

1. The Subdivision Exemption request of JTB Farm, LLC, is hereby approved.
2. The real property which is the subject of this resolution is described as follows: 11720 County Road F, Olney Springs, CO 81062.

The property is also known as:

Section 26 Township: 21 Range: 58 W1/2NW1/4NE1/4, EAST  $\frac{3}{4}$  OF N1/2NE1/4 – EXCEPT 1.27A -, S1/2NE1/4NW1/4, N1/2SE1/4NW1/4 – EXCEPT 2.6A (114A) N1/2NE1/4NW1/4 (16.8 A) (SPLIT FROM 10801159)

Parcel #10802005

3. This resolution is approved and the real property which is the subject of this resolution for division is granted subject to the following conditions:

- 1) Any and all health department requirements are to be complied with in their entirety.
- 2) Crowley County Building Codes, if applicable, are to be complied with in their entirety.
- 3) One certified copy of the survey shall be recorded with the Crowley County Clerk and Recorder and a second copy filed with the Land Use Administrator.

4. Other requirements:

Water source mark when applicable - yes

Required Access Road mark when applicable - yes

Sewer System mark when applicable - yes

Motion by McMillian, seconded by Elliott to approve the subdivision exemption request by JTB Farm, LLC, File No. 2025-01, subject to a survey and recording at the completion of the exemption.

Upon motion duly made and seconded the foregoing resolution was adopted by the following vote:

Elliott - Aye

McMillian - Aye

Powell - Absent

**RESOLUTION NO. 2025-9159**

**SUBDIVISION EXEMPTION REQUEST, LEN AND SHIRLEY TALKINGTON, FILE NO. 2025-02**

Len and Shirley Talking intend to separate a home and outbuildings into a 3-5 acre parcel from the farm ground surrounding it. The address is 10748 County Road F, Olney Springs, CO 81062. The balance of the 76.53 acre parcel would remain in agriculture. The property is currently being used as a rental property. It has a CCWA water tap, electricity, and septic. The Crowley County Planning and Zoning Commission heard the request on January 27, 2025, and recommended approval by the Board. The resolution follows:

RESOLUTION

(APPROVING SUBDIVISION EXEMPTION)

CROWLEY COUNTY FILE NO. 2025-02

WHEREAS, Len and Shirley Talkington, has filed a request for Subdivision Exemption with the Crowley County Planning and Zoning Commission concerning certain property located in Crowley County, Colorado.

WHEREAS, a hearing was held before the Crowley County Planning and Zoning Commission concerning this request on 01/27/2025; and

WHEREAS, the Crowley County Planning and Zoning Commission has recommended to the Crowley County Commissioners that said request be approved.

NOW THEREFORE, the following resolution is hereby adopted by the Board of County Commissioners of Crowley County, Colorado.

1. The Subdivision Exemption request of Len and Shirley Talkington, is hereby approved.
2. The real property which is the subject of this resolution is described as follows: 10748 County Road F, Olney Springs, CO 81062.

The property is also known as:

Section 27 Township: 21 Range: 58 N1/2NE1/4 – EXCEPT 2A & 1A, EXCEPT 468 A BY M & B (76.53 A)

Parcel #10801390

3. This resolution is approved and the real property which is the subject of this resolution for division is granted subject to the following conditions:
- 1) Any and all health department requirements are to be complied with in their entirety.
  - 2) Crowley County Building Codes, if applicable, are to be complied with in their entirety.
  - 3) One certified copy of the survey shall be recorded with the Crowley County Clerk and Recorder and a second copy filed with the Land Use Administrator.
4. Other requirements:
- Water source mark when applicable - yes
- Required Access Road mark when applicable - yes
- Sewer System mark when applicable - yes

Motion by McMillian, seconded by Elliott to approve the subdivision exemption request by Len and Shirley Talkington, File No. 2025-02.

Upon motion duly made and seconded the foregoing resolution was adopted by the following vote:

Elliott - Aye

McMillian - Aye

Powell - Absent

**RESOLUTION NO. 2025-9160**

**USE BY REVIEW AND SUBDIVISION EXEMPTION REQUEST, JEFF AND BRETT THORP, CROWLEY COUNTY HOLDINGS, LLC, FILE NO. 2025-03**

Jeff and Brett Thorp, and CC Holdings, LLC, plan to build on two newly created parcels (two lots on 6 acres) at the edge of Sugar City. The two parcels will be used for a restaurant and a classic car restoration and sales, respectively. The current parcel is 26 acres in size, and is located at the NE corner of the intersection of County Lane 22 and County Road H (Baltimore Ave) near Sugar City. The current parcel is adjacent to incorporated Sugar City. The commercial use by review request is for the establishment of the two commercial businesses on the new parcels. One of the businesses is a pizza restaurant to be managed by the owners of Feeling Saucy, and the other is for a classic car restoration and sales garage to be operated by Mr. Thorp. Water and sewer will be provided by the Town of Sugar City. The Crowley County Planning and Zoning Commission heard the request on January 27, 2025, and recommended approval by the Board. The resolution follows:

RESOLUTION

(APPROVING SUBDIVISION EXEMPTION)

CROWLEY COUNTY FILE NO. 2025-03

WHEREAS, Jeff and Brett Thorp, Crowley County Holdings, LLC, has filed a request for Subdivision Exemption with the Crowley County Planning and Zoning Commission concerning certain property located in Crowley County, Colorado.

WHEREAS, a hearing was held before the Crowley County Planning and Zoning Commission concerning this request on 01/27/2025; and

WHEREAS, the Crowley County Planning and Zoning Commission has recommended to the Crowley County Commissioners that said request be approved.

NOW THEREFORE, the following resolution is hereby adopted by the Board of County Commissioners of Crowley County, Colorado.

1. The Subdivision Exemption request of Jeff and Brett Thorp, Crowley County Holdings, LLC, is hereby approved.
2. The real property which is the subject of this resolution is described as follows:

The property is also known as:

Section 10 Township: 21 Range 56 WEST 20A OF SW1/4SW1/4, SOUTH OF RR – EXCEPT ROW ON N SIDE (20 A); EAST 6.43A OF SW1/4SW1/4, SOUTH OF RR (6.43 a)

Parcel #10802570

3. This resolution is approved and the real property which is the subject of this resolution for division is granted subject to the following conditions:
  - 1) Any and all health department requirements are to be complied with in their entirety.
  - 2) Crowley County Building Codes, if applicable, are to be complied with in their entirety.
  - 3) One certified copy of the survey shall be recorded with the Crowley County Clerk and Recorder and a second copy filed with the Land Use Administrator.

4. Other requirements:

Water source mark when applicable - yes

Required Access Road mark when applicable - yes

Sewer System mark when applicable - yes

Motion by McMillian, seconded by Elliott to approve the use by review and subdivision exemption request by Jeff and Brett Thorp and CC Holdings, LLC, File No. 2025-03.

Upon motion duly made and seconded the foregoing resolution was adopted by the following vote:

Elliott - Aye

McMillian - Aye

Powell - Absent

No further business appearing the meeting was recessed.

ATTEST:

---

Melinda Carter, County Clerk

---

Roy Elliott, Chairman