

**YUMA COUNTY COMMISSIONERS**  
**February 26, 2026**  
**Minutes<sup>1</sup>**

On February 26, 2026 at 8:00 a.m., the Yuma County Board of Commissioners met in regular session. Chairman Scott Weaver, Commissioner Adam Gates, Commissioner Mike Leerar, and Administrator Brandi Ritchey were present throughout the day. The Commissioners reviewed and signed accounts payable and discussed various meetings attended throughout the prior month.

Road and Bridge

Road & Bridge Supervisor Tom Andersen and Blade Forman Justin Lorimer joined the meeting at 8:30 a.m. to provide department updates.

- *County Road M* – Andersen has heard back from BNSF regarding pricing for flaggers. Commissioner Leerar stated that Logan County was able to work with BNSF and utilize its own flaggers during their repairs near a railroad approach. Tom plans to contact Logan County for guidance on how to request to use our own flaggers.
- *Property Acquisition* – Progress on the property acquisition near Wauneta is moving forward. Ritchey has arranged for a survey to be done and will start the process for the Exemption from Definition of Subdivision when the survey is complete. The current landowners have agreed to share the cost of the survey with the county.
- *Efficiencies/Department Reports* - The group assessed the grader operator's efficiency report. Andersen presented a salary authorization for a mining position and has an interview for a new area man this week. One area man is retiring on 2/27/2026 after 24 years of service to Yuma County.
  - **Commissioner Leerar moved to approve the Mining salary authorization at \$18.50/hour. Commissioner Gates seconded the motion, which passed unanimously.**
- *Road Report/Mowing* – Currently crews have recently hauled base material down to County Road AA North of Highway 36, County Road 2 West of Highway 385 and County Road C South of County Road 16.
- *Permit* – Andersen presented a boring permit request for County Road 32 and L for a livestock waterline.
  - **Commissioner Leerar moved to approve the boring permit request to bore under County Road 32 and L for a livestock water line. Commissioner Gates seconded the motion which passed unanimously.**

Human Services

The Board of County Commissioners convened as the Board of Social Services at 9:30 a.m. Human Services Director Kara Hoover, IV-D Administrator Ana Moran, Bookkeeper Kim Langley, and Office Manager Lori Summers were present. The Department of Human Services maintains detailed minutes of the Board of Social Services separately. The Board of County Commissioners reconvened at 10:30 a.m.

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<sup>1</sup> Minutes prepared by Brandi Ritchey are a summary of discussions, not a verbatim account.

Administrator's Report

Administrator Brandi Ritchey reviewed calls, correspondence, and presented the following for discussion and action at 10:30 a.m.:

*Minutes* – The Commissioners reviewed the minutes from the previous BOCC meetings.

- **Commissioner Gates moved to approve the minutes from the February 13, 2026 regular meeting of the Board of County Commissioners. Commissioner Leerar seconded the motion, which passed unanimously.**
- **Commissioner Gates moved to approve the Yuma County Accounts payable check sequence 85152-85196 in the amount of \$220,811.03 ran on 02/13/2026 and sequence 85197-85219 in the amount of \$145,299.90 ran on 02/20/2026. Commissioner Leerar seconded the motion which passed unanimously.**

*Resolutions/Ordinances/Signatures* –

- **Commissioner Leerar moved Resolution 02/26/2026 A, A Resolution Declaring Certain Equipment as Surplus Property. Commissioner Gates seconded the motion. The motion passed unanimously.**

*Department Reports* - The Commissioners received several department reports, which included an update on the administration of the Eastern Transportation Planning Region, and a discussion of activities conducted by the 911 Authority Board. Ritchey presented an Early Childhood Council Designation Form for approval, along with the 2025 End-of-Year CAPP and CWCP reports. Additionally, Ritchey mentioned that the Veterans Service Officer in Morgan County has expressed a willingness to extend services to Yuma County. He plans to discuss this arrangement with the Morgan County Commissioners. If they agree to provide coverage for Yuma County, Ritchey will prepare an Intergovernmental Agreement. Two offers were received and reviewed for surplus vehicles.

- **Commissioner Leerar made a motion to accept the offer for the 2013 Durango, provided that the interested buyer agrees to pay the trade-in amount that was also proposed for the vehicle. Commissioner Gates seconded the motion, and it passed unanimously.**

County Assessor, Kaci Scholes

At 11:15 a.m., Certified Appraiser, Kaci Scholes joined the commissioners to present the 2025 PILT Application for Colorado Parks and Wildlife.

- **Commissioner Leerar moved to approve the 2025 PILT Application in the amount of \$8,508.29. Commissioner Gates seconded the motion which passed unanimously.**

Economic Development

At 11:30 a.m., Yuma County Economic Development Director Darlene Carpio met with the Commissioners to share important updates. The Economic Development board has made the decision to extend their contract with Retail Coach for another year. Carpio requested a \$5,000 contribution to go towards the fee to contract with Retail Coach for another year.

- **Commissioner Leerar moved to approve the \$5,000 funding request to be paid out of account 01-509-6350. Commissioner Gates seconded the motion which passed unanimously.**



Land Use

County Land Use Administrator, Jodi Brady was heard at 1:00 p.m. to review Land Use business and conduct Land Use Hearings.

**At 1:02 p.m. Chairman Weaver opened public hearing EFS1225-01, an Exemption from Definition of Subdivision Permit for Ryan Niebur looking to divide a 42.31-acre parcel into three parcels. Parcel 1 will be 20.34-acres, Parcel 2 will be 15.35-acres, and Parcel 3 will be 6.62-acre in NE ¼ of Section 17, Township 1N, Range 43W for the purpose of resale. The public hearing closed at 1:17 p.m.**

**At 1:17 p.m. Chairman Weaver opened the public hearing EFS1225-03, an Exemption from Definition of Subdivision Permit for John Archer looking to divide 10-acres out of a 160-acre parcel. Located at the W ½ NE ¼ of Section 26, Township 2N, Range 48W for the purpose of resale. The public hearing closed at 1:21 p.m.**

**At 1:21 p.m. Chairman Weaver opened the public hearing EFS0126-02, an Exemption from Definition of Subdivision Permit for Patrick and Jaqueline Armagost looking to divide a 5.03-acre parcel out of a 36.70-acre parcels, located at the NW ¼ of Section 22, Township 2N, Range 47W for the purpose of resale. The public hearing closed at 1:23 p.m.**

**At 1:23 p.m. Chairman Weaver opened the public hearing LLA0126-03, a Lot line adjustment Permit for Justin and Fawn Dodsworth looking to achieve 2 boundary adjustments. Per the survey, Tract A will become part of Lot 3. Tract B will become part of the parcel in the SW ¼ NW ¼. Adjustments to the boundary of a parcel in the SW corner of SW ¼ NW ¼ (Tract 6). This is just moving boundaries to change parcels for restructuring family parcels. The public hearing closed at 1:28 p.m.**

**Commissioner Gates moved to approve resolution 02-26-2026 B, for the Exemption from Definition of Subdivision Permit for Ryan Niebur looking to divide a 42.31-acre parcel into three parcels. Parcel 1 will be 20.34-acres, Parcel 2 will be 15.35-acres, and Parcel 3 will be 6.62-acre in NE¼ of Section 17, Township 1N, Range 43W for the purpose of resale with the stipulation of a 30' easement for access to the properties to the North. Commissioner Leerar seconded the motion, which passed unanimously.**

**Commissioner Gates moved to approve resolution 02-26-2026 C, for the Exemption from Definition of Subdivision Permit for John Archer looking to divide 10-acres out of a 160-acre parcel. Located at the W½ NE¼ of Section 26, Township 2N, Range 48W for the purpose of resale. Commissioner Leerar seconded the motion, which passed unanimously.**

**Commissioner Gates moved to approve resolution 02-26-2026 D, for the Exemption from Definition of Subdivision Permit for Patrick and Jaqueline Armagost looking to divide a 5.03-acre parcel out of a 36.70-acre parcels, located at the NW ¼ of Section 22, Township 2N, Range 47W for the purpose of resale. Commissioner Leerar seconded the motion, which passed unanimously.**

**Commissioner Gates moved to approve resolution 02-26-2026 E, for a Lot line adjustment Permit for Justin and Fawn Dodsworth looking to achieve 2 boundary adjustments. Per the survey, Tract A will become part of Lot 3. Tract B will become part of the parcel in the SW ¼ NW ¼. Adjustments to the boundary of a parcel in the SW corner of SW ¼ NW ¼ (Tract 6). This is just moving boundaries to change**



parcels for restructuring family parcels. Commissioner Leerar seconded the motion, which passed unanimously.

County Attorney

At 2:00 pm. County Attorney, Ken Fellman joined the Commissioners to provide updates on a project he has been working on for Yuma County.

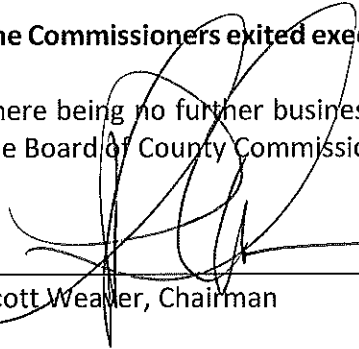
Commissioner Gates moved to enter into executive session under.

- C.R.S. Section 24-6-402(4)(b) For a conference with the County Attorney for the purpose of receiving legal advice on specific legal questions; and
- C.R.S. Section 24-6-402(4)(e); For determining positions relative to matters that may be subject to negotiations, developing strategy for negotiations, and/or instructing negotiators, under C.R.S. Section 24-6-402(4)(e).

Commissioner Leerar seconded the motion which passed unanimously.

The Commissioners exited executive session at 2:20pm. No action was taken following the meeting.

There being no further business, the meeting adjourned at 2:30 p.m. The next regular meetings of the Board of County Commissioners will be on March 17, 2026.




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Scott Weaver, Chairman




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Brandi Ritchey, Administrator

ATTEST: 

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Haleigh D. Studer, County Clerk

