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Join via phone at 1-719-359-4580 **Meeting ID:** 889 0624 8689
Meeting Passcode: 79264

AGENDA

1. Invocation/Pledge of Allegiance

2. Call to Order/Roll Call

3. Agenda Consent

4. Public Comment

Public comments are limited to three (3) minutes. When you are recognized, please stand, state your name, and then address the Board in a professional manner.

The Board of Trustees may not respond to your comments during this meeting, rather they may take your comments and suggestions under advisement and your questions will be directed to the appropriate person or department for follow-up.

5. Public Hearing

A. Save the Cowboy - 2026 Long X Ranch Annual Fundraiser - Special Event Liquor License

6. Work Study Session

A. Automated Vehicle Identification Systems - Review of traffic study results and discussion of next steps. Presented by Jerome Riordan with Dacra Tech ASE.

B. Public Infrastructure Funding Options, presented by J. Myers, Town Attorney.

7. Consent Items

A. Approval of Minutes from June 9, 2026, Monthly Meeting

B. Expenditures for Year-to-Date 2026

8. General Business

A. Elect a new Mayor Pro Tem

- B. ORDINANCE NO. 2026-07, AN ORDINANCE APPROVING THE DISCONNECTION OF CERTAIN REAL PROPERTY FROM THE MUNICIPAL BOUNDARIES OF THE TOWN OF KIOWA PURSUANT TO C.R.S. §§ 31-12-501 THROUGH 31-12-503.
- C. RESOLUTION 2026-14 — A RESOLUTION SUPPORTING THE CREATION OF THE DARREL ABBEY COMMUNITY SERVICE SCHOLARSHIP PROGRAM FOR KIOWA HIGH SCHOOL SENIORS

9. Staff Reports

- A. Mayor
- B. Board of Trustees
- C. Town Attorney
- D. Town Administrator
 - 1) Grants update
 - 2) Town Parks Project
 - 3) Darrell Abbey Scholarship Fund
 - 4) Town Events

10. Executive Session

- A. Executive Session pursuant to C.R.S. Sections 24-6-402(4)(a) and (b) for the purposes of considering the Town's purchase, acquisition, lease, transfer, or sale of real, personal, or other property interests, and receiving legal advice on specific legal questions related to the Town's purchase, acquisition, lease, transfer, or sale of real, personal, or other property interests; and under Town Charter Sections 3.12(1)(b) and (c), for the purposes of considering the acquisition or disposal of property, the public disclosure of which, at this time, may give other parties an unfair competitive or bargaining advantage, and receiving legal advice from the Town Attorney on such matters.

11. Discussion/Communications

- A. Municipal Court and the Town Municipal Code

12. Adjourn

Agenda Approved By:

Tammy Hart
Mayor, Town of Kiowa

Date Posted:

July 13, 2026

Time Posted: 4 PM

MEETING PROTOCOL AND STANDARDS OF CONDUCT

Public Participation

Public comment is encouraged and will be listed as an agenda item at every regular Board of Trustees meeting.

Each individual wishing to be heard during the public comment period will be given up to three (3) minutes to make a comment.

The public comment period will not be used to make political endorsements or for political campaign purposes.

Questions from the Board will be for clarification purposes only. Public comment will not be used as a time for problem solving or reacting to comments made but, rather, for listening to the comments of citizens without taking any formal action.

The Board may direct the Town Administrator to provide information requested by a speaker during the public comment period.

Speakers are not allowed to make belligerent, accusatory, impertinent, slanderous, threatening, abusive, or disparaging comments.

The Mayor/Chairman may elect to defer public comment on a specific issue that appears on the regular agenda until that specific item is addressed.

The Mayor/Chairman may call for order when sidebar conversations occur in the audience. Those conversations are distracting from the Board addressing the topics at hand.

Members of the public who do not follow proper conduct after a warning in a public meeting may be barred from further participation at that meeting or removed from the Board Chambers pursuant to the Kiowa Municipal Code and Colorado Revised Statutes.

May 20, 2026

TOWN OF KIOWA
PO Box 237
Kiowa, CO 80117

To: Liquor Licensing Authority - Requesting Special Permit to Serve Liquor

Dear Mayor Tammy Hart,

Re: Special Permit Application

This is to inform you that Save the Cowboy is holding their annual Long X Ranch Fundraiser on Saturday, September 19, 2026.

We are planning to have Elizabeth Brewing Company serve beer and wine at our event. We are requesting you kindly issue a special sanction for the use of liquor on this occasion. We will do our very best to ensure that all rules and laws are adhered to. Additionally, all servers will be TIPS Certified.

We will ask all guests to always follow the law for our event. We will encourage all individuals to use sound judgement and encourage the sheriffs department and other law enforcement to issue citations to any person who does not comply with the law whether it be related to liquor usage or otherwise.

Please find enclosed documents with this letter:

1. Permission Request
2. Insurance for the Venue
3. Form DR8439
4. Map/Diagram of the location to be licensed

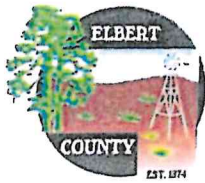
You can contact me, Kathy Weber at [REDACTED] should you need any additional information. Please inform us when you approve our application.

THANK YOU for your support.

Sincerely,



Kathy Weber
Event Manager/Coordinator



Elbert County Fairgrounds Special Event Liquor Request Form

Brief Description of Event	FUNDRAISER/AUCTION/DINNER
Name of the Event	SAVE THE COWBOY'S LONG X RANCH FUNDRAISER
Name of Organization or Individual	SAVE THE COWBOY
Mailing Address	[REDACTED] KIOWA, CO 80117
Name of Lead Contact	KATHY WEBER
Phone Number of Lead Contact	[REDACTED]
Email Address of Lead Contact	[REDACTED] KIOWA, CO 80117
Rental Date(s)	9/19/2026
Signature of Responsible Party	<i>Kathy Weber</i>

Information Regarding Alcohol Request:

Alcohol will be: Sold ☒ Complimentary ☐

How will age identification be controlled? By Bartender (ELIZABETH BREWING COMPANY)

Who will be serving/monitoring alcoholic beverages consumed? ELIZABETH BREWING COMPANY

Please provide a copy of your Colorado State Liquor License, Town permit and Certificate of Insurance

Application has been approved by: _____

Signature of County Manager: *[Signature]* Date 28 May 2026

Application for a Special Events Permit

Liquor Permit Number (Do Not Fill Out)

In order to qualify for a Special Events Permit, You **Must Be a Qualifying Organization Per 44-5-102 C.R.S. and One of the Following (See back for details.)**

- | | | |
|---------------------------------|--|--|
| ☐ Social | ☐ Athletic | ☐ Philanthropic Institution |
| ☐ Fraternal | ☐ Chartered Branch, Lodge or Chapter | ☐ Political Candidate |
| ☐ Patriotic | ☐ National Organization or Society | ☐ Municipality Owned Arts Facilities |
| ☐ Political | ☒ Religious Institution | ☐ Chamber of Commerce |

Name of Applicant Organization or Political Candidate

State Sales Tax Number (Required)

SAVE THE COWBOY

11-201-2592

Mailing Address of Organization or Political Candidate

PO BOX 170

City

State

ZIP Code

KIOWA

CO

80117

Address of Place to Have Special Event

95 Ute Ave

City

State

ZIP Code

KIOWA

CO

80117

Authorized Representative of Qualifying Organization or Political Candidate

TY WEBER

Date of Birth (MM/DD/YY)

Phone Number

01/18/71

303 517 2848

Authorized Representative's Mailing Address (if different than address provided in Question 2.)

PO BOX 271

City

State

ZIP Code

KIOWA

CO

80117

Event Manager

KATHY WEBER

Date of Birth (MM/DD/YY)

[REDACTED]

Phone Number

[REDACTED]

Event Manager Home Address

[REDACTED]

City

KIOWA

State

CO

ZIP Code

80147

Email Address of Event Manager

[REDACTED]

1. Is the place to have the Special Event located on State-owned property?

☐ Yes ☐ No

2. Has Applicant Organization or Political Candidate been issued a Special Event Permit this Calendar Year?

☒ No ☐ Yes, How many days?

[REDACTED]

3. Is the premises for which your event is to be held currently licensed under the Colorado Liquor or Beer codes?

☐ No ☐ Yes, License Number

[REDACTED]

4. Does the Applicant Have Possession or Written Permission for the Use of The Premises to be Licensed?

☐ Yes ☐ No

5. For Chambers of Commerce - Each member who holds a retail establishment permit attests they are not exercising the privileges of the retail establishment permit for the duration of the SEP days.

☐ Yes ☐ No

6. For Chambers of Commerce - Please list all members participating in the SEP.

[REDACTED]

List Below the Exact Date(s) for Which Application is Being Made for Permit

Date

From: To:

Date

From: To:

Date

From: To:

Date

From: To:

Date

From: To:

Date

From: To:

Date

From: To:

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From: To:

Date

From: To:

Date

From: To:

Oath of Applicant

I declare under penalty of perjury in the second degree that I have read the foregoing application and all attachments thereto, and that all information therein is true, correct, and complete to the best of my knowledge.

Title

Ranch Manager

Signature

By Weber

Date (MM/DD/YY)

5/20/26

Report and Approval of Local Licensing Authority (City or County)

The foregoing application has been examined and the premises, business conducted and character of the applicant is satisfactory, and we do report that such permit, if granted, will comply with the provisions of Title 44, Article 5, C.R.S., as amended.

Therefore, this Application is Approved.

Local Licensing Authority (City or County)

☐ City ☐ County

Telephone Number of City/County Clerk

Title

Signature

Date (MM/DD/YY)

Do Not Write in this Space - For Department of Revenue Use Only

Liability Information

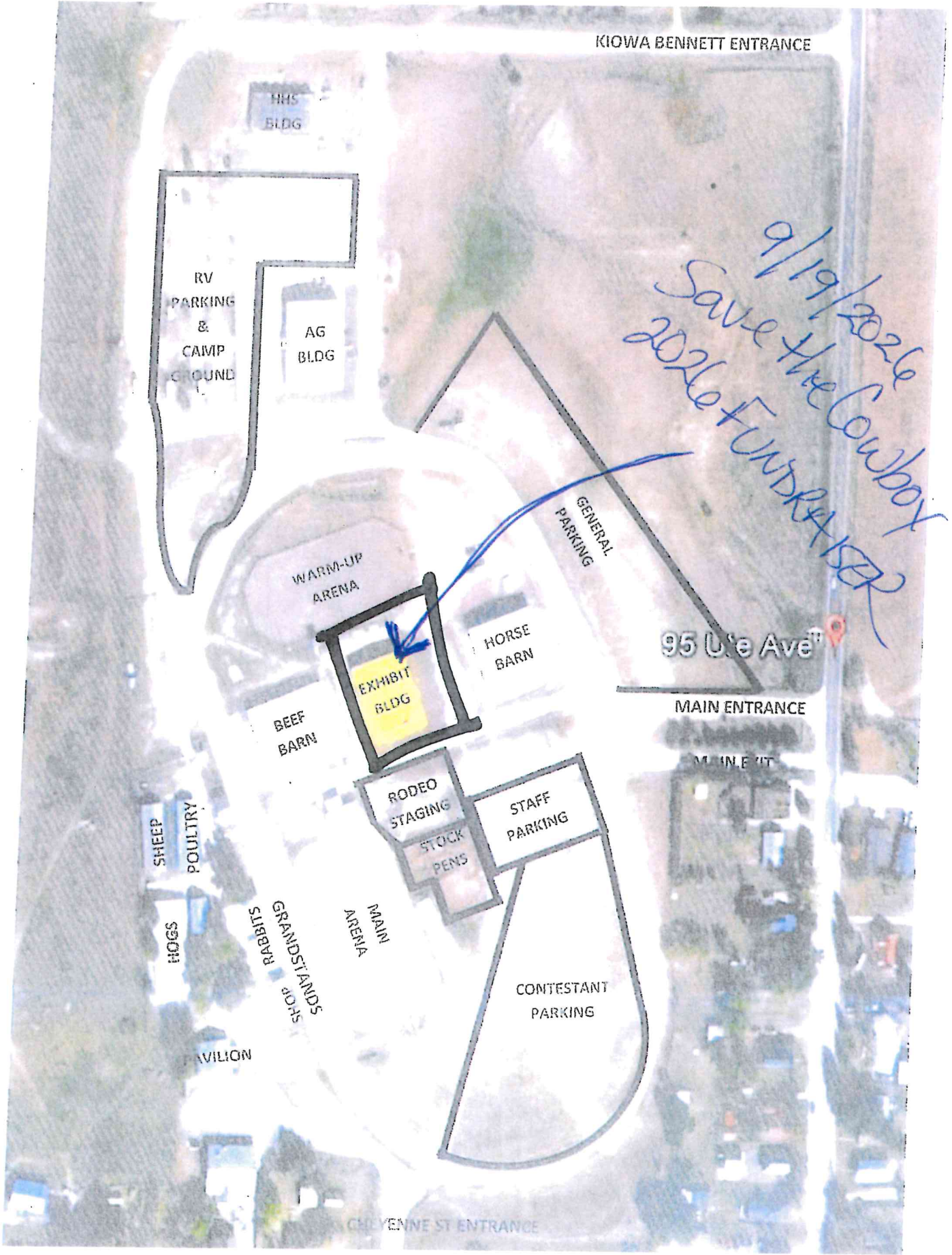
License Account Number

Liability Date

State

Total

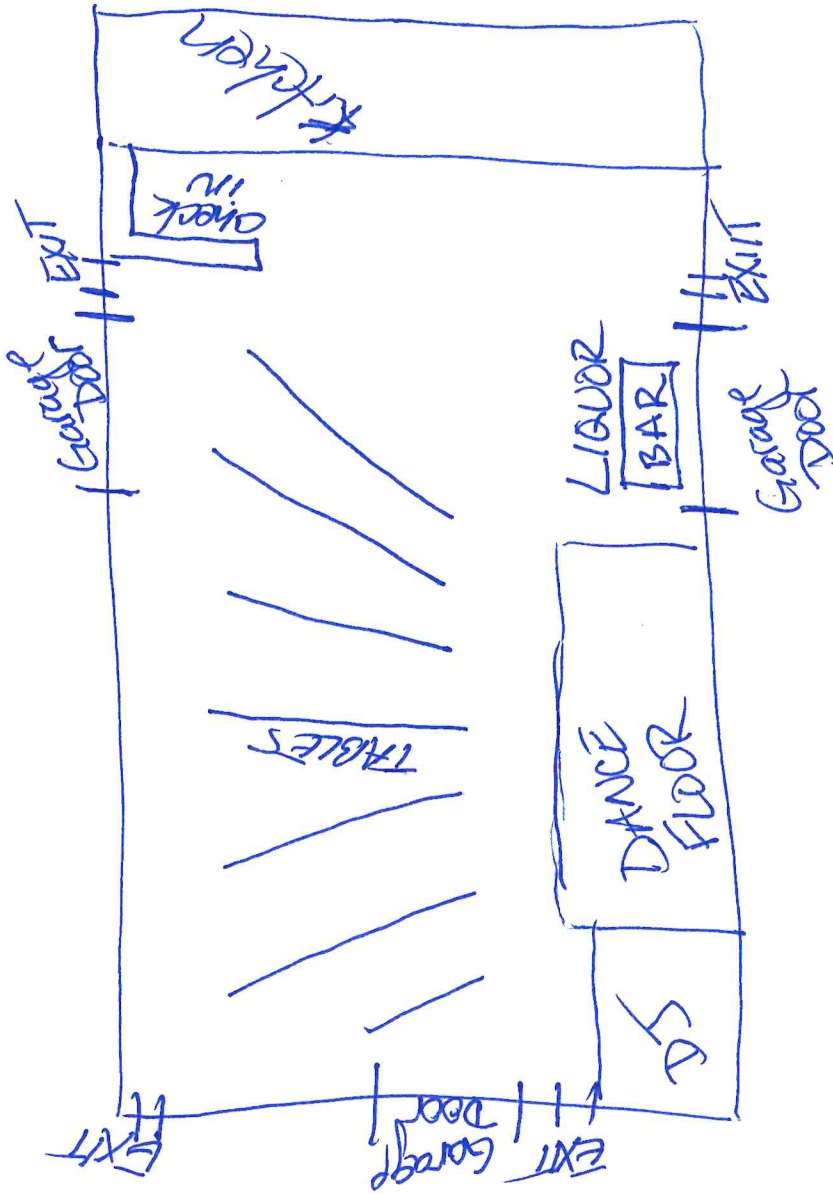
-750 (999) \$.00



★ THE
SAYE COWBOY
9/19/2026
TUNDRAHISER

(E) HORSE BARN

EXHIBIT
BUILDING



(N)

(S)

COUNTY
FAIRGROUNDS
EXHIBIT

(W)

**Property Owner
Letter of Permission Form
To Serve Alcohol on Premises**

To the Town Clerk
Kiowa, Colorado
404 Comanche St.
Kiowa, CO 80117

Date: 5/28/2026

I, Elbert County owner of the property located at:
(Print name of Property Owner)

95 Wte Ave, Kiowa, give permission to the following:
(Property Address)

Save the Cowboy, to sell and/or serve alcohol on my property,
(Name of Applicant/Applicants)

for the following event: 2026 Long X Ranch Annual Fundraiser,
(Wedding, Birthday Party, Etc.)

on the following date/Times: 9/19/2026 4pm-10pm.
(Date of Event and Start/Finish Times)

Signed,  28 May 2026
(Signature of Property Owner)

OFFICE OF THE SECRETARY OF STATE
OF THE STATE OF COLORADO

CERTIFICATE OF FACT OF GOOD STANDING

I, Jena Griswold, as the Secretary of State of the State of Colorado, hereby certify that, according to the records of this office,

Save The Cowboy

is a

Nonprofit Corporation

formed or registered on 05/04/2011 under the law of Colorado, has complied with all applicable requirements of this office, and is in good standing with this office. This entity has been assigned entity identification number [REDACTED]

This certificate reflects facts established or disclosed by documents delivered to this office on paper through 05/15/2026 that have been posted, and by documents delivered to this office electronically through 05/20/2026 @ 17:40:48 .

I have affixed hereto the Great Seal of the State of Colorado and duly generated, executed, and issued this official certificate at Denver, Colorado on 05/20/2026 @ 17:40:48 in accordance with applicable law. This certificate is assigned Confirmation Number [REDACTED] .



Jena Griswold

Secretary of State of the State of Colorado

*****End of Certificate*****

Notice: A certificate issued electronically from the Colorado Secretary of State's website is fully and immediately valid and effective. However, as an option, the issuance and validity of a certificate obtained electronically may be established by visiting the Validate a Certificate page of the Secretary of State's website, <https://www.coloradosos.gov/biz/CertificateSearchCriteria.do> entering the certificate's confirmation number displayed on the certificate, and following the instructions displayed. Confirming the issuance of a certificate is merely optional and is not necessary to the valid and effective issuance of a certificate. For more information, visit our website, <https://www.coloradosos.gov> click "Businesses, trademarks, trade names" and select "Frequently Asked Questions."

OFFICE OF THE SECRETARY OF STATE
OF THE STATE OF COLORADO

CERTIFICATE OF FACT OF GOOD STANDING

I, Jena Griswold, as the Secretary of State of the State of Colorado, hereby certify that, according to the records of this office,

The Elizabeth Brewing Company

is a

Corporation

formed or registered on 08/04/2017 under the law of Colorado, has complied with all applicable requirements of this office, and is in good standing with this office. This entity has been assigned entity identification number [REDACTED]

This certificate reflects facts established or disclosed by documents delivered to this office on paper through 05/15/2026 that have been posted, and by documents delivered to this office electronically through 05/20/2026 @ 18:01:40 .

I have affixed hereto the Great Seal of the State of Colorado and duly generated, executed, and issued this official certificate at Denver, Colorado on 05/20/2026 @ 18:01:40 in accordance with applicable law. This certificate is assigned Confirmation Number [REDACTED] .



Jena Griswold

Secretary of State of the State of Colorado

*****End of Certificate*****

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CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

01/14/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER  Neal Wilson Elizabeth, CO 80107	CONTACT NAME: Van Torres PHONE: [REDACTED] (A/C, No, Ext): [REDACTED] E-MAIL: [REDACTED] ADDRESS: [REDACTED]	FAX (A/C, No): [REDACTED]
	INSURER(S) AFFORDING COVERAGE INSURER A: State Farm Fire and Casualty Company INSURER B: [REDACTED] INSURER C: [REDACTED] INSURER D: [REDACTED] INSURER E: [REDACTED] INSURER F: [REDACTED]	
INSURED Save The Cowboy [REDACTED] Kiowa, CO 80117	NAIC # [REDACTED]	

COVERAGES**CERTIFICATE NUMBER:****REVISION NUMBER:**

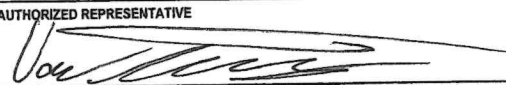
THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADD INSD	SUB WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☐ PRO-JECT ☒ LOC OTHER:			96-B2-B387-7	12/17/2024	12/17/2025	EACH OCCURRENCE \$ [REDACTED]
							DAMAGE TO RENTED PREMISES (Ea occurrence) \$ [REDACTED]
							MED EXP (Any one person) \$ [REDACTED]
							PERSONAL & ADV INJURY \$ [REDACTED]
	AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY						GENERAL AGGREGATE \$ [REDACTED]
	UMBRELLA LIAB ☐ OCCUR EXCESS LIAB ☐ CLAIMS-MADE DED: [REDACTED] RETENTION \$ [REDACTED]						PRODUCTS - COM/OP AGG \$ [REDACTED]
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	☐ Y ☒ N	N/A				COMBINED SINGLE LIMIT (Ea accident) \$ [REDACTED]
							BODILY INJURY (Per person) \$ [REDACTED]
							BODILY INJURY (Per accident) \$ [REDACTED]
							PROPERTY DAMAGE (Per accident) \$ [REDACTED]
							EACH OCCURRENCE \$ [REDACTED]
							AGGREGATE \$ [REDACTED]
							PER STATUTE \$ [REDACTED]
							OTH-ER \$ [REDACTED]
							E.L. EACH ACCIDENT \$ [REDACTED]
							E.L. DISEASE - EA EMPLOYEE \$ [REDACTED]
							E.L. DISEASE - POLICY LIMIT \$ [REDACTED]

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

.Elbert County is additional Insured in regard to General Liability.

CERTIFICATE HOLDER**CANCELLATION**

Elbert County Fairgrounds 95 Ute Ave Kiowa, CO 80117	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE  © 1988-2015 ACORD CORPORATION. All rights reserved.
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ACORD 25 (2016/03)

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TOWN OF KIOWA
BOARD OF TRUSTEES
Regular Monthly Meeting Minutes
June 9, 2026

INVOCATION/PLEDGE OF ALLEGIANCE

Mayor Pro Tem Shafer gave the invocation, and Mayor Hart led the Board in the Pledge of Allegiance.

CALL TO ORDER/ROLL CALL

Mayor Hart called the monthly Board of Trustees meeting to order on June 9, 2026, at 7:04 pm.

Present: Mayor Hart, Mayor Pro Tem Shafer, Trustee Stahl, Trustee Wineland. Trustee Smith arrived late at 7:22 PM. The Town of Kiowa had a quorum to conduct business. Trustee Schantz was absent.

Also present:

Sasha Davidson, Town Clerk

Kim Boyd, Town Administrator

Joshua Myers, Town Attorney

APPROVAL OF AGENDA

Mayor Pro Tem Shafer motioned to approve the agenda, and Trustee Stahl seconded. The motion carried 4-0 with no discussion.

PUBLIC COMMENT

None.

WORK SESSION – PRESENTATIONS

A. Speed Enforcement Program Presentation – Jerome Riordan, Dacra Tech

Jerome Riordan of Dacra Tech presented information regarding the Town's proposed Automated Speed Enforcement Program. The presentation included an overview of the program, camera technology, citation processing procedures, public education efforts, legal requirements, court administration, revenue and cost structure, implementation timeline, and ongoing program management.

B. Town Hall Renovation and Improvement Project Presentation – Jeffrey Wood, University Technical Assistance Program (UTAP), University of Colorado - Denver
Jeffrey Wood and students with the University Technical Assistance Program (UTAP) at the University of Colorado - Denver presented an overview of the Town Hall Renovation and Improvement Project. The presentation included the proposed renderings by the

students and the project's objectives, preliminary design concepts, proposed building improvements, accessibility considerations, potential phasing, estimated costs, funding opportunities, and next steps.

CONSENT AGENDA

A. Approval of Minutes and Expenditures for Year-to-Date 2026

Trustee Stahl moved to approve the consent agenda items, and Mayor Pro Tem Shafer seconded the motion. The motion carried 5-0 with no discussion

GENERAL BUSINESS

A. Mayor Pro Tem Shafer moved to approve RESOLUTION NO. 2026-09 — A RESOLUTION APPROVING THE PROFESSIONAL SERVICES AGREEMENT FOR MUNICIPAL JUDGE SERVICES WITH JUDGE KEVIN T. ELLMANN, and Trustee Stahl seconded the motion. The motion carried 5-0 with no discussion.

B. Trustee Shafer motioned to approve RESOLUTION NO. 2026-10 — A RESOLUTION APPROVING THE PROFESSIONAL SERVICES AGREEMENT [HOUSING AND COMMUNITY DEVELOPMENT SPECIALIST] BETWEEN THE TOWN AND DAVIDSON CONSULTING SOLUTIONS, and Mayor Pro Tem Shafer seconded the motion. The motion carried 5-0 with no discussion.

C. Mayor Pro Tem Shafer moved to approve RESOLUTION NO. 2026-11 — A RESOLUTION FORMALLY SUPPORTING THE MEMORIAL DESIGNATION OF THE PORTION OF STATE HIGHWAY 86 THAT PASSES THROUGH THE TOWN OF KIOWA IN HONOR OF MAYOR TERRY HOWARD, and Trustee Stahl seconded the motion. The motion carried 4-0 with Trustee Smith abstaining from the vote.

DISCUSSION: Trustee Smith stated, with no disrespect intended to Mayor Howard or her family, that he believed there were many individuals from Kiowa's past who were also deserving of this honor and should be considered before naming this stretch of CO-86 in memorial of Mayor Howard.

D. Mayor Pro Tem Shafer moved to approve RESOLUTION NO. 2026-12 — A RESOLUTION ACCEPTING AN EASEMENT FOR AN ART MURAL, APPROVING THE MURAL EASEMENT AGREEMENT WITH RAVENS WING, LLC, AND RATIFYING THE MAYOR'S EXECUTION OF THE MURAL EASEMENT AGREEMENT, and Trustee Wineland seconded the motion with no discussion. The motion carried 4-0 with Trustee Stahl abstaining from the vote for potential conflict.

E. Mayor Pro Tem Shafer moved to approve RESOLUTION NO. 2026-13 - A RESOLUTION APPROVING AN ART MURAL LICENSE AGREEMENT BETWEEN

THE TOWN OF KIOWA AND THE KIOWA MAIN STREET PROGRAM, and Trustee Smith seconded the motion. The motion carried 5-0 with no discussion.

STAFF REPORTS

A. Mayor

- 1) Met with senior citizens and got updates on improvements they are making and items that they need assistance with to update their building. Advised she will be going to the CML Conference the following week on a scholarship received from CML.

B. Board of Trustees

- 1) Mayor Pro Tem Shafer made announcement that for personal reasons his family was moving out of Kiowa and he therefore would be resigning his position on the board. He will make this final once the house sells and he leave Kiowa.

C. Town Attorney

- 1) Josh gave an update on the code amendments and advised he would be going to the CML Conference the following week.

D. Town Administrator

- 1) Administrator Boyd provided updates on the Kiowa Main Street Program, noting successful fundraising efforts through the Music in the Park beverage tent, upcoming community events, and the launch of two public art mural projects aimed at enhancing downtown beautification and community engagement.
- 2) An update was also provided to the upcoming Colorado Municipal League (CML) Annual Conference. Mayor Hart received a scholarship covering her registration and lodging, reducing costs to the Town. Attendance at the conference will provide opportunities for training, networking, and information on funding opportunities and best practices.
- 3) No significant grant updates this month but advised that staff continue to actively pursue grant funding to support the Board's priorities and reduce the financial burden on local taxpayers.

DISCUSSION/COMMUNICATION

- A. Administrator Boyd proposed creating the Darrel Abbey Scholarship Fund to honor Mr. Abbey's legacy and tie the scholarship to the annual Kiowa Ice Cream Social. She advised that, after consulting with the Town's auditor, the Town may contribute up to \$1,500 annually from the General Fund, with additional funding accepted through donations. Trustee Smith suggested presenting the scholarship annually during the Ice Cream Social.

ADJOURN

Mayor Pro Tem Shafer moved to adjourn at 9:29 pm. Trustee Smith seconded. The motion carried 5-0 with no discussion.

Approved:

Tammy Hart, Mayor

Kimberly Boyd, Town Administrator

Town of Kiowa

Statement of Financial Position

As of Jul 10, 2026

	Total
Assets	
Current Assets	
Bank Accounts	
1010 TOK Primary Checking (6476)	127,537.04
1020 TOK Money Market Account (6484)	1,003,624.55
1050 Petty Cash	153.76
Total for Bank Accounts	\$1,131,315.35
Accounts Receivable	
1100 Accounts Receivable (A/R)	65,276.07
1101 Property Tax Receivable	186,050.00
Total for Accounts Receivable	\$251,326.07
Other Current Assets	
1493 Investment in Fixed Assets	0.00
Total for Other Current Assets	\$0.00
Total for Current Assets	\$1,382,641.42
Fixed Assets	
1492 Buildings	0.00
1540 Furniture & fixtures	0.00
1600 Accumulated depreciation	0.00
6750 Equipment & Furniture	0.00
Total for Fixed Assets	\$0.00
Total for Assets	\$1,382,641.42
Liabilities and Equity	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 Accounts Payable (A/P)	127,997.11
Total for Accounts Payable	\$127,997.11
Credit Cards	
2040 VISA (5418)	-9,591.20
Total for Credit Cards	-\$9,591.20
Other Current Liabilities	
2104 Deferred Revenue	\$0.16
2114 Committed Fund Balance Conservation Trust	13,085.00
2124 Committed Fund Balance Road and Bridge	247,177.00

Town of Kiowa
Statement of Financial Position
As of Jul 10, 2026

	Total
Total for 2104 Deferred Revenue	\$260,262.16
2105 Deferred Property Tax	186,050.00
2109 Adjustment for TABOR	-15,054.00
2210 Payroll tax to pay	\$0.00
2211 FICA- Payroll Taxes	-8,032.56
2212 FIT	7,332.81
2213 Colorado SIT	-1,045.00
2214 Retirement benefits to pay 457	-435.00
2215 FUTA	-130.94
2216 CO FLI - Family leave	-68.44
2217 Colorado SUI	-49.98
2501 ICMA 401(a)	-3,395.49
Total for 2210 Payroll tax to pay	-\$5,824.60
2510 Impact Fees Collected	6,271.43
Fund Balance--Res'd for Emergency	14,554.00
Total for Other Current Liabilities	\$446,258.99
Total for Current Liabilities	\$564,664.90
Total for Liabilities	\$564,664.90
Equity	
3150 Opening balance equity	-0.06
3300 Retained Earnings	558,214.10
Net Revenue	259,762.48
Total for Equity	\$817,976.52
Total for Liabilities and Equity	\$1,382,641.42

Town of Kiowa
Statement of Activity
January 1-July 10, 2026

	Total
Revenue	
4000 Tax Revenue	
4010 Roads & Streets	\$282.52
4011 Road & Bridge Distribution	50,172.91
4012 Highway Users Tax Fund (HUTF)	13,861.91
Total for 4010 Roads & Streets	\$64,317.34
4015 Cigarette Distribution	690.74
4020 Current Interest	29.94
4050 Personal Property Exemption	567.00
4051 Property Tax	195,015.79
4060 Sales Tax - DOR	272,403.89
4061 Senior/Vet Exemption	2,261.49
4063 Specific Ownership Taxes (SOT)	13,680.25
4065 Use tax	3,969.40
4067 Conservation Trust Fund (CTF)	4,306.77
Total for 4000 Tax Revenue	\$557,242.61
4200 Contributed Income	
4210 Government Grants & Contracts	
4215 DOLA - EIAF 9734 Grant	99,538.00
4216 CDOT - TAP Grant	236,162.06
4217 CDBGPF-25-527 Kiowa Park Upgrades	26,000.00
4218 LPC-IN-906 Zoning Code Updates	6,757.50
4225 Main Street - AARP Community Challenge	15,000.00
4227 Main Street - Mini Grant/Scholarship	2,819.92
Total for 4210 Government Grants & Contracts	\$386,277.48
4220 Sponsorships & Donations	
4221 Annual Town Event Sponsorships	12,025.00
4224 Main Street Fundraising & Event Sponsorships	1,001.46
Total for 4220 Sponsorships & Donations	\$13,026.46
Total for 4200 Contributed Income	\$399,303.94
4250 Sales	
4251 Business License Fees	1,705.00
4252 Building Permit and Plan Review Fees	4,982.85
4253 Business License	485.00
4254 Dog License Fee	55.00
4257 Special Event Liquor License Fee	850.00

Town of Kiowa
Statement of Activity
January 1-July 10, 2026

	Total
4261 Court Fines	250.00
Total for 4250 Sales	\$8,327.85
4280 Franchise Tax	
4281 Black Hills	5,529.12
4282 Comcast	100.00
4283 CORE	8,008.32
Total for 4280 Franchise Tax	\$13,637.44
4400 KWWA Operating Contract	42,314.94
Total for Revenue	\$1,020,826.78
Gross Profit	\$1,020,826.78
Expenditures	
6000 Payroll expenses	
6010 Salary & Wages	
6030 Salary & Wages- Public Works-Streets	\$28,957.04
6030.1 Overtime	19.31
Total for 6030 Salary & Wages- Public Works-Streets	\$28,976.35
6040 Salary & Wages - Admin Staff	55,103.82
Total for 6010 Salary & Wages	\$84,080.17
6020 Board Monthly Stipend	3,496.00
6100 Payroll Taxes (Employer)	10,639.73
6210 Deferred Health Care	7,065.48
6212 ToK Benefit Expense	12,124.01
6250 Reimbursements - Employee	903.24
6270 Payroll Contractual Fees	1,973.76
Total for 6000 Payroll expenses	\$120,282.39
6281 Team Building	252.37
6290 Professional Training & Conference	\$205.00
6240 Boards & Commissions	111.70
6634 Professional Training & Conference - Main Street	2,830.96
Total for 6290 Professional Training & Conference	\$3,147.66
6300 Advertising & Public Notices	\$1,406.25
6310 Display Ads	85.00
6320 Public Notices	781.84
6330 Town Sponsored Events	4,630.58
Total for 6300 Advertising & Public Notices	\$6,903.67

Town of Kiowa
Statement of Activity
January 1-July 10, 2026

	Total
6500 Insurance	
6510 CIRSA Insurance (PC & Liability)	6,443.30
6512 CIRSA (Workers Compensation)	5,817.42
Total for 6500 Insurance	\$12,260.72
6601 Donations & Sponsorships to Others	8,809.72
6620 Meals & Entertainment	839.37
6630 Dues & Subscriptions	\$318.00
6631 Newspaper & Publication Subscription	744.00
6632 Website/Apps	\$3,176.06
6632.1 Accounting Software - Intuit QuickBooks	838.88
6632.2 Adobe Subscription	527.09
6632.4 Indeed	365.60
6632.7 Town website	77.86
6632.9 Zoom	210.80
Total for 6632 Website/Apps	\$5,196.29
6633 Professional Memberships	2,744.83
Total for 6630 Dues & Subscriptions	\$9,003.12
6710 Repairs & maintenance	
6711 Trash and Janitorial	1,642.56
6712 Repairs & Maintenance - Streets	7,310.28
6713 Repair & Maintenance - Town Hall	4,234.80
6714 Repairs & Maintenance - Parks & Rec	34,600.38
Total for 6710 Repairs & maintenance	\$47,788.02
6740 Small tools & equipment	138.01
6760 Rent & Lease Equipment	
6761 Parks & Rec - Parker Port-a Potty	4,760.00
6762 Equipment Purchase/Lease	4,825.66
Total for 6760 Rent & Lease Equipment	\$9,585.66
6770 Facility rental	238.03
6771 Town Event Entertainment	28,930.00
6772 Main Street Sponsored Events	8,400.00
6800 General Office Expenses	\$9,402.51
6805 Shipping & Postage	3.56

Town of Kiowa
Statement of Activity
January 1-July 10, 2026

	Total
6820 Office supplies	\$1,324.47
6822 Supplies for Events/Specialty	9,694.67
6823 Specific Use Supplies & Materials for Parks	24.50
6824 Specific Use Supplies for R & B	1,156.11
6827 Supplies & materials	86.48
Total for 6820 Office supplies	\$12,286.23
6821 Specific Use Supplies for Office	772.33
6830 Copier Lease	1,394.81
6850 Computer Supplies/Software & apps	2,777.21
6860 Printing & Photocopying	2,243.20
Total for 6800 General Office Expenses	\$28,879.85
6825 Main Street - Specific Use Supplies	475.93
6900 Utilities	
6905 Utilities- Power - CORE	2,876.17
6906 Utilities- Power- Street Lights - CORE	6,524.94
6910 Utilities- Heat - Black Hills	1,514.11
6920 Utilities - Water and Sewer - KWWA	1,748.90
6930 Utilities - Trash Removal	180.00
6940 Utilities Telephone/Internet	5,766.34
6970 Security/Alarm Monitoring	3,968.58
Total for 6900 Utilities	\$22,579.04
7000 Professional Services	
7016 Legal Services	
7012 Legal Services - General Counsel	107,303.25
7014 Professional Services - Municipal Court	2,917.98
Total for 7016 Legal Services	\$110,221.23
7020 IT Services	
7021 Professional - IT - Phoenix Technologies	10,499.16
7022 Professional - Web Design	440.00
Total for 7020 IT Services	\$10,939.16
7040 Counselling Services	
7041 Professional - Consulting - SafeBuilt	5,593.78
7042 Professional - Consulting - Kimley-Horn	250,570.00
7044 Professional - Consulting - Planning	5,255.00
Total for 7040 Counselling Services	\$261,418.78
7070 IGA with ECSO	32,081.00

Town of Kiowa
Statement of Activity
January 1-July 10, 2026

	Total
7090 Professional Services- Other	
7091 Professional - Code Enforcement	7,700.00
7092 Professional - Fischer Project Mgmt	15,000.00
Total for 7090 Professional Services- Other	\$22,700.00
Total for 7000 Professional Services	\$437,360.17
7100 Bank Charges & Fees	43.10
7200 Vehicle Expenses	
7200.1 Town Staff Vehicle	13,645.00
7210 Vehicle Gas & Fuel	1,866.94
7230 Vehicle - Repairs Maintenance	1,968.68
Total for 7200 Vehicle Expenses	\$17,480.62
7400 Road and Streets Repair	125.94
7401 Roads & Streets Other	1,170.90
7500 Other Miscellaneous Expense	\$7,148.64
7502 Park Expenses	70.95
7503 Elbert County Clerk & Recorder	72.37
7504 Elbert CO Treasurer Fee	3,963.16
Total for 7500 Other Miscellaneous Expense	\$11,255.12
Total for Expenditures	\$775,949.41
Net Operating Revenue	\$244,877.37
Other Revenue	
8000 Interest Income	14,885.11
Total for Other Revenue	\$14,885.11
Net Other Revenue	\$14,885.11
Net Revenue	\$259,762.48



Agenda Item Report

MEETING DATE: July 14, 2026

SUBJECT: **Ordinance No. 2026-07** – AN ORDINANCE APPROVING THE DISCONNECTION OF CERTAIN REAL PROPERTY FROM THE MUNICIPAL BOUNDARIES OF THE TOWN OF KIOWA PURSUANT TO C.R.S. §§ 31-12-501 THROUGH 31-12-503

PRESENTED BY: Joshua Myers, Town Attorney

EXECUTIVE SUMMARY

Ordinance No. 2026-07, attached hereto as Attachment No. 1, would approve the Owner's application, attached hereto as Attachment No. 2, to disconnect the Property (defined below) from the Town, subject to satisfaction of statutory and ordinance conditions. The disconnection would not become effective until the ordinance is effective under the Charter, the Owner has paid the required boundary-map and related record-update costs, and certified copies of the ordinance have been filed with the Elbert County Clerk and Recorder.

BACKGROUND

Gary M. and Mary C. Mayfield (together, the "**Owner**") are the owners of certain real property commonly known as 905 Pawnee Street, Kiowa, Colorado 80117, and as more particularly described in the deeds attached to the Ordinance as Exhibit A, and as identified as Elbert County Assessor Account No. R117577 and Parcel Number 8320418004 (the "**Property**"). The Property is located within the municipal boundaries of the Town. The Owner submitted an application, attached hereto as Attachment No. 2, to disconnect the Property from the Town (the "**Application**").

The Property

The Property is approximately 4.189 acres that is situated on the southside of the Town. The Property was annexed into the Town in or about 2002 as part of the "Wamboldt" annexation agreement. The majority of the land that was annexed as the Wamboldt annexation became commonly known as the Digby property. The Owner purchased the Property in two separate transactions in 2011 and 2013. The Property was incorporated within the Town at the time it was purchased by the Owner.

The Digby property was disconnected from the Town's boundaries by court order in approximately 2024. This caused the Property to become a "satellite" property within the Town's boundaries. The picture below depicts the Property circled in yellow. The Town's boundaries are shown in bold, black lines.

therefore includes a finding that the Board has given due consideration to the Application and is of the opinion that the Town's best interests will not be prejudiced by disconnecting the Property.

This finding is a discretionary policy determination for the Board based on the record before it, including the characteristics of the Property, the relationship of the Property to the Town's municipal boundary, any operational or service impacts, any comments or concerns from Elbert County and affected special districts, and the fiscal effect of removing the Property from the Town's boundaries.

The Property is zoned PD, but it is used for residential purposes and will likely remain a residential use for the foreseeable future. The Property is legally within the Town's boundaries, but it is a satellite property that is not connected to the main boundaries of the Town. The Property is not serviced for water or sewer by the Town or the Kiowa Water & Wastewater Authority. The Town did not receive any comments or concerns from Elbert County or any affected special district that services the Property.

For purposes of the fiscal component of the Board's analysis, the Town currently receives approximately \$650 per year in property-tax revenue from the Property. If the Property is disconnected, the Town should expect to lose that recurring annual property-tax revenue, except to the extent the Property remains subject to taxes for qualifying unpaid municipal indebtedness under C.R.S. §§ 31-12-502 and 31-12-503 and Sections 3 and 4 of the ordinance. The Board should consider whether the loss of approximately \$650 per year, together with any other identified impacts, would prejudice the Town's best interests.

The ordinance includes measures intended to reduce potential prejudice to the Town. These include requiring the Owner to pay the Town's reasonable boundary-map and related record-update costs before the Town Clerk files the certified ordinance with the Elbert County Clerk and Recorder; preserving the Town's rights with respect to qualifying unpaid municipal indebtedness; delaying the effectiveness of the disconnection until the ordinance is effective under the Charter and filed with the County Clerk and Recorder; and requiring satisfaction of notice, meeting, and vested-rights requirements.

Based on the characteristics of the Property, the relationship of the Property to the Town's municipal boundaries, the lack of operational or service impacts, and the protections in the ordinance, the Board may determine that the disconnection will not prejudice the Town's best interests, notwithstanding the approximate \$650 annual property-tax impact, if the Board concludes that the non-tax fiscal impacts are limited and adequately addressed by the ordinance conditions.

FINANCIAL CONSIDERATIONS

As discussed above, the loss of approximately \$650 per year in property-tax revenue.

Further potential fiscal impacts include staff time, publication, recording and filing fees, and consultant costs such as surveyor, engineer, planner, or GIS services. These costs are intended to be recovered from the owner under Section 8 of the ordinance.

If the Board denies the application, the Owner may decide to file a court action to disconnect the Property, and the Town will be subject to additional legal fees and costs.

STAFF RECOMMENDATION/ACTION REQUIRED

Staff recommends that the Board of Trustees review the application materials, confirm that the ordinance conditions and statutory procedures have been satisfied or will be satisfied before filing, and consider adoption of Ordinance No. 2026-07.

MOTION OPTIONS

Option 1 — Approval

“I move to approve Ordinance No. 2026-07, AN ORDINANCE APPROVING THE DISCONNECTION OF CERTAIN REAL PROPERTY FROM THE MUNICIPAL BOUNDARIES OF THE TOWN OF KIOWA PURSUANT TO C.R.S. §§ 31-12-501 THROUGH 31-12-503, subject to the terms and conditions stated in the ordinance.”

Option 2 — Approval with Revisions

“I move to approve Ordinance No. 2026-07, AN ORDINANCE APPROVING THE DISCONNECTION OF CERTAIN REAL PROPERTY FROM THE MUNICIPAL BOUNDARIES OF THE TOWN OF KIOWA PURSUANT TO C.R.S. §§ 31-12-501 THROUGH 31-12-503, with the following revisions or conditions: *[state revisions or conditions]*.”

Option 3 — Continue Item

“I move to continue consideration of Ordinance No. Ordinance No. 2026-07, AN ORDINANCE APPROVING THE DISCONNECTION OF CERTAIN REAL PROPERTY FROM THE MUNICIPAL BOUNDARIES OF THE TOWN OF KIOWA PURSUANT TO C.R.S. §§ 31-12-501 THROUGH 31-12-503 to **[date]** to allow additional review of **[state reason]**.”

ATTACHMENTS

1. Ordinance No. 2026-07
2. Application
3. County Treasurer’s Notice of Property Taxes for Property in 2025

**ORDINANCE NO. 2026-07
TOWN OF KIOWA, COLORADO**

**AN ORDINANCE APPROVING THE DISCONNECTION OF CERTAIN REAL
PROPERTY FROM THE MUNICIPAL BOUNDARIES OF THE TOWN OF KIOWA
PURSUANT TO C.R.S. §§ 31-12-501 THROUGH 31-12-503.**

WHEREAS, the Town of Kiowa, Colorado (the “**Town**”) is a home rule municipality duly organized and existing under Article XX of the Colorado Constitution, the laws of the State of Colorado, and the Home Rule Charter of the Town of Kiowa (the “**Charter**”); and

WHEREAS, Section 1.03 of the Charter provides that the Town has all authority of local self-government and home rule and all authority possible for a municipality to have under the Constitution and laws of the State of Colorado; and

WHEREAS, Section 1.04 of the Charter provides that the Town has the right to adopt ordinances and resolutions on local and municipal matters and to have all rights and powers applicable to Colorado home rule municipal corporations as set forth in Article XX of the Colorado Constitution, Title 31 of the Colorado Revised Statutes, and other applicable state statutes; and

WHEREAS, pursuant to C.R.S. § 31-12-501, when the owner of a tract of land within and adjacent to the boundary of a municipality desires to have such tract disconnected from the municipality, the owner may apply to the governing body of the municipality for the enactment of an ordinance disconnecting such tract of land from the municipality; and

WHEREAS, Gary M. Mayfield and Mary C. Mayfield (together, the “**Owner**”) are the owners of certain real property commonly known as 905 Pawnee Street, Kiowa, Colorado 80117, and as more particularly described in the deeds attached hereto as **Exhibit A**, and as identified as Elbert County Assessor Account No. R117577 and Parcel Number 8320418004 (the “**Property**”); and

WHEREAS, the Property is located within and adjacent to the boundary of the Town; and

WHEREAS, on or about May 11, 2026, the Owner submitted to the Town an application, which is on file in the Town Clerk’s office, requesting that the Board of Trustees enact an ordinance disconnecting the Property from the Town pursuant to C.R.S. § 31-12-501 (the “**Application**”); and

WHEREAS, the Owner has represented to the Town that the Owner provided notice and a copy of the Application to the Board of County Commissioners of Elbert County, Colorado, and to the board of directors of each affected special district, as required by C.R.S. § 31-12-501; and

WHEREAS, no timely request for a meeting was received by the Town from Elbert County or any affected special district to discuss and address potential negative impacts resulting from the proposed disconnection; and

WHEREAS, there are not any vested property rights affecting the Property that were established pursuant to Article 68 of Title 24, C.R.S., that are possessed by the Owner or other party; and

WHEREAS, the Board of Trustees has given due consideration to the Application, the Charter, the Town's home rule authority, the requirements of C.R.S. §§ 31-12-501 through 31-12-503 to the extent applicable, the location and characteristics of the Property, the potential impacts of the requested disconnection, and the interests of the Town; and

WHEREAS, the Board of Trustees is of the opinion that the best interests of the Town will not be prejudiced by the disconnection of the Property from the Town; and

WHEREAS, the Board of Trustees therefore desires to approve and effect the disconnection of the Property from the municipal boundaries of the Town, subject to the terms, conditions, and continuing obligations set forth in this Ordinance and applicable law.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF KIOWA, COLORADO:

Section 1. The foregoing recitals are incorporated herein by reference and are adopted as findings and determinations of the Board of Trustees (the "**Board**").

Section 2. Conditional Approval of Disconnection. Subject to the terms and conditions of this Ordinance and applicable law, the Board hereby approves the Application and hereby disconnects the Property, as legally described in Exhibit A attached hereto, from the municipal boundaries of the Town pursuant to the Charter, the Town's home rule authority, and C.R.S. § 31-12-501 to the extent applicable.

Section 3. Continuing Liability for Existing Municipal Indebtedness. The Property shall not, by reason of the disconnection approved by this Ordinance, be exempt from the payment of any taxes lawfully assessed against the Property for the purpose of paying any indebtedness lawfully contracted by the Town while the Property was within the Town's boundaries and that remains unpaid, to the extent the Property could be lawfully taxed for payment of such indebtedness, as provided in C.R.S. § 31-12-502.

Section 4. Future Levies and Prepayment. If the Town levies a tax upon property within the Town for the purpose of paying indebtedness described in Section 3 of this Ordinance, or any part thereof or interest thereon, the Town may levy a tax at the same rate and for the same purpose on the Property, and any amounts collected shall be applied only as provided by C.R.S. § 31-12-503. The Owner may obtain exemption from further taxation for such indebtedness only in the manner and upon the conditions set forth in C.R.S. § 31-12-503.

Section 5. Vested Property Rights. As a condition of the disconnection approved by this Ordinance, no later than the effective date of the disconnection, all vested property rights affecting the Property, if any, that were established pursuant to Article 68 of Title 24, C.R.S., before such date and that are possessed by the Owner shall be expired or relinquished, as required by C.R.S. § 31-12-501.

Section 6. Filing; Effective Date of Disconnection. After this Ordinance is effective following publication pursuant to Charter Section 6.02, and after the Owner has paid in full to the Town the costs and expenses required by Section 8 of this Ordinance, the Town Clerk is authorized and directed to file two copies of this Ordinance certified by the Town Clerk with the Elbert County Clerk and Recorder in accordance with C.R.S. § 31-12-501. The effective date of this Ordinance is separate and distinct from the effective date of the disconnection. The disconnection approved by this Ordinance shall be effective immediately upon, and not before, the filing of the certified copies of this Ordinance with the Elbert County Clerk and Recorder. The Board of Trustees acknowledges that the Elbert County Clerk and Recorder is required to file the second certified copy with the Division of Local Government in the Colorado Department of Local Affairs, as provided by C.R.S. § 24-32-109.

Section 7. County Zoning and Land Development Regulations. Upon the effective date of the disconnection described in Section 6, the Property shall be subject to Elbert County zoning, subdivision, and other land development regulations, as provided in C.R.S. § 31-12-501.

Section 8. Owner Costs; Boundary Map and Town Records. As a pre-condition of the disconnection approved by this Ordinance, the Owner shall be responsible for and shall pay the Town for all reasonable costs and expenses estimated to be incurred by the Town in connection with amending, revising, preparing, recording, filing, or otherwise updating the Town's official boundary map, boundary records, geographic information system data, and related municipal records to reflect the disconnection of the Property, including any costs of surveyors, engineers, planners, consultants, staff time, publication, recording, and filing. The Town may require payment of an estimated amount before undertaking such work and may require payment of any remaining balance before certified copies of this Ordinance can be filed with the Elbert County Clerk and Recorder under Section 6. The Town Clerk and Town staff are authorized and directed to take such administrative actions as are reasonably necessary to update the Town's official boundary records and maps to reflect the disconnection of the Property after this Ordinance becomes effective.

Section 9. No Implied Waiver. Except as expressly provided in this Ordinance or required by applicable law, nothing in this Ordinance shall be construed to waive, release, impair, or otherwise affect any right, claim, tax, assessment, fee, charge, agreement, covenant, easement, lien, or other legal interest of the Town arising out of the Property being within the Town's boundaries existing before the effective date of the disconnection.

Section 10. Severability. If any part, section, subsection, sentence, clause or phrase of this Ordinance is held to be void, ineffective, invalid, or unenforceable for any reason, it shall be deemed severed from this Ordinance and the remaining provisions shall remain valid and in full force and effect, in accordance with Section 6.02 of the Town of Kiowa Home Rule Charter.

Section 11. No Existing Violation Affected. Nothing in this Ordinance shall be construed to affect any suit or proceeding pending in any court, any rights acquired or liability incurred, or any cause or causes of action acquired or existing, under any ordinance hereby repealed or amended

by this Ordinance, or any just or legal right or remedy of any character be lost, impaired, or affected by this Ordinance.

Section 12. Repealer. All ordinances or parts of ordinances in conflict with this Ordinance are hereby repealed to the extent of such conflict only.

Section 13. Publication and Effective Date of Ordinance. The City Clerk is hereby directed to cause publication of this Ordinance in accordance with Section 6.03(5) of the Charter. This Ordinance shall be effective on the tenth (10) day after publication following final passage.

INTRODUCED, READ, AND ADOPTED FOR FINAL PASSAGE ON THE ____ DAY OF _____ 2026.

TOWN OF KIOWA, COLORADO:

Tammy Hart, Mayor

ATTEST:

Sasha Davidson, Town Clerk

CERTIFICATION OF PUBLICATION

I hereby attest and certify that on the date set forth below the foregoing Ordinance was published by title in the Ranchland News, a newspaper of general circulation in the Town of Kiowa, together with a statement that the full text of the Ordinance is available for public inspection and acquisition in the office of the Town Clerk for the Town of Kiowa.

Date of Publication:_____

By:_____
Sasha Davidson, Town Clerk

EXHIBIT A

Legal Description of Property to be Disconnected

See attached:

- Special Warranty Deed, recorded on January 13, 2011, at Reception No. 515632 in the Clerk and Recorder's Office of the County of Elbert, State of Colorado; and
- Warranty Deed, recorded on March 04, 2013, at Reception No. 533851 in the Clerk and Recorder's Office of the County of Elbert, State of Colorado.

SPECIAL WARRANTY DEED

This Deed, made January 13th, 2011

Between JPMorgan Chase Bank, National Association, State of Florida
grantor(s) and Gary Mac Mayfield and Mary Catherine Mayfield, as Joint Tenants, whose legal
address is 905 Pawnee St, Kiowa, CO 80117 County of Elbert, and State of COLORADO, grantee(s)

WITNESSETH, That the grantor(s), for and in the consideration of the sum of ONE HUNDRED
NINETY-NINE THOUSAND FIVE HUNDRED AND 00/100 DOLLARS Dollars (\$199,500.00)
the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by
these presents does grant, bargain, sell, convey and confirm, unto the grantee(s), his heirs and assigns forever, all the
real property together with improvements, if any, situate, lying and being in the County of Elbert, State of
COLORADO described as follows:

See Exhibit A attached hereto and made a part hereof.

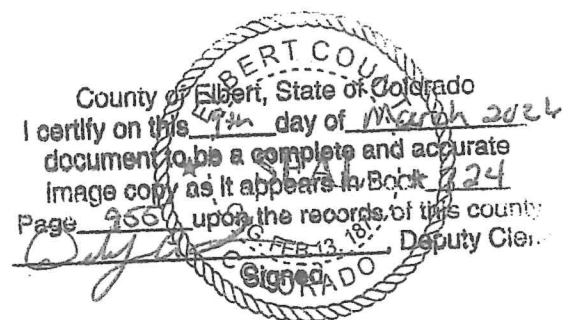
also known by street and number as 905 Pawnee St, Kiowa, CO 80117

TOGETHER with all and singular hereditaments and appurtenances, thereunto belonging, or in anywise
appertaining, and the reversion and reversions, remainder and remainders, rents issues and profits thereof, and all
the estate, right, title, interest, claim and demand whatsoever of the grantor, either in law or equity, of, in and to
the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD said premises above bargained and described, with the appurtenances,
unto the grantee, their heirs and assigns forever. The grantor(s), for themselves, their heirs and personal
representatives or successors, does covenant and agree that they shall and will WARRANT AND FOREVER
DEFEND the above-bargained premises in the quiet and peaceable possession of the grantee(s), their heirs and
assigns, against all and every person or persons claiming the whole or any part thereof, by, through or under the
grantor(s).

The singular number shall include the plural, the plural the singular, and the use of any gender shall be
applicable to all genders.

IN WITNESS WHEREOF, the grantor has executed this on the date set forth above.



WDTRIMARK

ESCROW NO. 598-H0299317-025-PR5

HTC

SELLER:

JPMorgan Chase Bank, National Association

[Signature] Vice President
by Kelly Livingston

STATE OF FL
COUNTY OF Duval

}ss:

The foregoing instrument was acknowledged before me 13 2011 by
Kelly Livingston as Vice President
for
JPMorgan Chase Bank, National Association.

Witness my hand and official seal.

[Signature]
Notary Public
My Commission expires:



HTC



Exhibit A

A parcel of property located in Section 20, Township 8 South, Range 63 West of the 6th P.M., Elbert County, Colorado, being more particularly described as follows:
Commencing at the Northeast corner of said Section 20;
Thence S00°14'33"E, along East line of said Section 20 a distance of 4345.50 feet;
Thence S89°56'02"W, a distance of 2542.24 feet;
Thence N00°21'08"W, a distance of 1198.44 feet;
Thence S89°53'55"W, a distance of 70.90 feet;
Thence N00°37'01"E, a distance of 39.97 feet;
Thence N35°06'23"W, a distance of 324.94 feet;
Thence N23°02'57"E, a distance of 50.08 feet;
Thence N89°54'27"E, a distance of 275.88 feet to the Point of Beginning;
Thence N24°23'16"W, a distance of 317.39 feet;
Thence S90°00'00"E, a distance of 333.13 feet;
Thence S10°12'16"W, a distance of 588.42 feet;
Thence N18°49'16"W, a distance of 304.35 feet to the Point of Beginning,
County of Elbert,
State of Colorado.

Together with:

A 30.00 foot access easement located in Section 20, Township 8 South, Range 63 West of the 6th Principal Meridian, Elbert County, Colorado, whose centerline is more particularly described as follows:
Commencing at the Northeast corner of said Section 20 and considering the East line of said Section 20 to bear S00°14'33"W, with all bearings contained herein relative thereto;
Thence S00°14'33"W, along said East line, a distance of 1774.32 feet;
Thence S89°50'38"W, a distance of 2291.93 feet;
Thence N00°14'33"W, a distance of 468.91 feet to the Point of Beginning;
Thence S70°24'57"W, a distance of 61.24 feet; thence along the arc of a curve to the left, having a radius of 150.00 feet, a central angle of 27°15'27", and an arc length of 71.36 feet;
Thence S43°09'35"W, a distance of 596.97 feet to the Point of Terminus,
County of Elbert,
State of Colorado.



WARRANTY DEED

THIS DEED, Made this 1st day of March, 2013, between
ROCHELLE L. WAMBOLDT
of the County of ROCK, in the State of WISCONSIN, grantor, and
GARY M. MAYFIELD and MARY C. MAYFIELD

whose legal address is 905 PAWNEE, KIOWA, CO 80117, of the
County of ELBERT in the State of COLORADO, grantee(s):

WITNESSETH, that the grantor, for and in consideration of the sum of exactly Nine Thousand and 00/100
(\$9,000.00) DOLLARS, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained,
sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm unto the grantees,
heirs and assigns forever, not in tenancy in common but in joint tenancy, all the real property, together with
improvements, if any, situate, lying and being in the County of ELBERT, and State of COLORADO, described
as follows:

A PARCEL OF PROPERTY LOCATED IN SECTION 20, TOWNSHIP 8 SOUTH, RANGE 63 WEST OF THE
6TH P.M., ELBERT COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 20;
THENCE S 00° 14' 33" E ALONG THE EAST LINE OF SAID SECTION 20 A DISTANCE OF 4345.50 FEET;
THENCE S 89° 55' 02" W A DISTANCE OF 2542.24 FEET;
THENCE N 00° 21' 08" W A DISTANCE OF 1198.44 FEET TO THE POINT OF BEGINNING;
THENCE S 89° 53' 55" W A DISTANCE OF 70.90 FEET;
THENCE N 00° 37' 01" E A DISTANCE OF 39.97 FEET;
THENCE N 35° 06' 23" W A DISTANCE OF 324.94 FEET;
THENCE N 23° 02' 57" E A DISTANCE OF 50.08 FEET;
THENCE S 89° 54' 27" E A DISTANCE OF 275.88 FEET;
THENCE S 18° 49' 16" E A DISTANCE OF 304.36 FEET;
THENCE S 10° 12' 16" W A DISTANCE OF 33.99 FEET;
THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 325.00 FEET, A CENTRAL
ANGLE OF 05° 09' 37", AND AN ARC LENGTH OF 29.27;
THENCE S 89° 38' 52" W A DISTANCE OF 126.44 FEET TO THE POINT OF BEGINNING.

also known by street and number as VACANT LAND, KIOWA, COLORADO 80117

Assessor's Schedule or Parcel No.: R120252

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise
appertaining and the reversion and reversions, remainder and remainders, rents, issues and profits thereof,
and all of the estate, right, title, interest, claim and demand whatsoever of the grantor, either in law or equity,
of, in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the
said grantee(s), heirs and assigns forever. And the grantor, for themselves, heirs and personal
representatives, does covenant, grant, bargain and agree to and with the grantee(s), heirs and assigns, that at
the time of the enrolling and delivery of these presents, he is well seized of the premises above conveyed,
has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good
right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form aforesaid,
and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes,
assessments, encumbrances and restrictions of whatever kind or nature soever. EXCEPT FOR TAXES FOR
THE CURRENT YEAR AND SUBSEQUENT YEARS, EASEMENTS, RESTRICTIONS, RESERVATIONS,
COVENANTS AND RIGHTS-OF-WAY OF RECORD, IF ANY,

The grantor shall and will WARRANT and FOREVER DEFEND the above-bargained premises in the quiet and
peaceable possession of the grantee(s), heirs and assigns, against all and every person or persons lawfully
claiming the whole or any part thereof. The singular number shall include the plural, the plural the singular,
and the use of any gender shall be applicable to all genders.

County of Elbert, State of Colorado.
I certify on this 9th day of March 2013
document to be a complete and accurate
image copy as it appears in Book 493
Page 21 upon the records of this county.
Signed [Signature] Deputy Clerk.
ELBERT COUNTY, COLORADO
CASE # 113395

DOC FEE \$ 0.00
(113395.PFD/113395/21)

IN WITNESS WHEREOF the grantor has executed this deed on the date set forth above.

Rochelle Wamboldt
ROCHELLE L. WAMBOLDT

STATE OF COLORADO

}
} ss.

COUNTY OF ELBERT

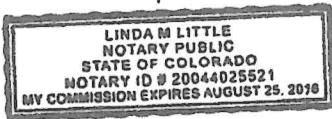
}

The foregoing instrument was acknowledged before me on March 4, 2013 by: ROCHELLE L. WAMBOLDT.

My Commission Expires: 8/25/16

Witness my hand and Official seal.

Linda M Little
Notary Public



533851 B: 743 P: 21 WD
03/04/2013 10:28:16 AM Page: 2 of 2 R 16.00 D 0.90
Diana Hartsough/Recorder, Elbert County, Co
[Barcode]

CASE # 113395

DOC FEE \$ 0.00
(113395.PFD/113395/21)

APPLICATION FOR DISCONNECTION OF LAND
Pursuant to C.R.S. § 31-12-501

I. APPLICANT / OWNER INFORMATION

Owner(s) of Record:

Name(s): _Gary Mac Mayfield and Mary Catherine

Mayfield

Mailing Address: P.O. Box 308

City, State, Zip: _Kiowa, Colorado 80117

Phone: _303-918-2378 Email: _geepngeem@gmail.com

☐ Attach a County Clerk certified recorded copy of the vesting deed for the property.

II. PROPERTY INFORMATION

Legal description of the real property ("the **Property**") sought to be disconnected from the Town of Kiowa *(only applicable if a copy of the vesting deed is not attached hereto or if there was a change in the legal description of the land or ownership subsequent to the recording of the vesting deed)*:

See attached deed

Street Address or General Location *(if applicable)*:
905 PawneeP

Parcel Number(s) (per Elbert County Tax Assessor):
8320418004

Total Acreage: _4.19 acres m/l

Confirmation of Location:

The Owner affirms that the real property that is the subject of this disconnection application is within and adjacent to the boundary of the Town of Kiowa, Colorado, as required by C.R.S. § 31-12-501(1).

☒ Yes

IV. REQUEST FOR DISCONNECTION

The Owner hereby applies to the Board of Trustees of the Town of Kiowa, Colorado, for the enactment of an ordinance disconnecting the Property from the Town of Kiowa, pursuant to C.R.S. § 31-12-501.

The Owner acknowledges the following: (1) the Board's approval of a disconnection is discretionary and subject to the Board's determination that the **best interests of the Town of Kiowa will not be prejudiced** by the disconnection; (2) the best interests of the Owner are not a controlling factor in the Board's decision; and (3) the Property shall not be exempt from the payment of any taxes lawfully assessed against the Property for the purpose of paying any indebtedness lawfully contracted by the Town while

the Property was within the limits thereof and which remains unpaid and for the payment of which the Property could be lawfully taxed, and the payment thereof may be controlled by C.R.S. § 31-12-503.

V. NOTICE TO OTHER GOVERNMENTS (REQUIRED)

Pursuant to C.R.S. § 31-12-501(1), the Owner certifies that notice of this application, together with a copy of the application, has been provided to the following entities, on the date set forth below, before this application was submitted to the Town of Kiowa:

1. Board of County Commissioners, Elbert County

2

Address Used: 215 Comanche Street, Kiowa, Co 80117 _____

Date Notice Sent: 5/7/26

2. The Owner identifies the following special districts that, by service plan or intergovernmental agreement, are or may be expected to provide services to the Property:
(Attach a list to this application if additional lines are needed.)

Special District Name & Address	Service Provided (e.g. water, fire)	Date Notice Sent
See attached	school	5-7-2026
	Library	5-7-2026
	Fire Dept	5-7-2026

Owner's Acknowledgements

The Owner acknowledges: (1) that any board receiving notice of this application may request a meeting with the Owner and the Town within thirty (30) days of receipt of the notice, as provided in C.R.S. § 31-12-501(2); and (2) the Town Board will consider this application for disconnection at its first regular meeting following the expiration of the thirty (30) days from receipt of the notice by the boards of all entities. "Receipt of notice" shall mean the date the notice was sent plus three (3) business days.

VII. VESTED PROPERTY RIGHTS (REQUIRED)

Pursuant to C.R.S. § 31-12-501(1), the Owner certifies as follows:

☐ No vested property rights affecting the Property have been established pursuant to Article 68 of Title 24, C.R.S.

OR

☐ The following vested property rights exist and shall be expired or relinquished no later than the effective date of disconnection:

Description of Vested Rights:

☐ Attach documentation of relinquishment or expiration (if applicable)

VIII. STATEMENT REGARDING COUNTY ZONING

The Owner acknowledges and understands that:

1. Upon disconnection, the tract shall become subject to the County's zoning resolution, zoning map, and land development regulations within ninety (90) days;
2. The County may withhold building or occupancy permits during the ninety-day period; and
3. Any subdivision of the tract is subject to County regulations following disconnection, as provided in C.R.S. § 31-12-501(5).

☒ Acknowledged

IX. FEE & SUPPORTING MATERIALS (CHECK ALL ATTACHED)

- ☐ Payment of Fees
- ☐ Vicinity map showing location of property in relation to the Town's boundaries
- ☐ County Clerk and Recorder certified recorded copy of the vesting deed
- ☐ Copies of notices sent to County and Special Districts
- ☐ Vested rights documentation (if applicable)
- ☐ Additional supporting information (optional)

X. OWNER CERTIFICATION

I/we certify under penalty of perjury that the information contained in this application is true and correct to the best of my/our knowledge and that all statutory notice requirements have been satisfied.

Owner Signature: Gary Mac Mayfield

Printed Name: Gary Mac Mayfield

Date: 5/7/26

Owner Signature: Mary Mayfield

Printed Name: Mary Catherine Mayfield Mary Catherine Mayfield

Date: 5-7-26

XI. MUNICIPAL USE ONLY

Date Application Received: May 7, 2026

Received By: Sasha Davidson

Application Complete: ☒ Yes ☐ No

Fee Paid: ☒ Yes ☐ No

Ordinance No. (if approved): _____

Date Ordinance Effective: _____

Date Filed with County Clerk & Recorder: _____ (2 certified copies of Ordinance required)

Kiowa School Dist C2, 525 Comanche Street, Kiowa, Co 80117
Education

Kiowa Fire Protection District, P.O. Box 321, Kiowa Co 80117
Fire Protection

Elbert County Library,
Pines and Plains Library, 651 West Beverly Street, Elizabeth, Co 80107
Reading -Information- Education

SPECIAL WARRANTY DEED

This Deed, made January 13th, 2011

Between JPMorgan Chase Bank, National Association, State of Florida
grantor(s) and Gary Mac Mayfield and Mary Catherine Mayfield, as Joint Tenants, whose legal
address is 905 Pawnee St, Kiowa, CO 80117 County of Elbert, and State of COLORADO, grantee(s)

WITNESSETH, That the grantor(s), for and in the consideration of the sum of ONE HUNDRED
NINETY-NINE THOUSAND FIVE HUNDRED AND 00/100 DOLLARS Dollars (\$199,500.00)
the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by
these presents does grant, bargain, sell, convey and confirm, unto the grantee(s), his heirs and assigns forever, all the
real property together with improvements, if any, situate, lying and being in the County of Elbert, State of
COLORADO described as follows:

See Exhibit A attached hereto and made a part hereof.

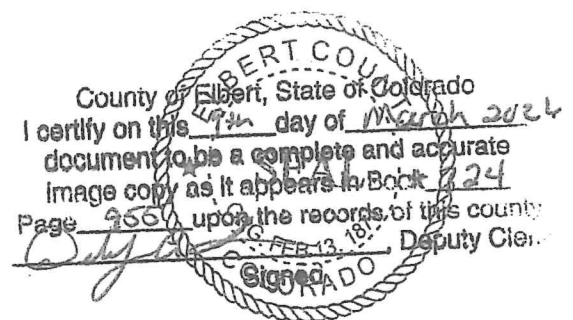
also known by street and number as 905 Pawnee St, Kiowa, CO 80117

TOGETHER with all and singular hereditaments and appurtenances, thereunto belonging, or in anywise
appertaining, and the reversion and reversions, remainder and remainders, rents issues and profits thereof, and all
the estate, right, title, interest, claim and demand whatsoever of the grantor, either in law or equity, of, in and to
the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD said premises above bargained and described, with the appurtenances,
unto the grantee, their heirs and assigns forever. The grantor(s), for themselves, their heirs and personal
representatives or successors, does covenant and agree that they shall and will WARRANT AND FOREVER
DEFEND the above-bargained premises in the quiet and peaceable possession of the grantee(s), their heirs and
assigns, against all and every person or persons claiming the whole or any part thereof, by, through or under the
grantor(s).

The singular number shall include the plural, the plural the singular, and the use of any gender shall be
applicable to all genders.

IN WITNESS WHEREOF, the grantor has executed this on the date set forth above.



WDTRIMARK

ESCROW NO. 598-H0299317-025-PR5

HTC

SELLER:

JPMorgan Chase Bank, National Association

[Signature] Vice President
by Kelly Livingston

STATE OF FL
COUNTY OF Duval

}ss:

The foregoing instrument was acknowledged before me 13 2011 by
Kelly Livingston as Vice President
for
JPMorgan Chase Bank, National Association.

Witness my hand and official seal.

[Signature]
Notary Public
My Commission expires:



HTC®



Exhibit A

A parcel of property located in Section 20, Township 8 South, Range 63 West of the 6th P.M., Elbert County, Colorado, being more particularly described as follows:
Commencing at the Northeast corner of said Section 20;
Thence S00°14'33"E, along East line of said Section 20 a distance of 4345.50 feet;
Thence S89°56'02"W, a distance of 2542.24 feet;
Thence N00°21'08"W, a distance of 1198.44 feet;
Thence S89°53'55"W, a distance of 70.90 feet;
Thence N00°37'01"E, a distance of 39.97 feet;
Thence N35°06'23"W, a distance of 324.94 feet;
Thence N23°02'57"E, a distance of 50.08 feet;
Thence N89°54'27"E, a distance of 275.88 feet to the Point of Beginning;
Thence N24°23'16"W, a distance of 317.39 feet;
Thence S90°00'00"E, a distance of 333.13 feet;
Thence S10°12'16"W, a distance of 588.42 feet;
Thence N18°49'16"W, a distance of 304.35 feet to the Point of Beginning,
County of Elbert,
State of Colorado.

Together with:

A 30.00 foot access easement located in Section 20, Township 8 South, Range 63 West of the 6th Principal Meridian, Elbert County, Colorado, whose centerline is more particularly described as follows:
Commencing at the Northeast corner of said Section 20 and considering the East line of said Section 20 to bear S00°14'33"W, with all bearings contained herein relative thereto;
Thence S00°14'33"W, along said East line, a distance of 1774.32 feet;
Thence S89°50'38"W, a distance of 2291.93 feet;
Thence N00°14'33"W, a distance of 468.91 feet to the Point of Beginning;
Thence S70°24'57"W, a distance of 61.24 feet; thence along the arc of a curve to the left, having a radius of 150.00 feet, a central angle of 27°15'27", and an arc length of 71.36 feet;
Thence S43°09'35"W, a distance of 596.97 feet to the Point of Terminus,
County of Elbert,
State of Colorado.



WARRANTY DEED

THIS DEED, Made this 1st day of March, 2013, between
ROCHELLE L. WAMBOLDT
of the County of ROCK, in the State of WISCONSIN, grantor, and
GARY M. MAYFIELD and MARY C. MAYFIELD

whose legal address is 905 PAWNEE, KIOWA, CO 80117, of the
County of ELBERT in the State of COLORADO, grantee(s):

WITNESSETH, that the grantor, for and in consideration of the sum of exactly Nine Thousand and 00/100
(\$9,000.00) DOLLARS, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained,
sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm unto the grantees,
heirs and assigns forever, not in tenancy in common but in joint tenancy, all the real property, together with
improvements, if any, situate, lying and being in the County of ELBERT, and State of COLORADO, described
as follows:

A PARCEL OF PROPERTY LOCATED IN SECTION 20, TOWNSHIP 8 SOUTH, RANGE 63 WEST OF THE
6TH P.M., ELBERT COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 20;
THENCE S 00° 14' 33" E ALONG THE EAST LINE OF SAID SECTION 20 A DISTANCE OF 4345.50 FEET;
THENCE S 89° 55' 02" W A DISTANCE OF 2542.24 FEET;
THENCE N 00° 21' 08" W A DISTANCE OF 1198.44 FEET TO THE POINT OF BEGINNING;
THENCE S 89° 53' 55" W A DISTANCE OF 70.90 FEET;
THENCE N 00° 37' 01" E A DISTANCE OF 39.97 FEET;
THENCE N 35° 06' 23" W A DISTANCE OF 324.94 FEET;
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THENCE S 18° 49' 16" E A DISTANCE OF 304.36 FEET;
THENCE S 10° 12' 16" W A DISTANCE OF 33.99 FEET;
THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 325.00 FEET, A CENTRAL
ANGLE OF 05° 09' 37", AND AN ARC LENGTH OF 29.27;
THENCE S 89° 38' 52" W A DISTANCE OF 126.44 FEET TO THE POINT OF BEGINNING.

also known by street and number as VACANT LAND, KIOWA, COLORADO 80117

Assessor's Schedule or Parcel No.: R120252

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise
appertaining and the reversion and reversions, remainder and remainders, rents, issues and profits thereof,
and all of the estate, right, title, interest, claim and demand whatsoever of the grantor, either in law or equity,
of, in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the
said grantee(s), heirs and assigns forever. And the grantor, for themselves, heirs and personal
representatives, does covenant, grant, bargain and agree to and with the grantee(s), heirs and assigns, that at
the time of the enrolling and delivery of these presents, he is well seized of the premises above conveyed,
has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good
right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form aforesaid,
and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes,
assessments, encumbrances and restrictions of whatever kind or nature soever. EXCEPT FOR TAXES FOR
THE CURRENT YEAR AND SUBSEQUENT YEARS, EASEMENTS, RESTRICTIONS, RESERVATIONS,
COVENANTS AND RIGHTS-OF-WAY OF RECORD, IF ANY,

The grantor shall and will WARRANT and FOREVER DEFEND the above-bargained premises in the quiet and
peaceable possession of the grantee(s), heirs and assigns, against all and every person or persons lawfully
claiming the whole or any part thereof. The singular number shall include the plural, the plural the singular,
and the use of any gender shall be applicable to all genders.

County of Elbert, State of Colorado.
I certify on this 9th day of March 2013
document to be a complete and accurate
image copy as it appears in Book 493
Page 21 upon the records of this county.
Signed [Signature] Deputy Clerk.
ELBERT COUNTY, COLORADO
CASE # 113395

DOC FEE \$ 0.00
(113395.PFD/113395/21)

IN WITNESS WHEREOF the grantor has executed this deed on the date set forth above.

Rochelle Wamboldt
ROCHELLE L. WAMBOLDT

STATE OF COLORADO

}
} ss.

COUNTY OF ELBERT

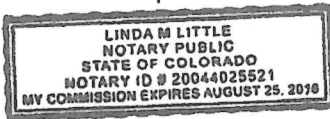
}

The foregoing instrument was acknowledged before me on March 4, 2013 by: ROCHELLE L. WAMBOLDT.

My Commission Expires: 8/25/16

Witness my hand and Official seal.

Linda M Little
Notary Public



533851 B: 743 P: 21 WD
03/04/2013 10:28:16 AM Page: 2 of 2 R 16.00 D 0.90
Diana Hartsough/Recorder, Elbert County, Co
[Barcode]

CASE # 113395

DOC FEE \$ 0.00
(113395.PFD/113395/21)

ACCOUNT # R117577
PARCEL # 8320418004
TAX DISTRICT: 0005

Real PROPERTY TAX NOTICE
2025 TAXES DUE IN 2026

ELBERT COUNTY GENERAL	17.02000	0.00000	\$744.61	LAND	\$108,900
ELBERT COUNTY ROAD AND BRIDGE	9.50000	0.00000	\$415.63	BUILDINGS/IMPROVE	\$591,100
ELBERT COUNTY SOCIAL SERVICE	0.79400	0.00000	\$34.74	PERSONAL	\$0
ELBERT COUNTY RETIREMENT	0.99600	0.00000	\$43.58	TOTAL	\$700,000
KIOWA SCHOOL	24.60200	0.00000	\$1,214.12	SR EXEMPTION	\$100,000
TOWN OF KIOWA	15.00500	0.00000	\$656.47	NET TOTAL	\$600,000
KIOWA FIRE PROTECTION DIST	10.20800	0.00000	\$446.60		
ELBERT COUNTY LIBRARY	2.56200	0.00000	\$112.09		

TOTAL	NET LEVY-->80.6870000	\$3,667.84
	LATE FILING FEE	\$0.00
	SPECIAL ASSESSMENT	\$0.00
	SENIOR HOMESTEAD EXEMP	\$523.96
	PREPAYMENT	\$0.00
	GRAND TOTAL	\$3,143.88
	56.3770000	

Quarter: SE Section: 20 Township: 8 Range: 63
- B743 P21

No

	FIRST HALF	FEB 28, 2026	\$1,571.94
	SECOND HALF	JUNE 15, 2026	\$1,571.94
SITUS ADDRESS: 905 PAWNEE ST	FULL PAYMENT	APRIL 30, 2026	\$3,143.88

MAYFIELD GARY MAC
MAYFIELD MARY CATHERINE

PO BOX 308
KIOWA, CO 80117

2025 TAXES DUE IN 2026

No

R117577

MAYFIELD GARY MAC
MAYFIELD MARY CATHERINE

PO BOX 308
KIOWA, CO 80117

SECOND HALF DUE BY JUNE 15, 2026 \$1,571.94

2025 TAXES DUE IN 2026

No

R117577

MAYFIELD GARY MAC
MAYFIELD MARY CATHERINE

PO BOX 308
KIOWA, CO 80117

FULL PAYMENT DUE BY APRIL 30, 2026 \$3,143.88

FIRST HALF DUE BY FEBUARY 28, 2026 \$1,571.94

**RESOLUTION NO. 2026-14
TOWN OF KIOWA, COLORADO
BOARD OF TRUSTEES**

**A RESOLUTION SUPPORTING THE CREATION OF THE DARREL ABBEY COMMUNITY
SERVICE SCHOLARSHIP PROGRAM FOR KIOWA HIGH SCHOOL SENIORS**

WHEREAS, the Town of Kiowa, Colorado (the “Town”), acting through its Board of Trustees (the “Board”), recognizes the importance of encouraging civic engagement, volunteerism, leadership, and service among young people in the Town’s community; and

WHEREAS, Darrel Abbey dedicated himself to the community through volunteerism, civic involvement, leadership, and an unwavering commitment to making the Town a better place to live; and

WHEREAS, the Board desires to honor the life, service, and legacy of Darrel Abbey in a manner that reflects the values he demonstrated and encouraged in others; and

WHEREAS, Kiowa High School seniors who contribute meaningfully to their school, community, and the lives of others through service and civic engagement help strengthen the Town and embody the spirit of community service; and

WHEREAS, the Board finds that the creation of a scholarship program to recognize and support such students will promote public service, civic responsibility, and community involvement among the Town’s youth; and

WHEREAS, the Board desires to support the establishment of a Town scholarship program known as the Darrel Abbey Community Service Scholarship to assist eligible Kiowa High School seniors with college expenses and to encourage continued service and civic engagement.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF KIOWA, COLORADO:

Section 1. The Board hereby supports the creation of a Town scholarship program to be known as the Darrel Abbey Community Service Scholarship (the “Scholarship”), that is intended to honor the life, service, and legacy of Darrel Abbey by encouraging and rewarding Kiowa High School seniors who have made meaningful contributions to their school, community, and the lives of others through volunteer service, civic engagement, leadership, and acts of community-minded service.

Section 2. The Town Administrator, in consultation with the Town Attorney, is hereby directed to develop proposed scholarship program guidelines, application materials, eligibility criteria, review procedures, award timing, and related administrative processes for consideration and implementation of the Scholarship consistent with this Resolution (the “Scholarship Program”), which said proposed Scholarship Program shall be considered for approval by the Board at a future meeting.

Section 3. Funds awarded through the Scholarship are intended to assist recipients with expenses associated with pursuing post-secondary education, including attendance at a college, university,

community college, trade school, vocational school, or other accredited post-secondary educational institution, subject to the Scholarship Program.

Section 4. The Town Administrator is authorized to take such actions as are reasonably necessary to carry out the intent of this Resolution, including coordinating with Kiowa High School, prospective donors, community members, and other interested persons or entities regarding the Scholarship.

Section 5. Nothing in this Resolution shall be interpreted as requiring the expenditure of Town funds except as separately authorized through the Town's budget, appropriation, donation, grant, or other lawful funding process approved by separate action of the Board.

Section 6. This Resolution shall be effective immediately upon adoption.

APPROVED AND ADOPTED BY THE BOARD OF TRUSTEES ON JULY 14, 2026.

TOWN OF KIOWA, COLORADO

Tammy Hart, Mayor

Attest:

Sasha Davidson, Town Clerk

KIOWA MUNICIPAL COURT, ELBERT COUNTY, STATE OF COLORADO Court Address: Kiowa Municipal Court 404 Comanche Street Kiowa, CO 80117	COURT USE ONLY
PRESIDING JUDGE STANDING ORDER REGARDING PROCEDURES FOR CONTINUANCE REQUESTS KIOWA MUNICIPAL COURT	

Pursuant to the authority granted by **Kiowa Municipal Code § 2-1-1 et seq.** (establishment and jurisdiction of the Municipal Court), **Colorado Municipal Court Rules of Procedure Rule 209** (Motions and Continuances) and **Rule 201** (scope and authority of Standing Orders), **C.R.S. § 13-10-102** (Municipal Court jurisdiction) and **§ 13-10-114** (powers of Municipal Judges), the Presiding Judge of the Kiowa Municipal Court issues this Standing Order to establish uniform procedures for requests for continuances of court proceedings. This Standing Order is procedural in nature and does not enlarge, diminish, or modify any substantive rights established by law. This Order applies to all cases in Kiowa Municipal Court, including traffic, municipal code violations, and other matters within the Court's jurisdiction. It is intended to promote the efficient administration of justice, minimize unnecessary delays, and ensure fairness to all parties.

I. POLICY ON CONTINUANCES

Continuances are disfavored and will be granted only upon a showing of good cause. The Court recognizes that continuances may occasionally be necessary but expects all parties to make every reasonable effort to proceed on scheduled dates. Repeated requests for continuances may result in denial, sanctions, or other appropriate action by the Court.

II. DEFINITIONS

- **Continuance:** A postponement or rescheduling of any court proceeding, including arraignment, pretrial conference, trial, or other hearing.
- **Good Cause:** Circumstances that are unforeseen, unavoidable, or otherwise justify delay, such as serious illness of a party or essential witness, death in the immediate family, conflicting mandatory court appearances (with documentation), or other substantial reasons as determined by the Court in its discretion. Mere inconvenience, lack of preparation without diligence, or scheduling conflicts without prior notice will generally not constitute good cause.

III. PROCEDURES FOR REQUESTING A CONTINUANCE

Filing a Motion for Continuance: Filing a motion for continuance does not excuse a party from appearing on the scheduled court date unless and until the Court grants the request.

1. **Timing:** Requests for continuance must be made as soon as the need becomes known and, absent extraordinary circumstances, no later than seven (7) business days before the scheduled court date. Requests made on the day of the hearing or less than seven days prior will generally be denied unless the Court finds exceptional good cause.

2. Form of Request:

- **Written Motion Preferred:** All requests should be made in writing. The motion must include:
 - Case name, number, and scheduled date/time.
 - Specific reasons for the request.
 - Proposed new date(s), if known, or availability of the requesting party.
 - Statement whether the opposing party (e.g., prosecutor) consents or objects.
 - Contact information for the requesting party or counsel.
- **Pro Se Litigants:** Self-represented parties may submit a written request or appear in person to request a continuance. The Court Clerk may provide a blank motion form.
- **Oral Requests:** Oral requests may be considered if made in open court on the scheduled date, but the Court may require a written motion for any subsequent requests.

3. Submission:

- File the motion with the Kiowa Municipal Court Clerk at Town Hall, 404 Comanche Street, Kiowa, CO 80117, or by approved electronic means if available.
- Serve a copy on the opposing party (e.g., the Town Prosecutor) and file a certificate of service.
- Contact the Court Clerk for questions.

4. Number of Continuances:

The Court may be more inclined to grant an initial request upon a showing of good cause, subject to the Court's discretion and docket availability. Additional requests will require a stronger showing of good cause and may necessitate an in-person appearance or hearing.

5. Opposition and Ruling:

- The opposing party may file a written objection promptly.
- The Court will rule on the motion as soon as practicable. Approval is not automatic; the requesting party must appear on the original date unless notified otherwise by the Court Clerk.
- If granted, the Court will issue a new date. Failure to appear on the rescheduled date without further approved continuance may result in default judgment, issuance of a warrant, or other sanctions.

IV. SPECIAL CONSIDERATIONS

- **Attorney Conflicts:** Requests based on attorney scheduling conflicts must be accompanied by documentation of the conflict and a showing that no other attorney can appear.
- **Witness Issues:** Requests due to unavailable witnesses must explain the efforts made to secure attendance and the materiality of the witness.
- **Failure to Appear:** If a continuance is not granted and the party fails to appear, a warrant may issue, and additional fees or charges (e.g., failure to appear) may apply.
- **Administrative Continuances:** The Court Clerk may reschedule matters only when expressly authorized by the Court or pursuant to another administrative order.

V. SANCTIONS FOR NON-COMPLIANCE

Failure to follow these procedures may result in denial of the continuance and such other sanctions or consequences as are authorized by the Kiowa Municipal Code, Colorado law, or the Colorado Municipal Court Rules of Procedure.

VI. EFFECTIVE DATE AND AMENDMENT This Standing Order is effective July 1, 2026, and supersedes any prior inconsistent orders or practices. It may be amended by further order of the Court.

This Order is entered this 26 day of June, 2026, and shall remain in effect until repealed.

A handwritten signature in black ink, appearing to read "Kevin T. Ellmann", written over a horizontal line.

Kevin T. Ellmann, Presiding Municipal Judge

Municipal Court, Town of Kiowa, Elbert County, Colorado Court Address: 404 Comanche St, P.O. Box 237 Kiowa, CO 80117 Telephone No. (303) 621-2366 Email: courtclerk@townofkiowa.com	COURT USE ONLY
TOWN OF KIOWA, V. _____ Defendant	Case Number: _____
MOTION FOR CONTINUANCE	

I, the Defendant in this matter was served a Summons on or about _____ and ordered to appear in court on _____.

(Date & Time)

I, the Defendant, is specifically requesting a continuance **because** _____

 _____.

Proposed New Court **Date:** _____ @ 9:00 a.m.

File the Motion with the Kiowa Municipal Court Clerk at Town Hall, 404 Comanche Street, Kiowa, CO 80117 or via email to courtclerk@townofkiowa.com. A copy of said Motion must be sent via certificate of service to the opposing party (e.g., the Town Prosecutor)

Wherefore, the Town of **Deer Trail** by and through the Prosecuting **Attorney** respectfully

_____ Consents
 _____ Objects

To the Motion for Continuance.

Respectfully submitted this _____ day of _____, 2026.

 Prosecutor Town of **Kiowa**

Commented [KB1]: PROPOSAL - There is currently no place for the defendant to provide contact information. I would add:

- Defendant Name
- Mailing Address
- Phone Number
- Email Address

This becomes important if you need to contact them regarding the ruling.

Commented [KB2]: PROPOSAL: Add a Checkbox for Reason

Instead of only a blank line, consider:
 Reason for Continuance (check all that apply):

- ☐ Medical
- ☐ Previously scheduled travel
- ☐ Work conflict
- ☐ Family emergency
- ☐ Need additional time to obtain counsel
- ☐ Need additional time to prepare
- ☐ Witness unavailable
- ☐ Other: _____

Then leave space for explanation.

In the past, I have found this this greatly helps both the prosecutor and judge review motions.

Commented [KB3]: PROPOSAL: Remove "Proposed New Court Date"

The defendant should not be proposing a court date. Maybe change it to: Requested Timeframe (optional) or simply remove it. The Judge determines the new date—not the defendant.

Commented [KB4]: PROPOSAL: Add **NOTICE**: Filing this Motion does **not** automatically continue your court date. You must appear as scheduled unless the Court grants your request.

Commented [KB5]: Change to Kiowa

Commented [KB6]: Doesn't the Judge approve these, not Adam...

Commented [KB7]: The motion currently has nowhere for the defendant to sign.

Commented [KB8]: PROPOSAL: Include a Certificate of Service. Rather than simply instructing defendants to serve the prosecutor, require them to certify they did. I.E. -

Certificate of Service

I certify that on the _____ day of _____, **20**, I provided a copy of this Motion for Continuance to the Town Prosecutor by:

- ☐ Email
- ☐ Hand Delivery
- ☐ U.S. Mail
- Signature _____