



ELBERT COUNTY, COLORADO
BOARD OF COUNTY COMMISSIONERS MEETING MINUTES
Regular Meeting Held in the BOCC Meeting Room
September 27, 2023 at 9:00 AM

A. INVOCATION/PLEDGE OF ALLEGIANCE: COUNTY MANAGER SHAWN FLETCHER

County Manager Shawn Fletcher provided the invocation and led the Pledge of Allegiance.

B. CALL TO ORDER AND ROLL CALL

The regular meeting of the Board of County Commissioners was called to order at 9:02 AM. Deputy Clerk Amanda Moore called the roll and all commissioners were present.

C. APPROVAL OF AGENDA

Motion: Approval of Agenda as presented.

Commissioner Grant Thayer made a motion to Approve the Agenda as presented. Commissioner Dallas Schroeder seconded the motion.

Yes - Dallas Schroeder, Grant Thayer, Chris Richardson

No - None

D. CONSENT AGENDA

Motion: Approval of Consent Agenda as presented

Commissioner Dallas Schroeder made a motion to Approve the Consent Agenda as presented. Commissioner Grant Thayer seconded the motion.

Yes - Dallas Schroeder, Grant Thayer, Chris Richardson

No - None

1. Approval of CDS Mylars as needed
2. Approval of Vouchers as needed
3. Acknowledgement of Receipt of Variance Reports
4. Liquor License Renewal for Singing Hills Liquor
5. Approval on Request to Vacate Right of Way - Jessi Mead Property
6. Approval of Lease Agreement for County Vehicles
7. Approval of Letters of Support for Broadband CPF Applicants





E. ELECTED OFFICIALS/DEPARTMENT HEADS/STAFF REPORTS

County Assessor Susan Murphy provided an update on their annual audit. The report has been provided to the commissioners and there were no recommendations.

1. A Proclamation in Recognition of the Annual 4-H Week October 1-7, 2023

CSU Extension Director Kali Benson introduced the children from 4H to provide their experiences in their clubs. Ms. Benson introduced the staff and thanked them for their hard work.

Commissioner Richardson read the proclamation and the commissioners agreed to sign the proclamation.

2. A Proclamation in Recognition of the Annual Domestic Violence Awareness Month - October 2023

Victims Assistant Coordinator Janet Maloney thanked her assistants for all of their hard work and read the proclamation.

Commissioners agreed and signed the proclamation.

3. Update provided from Darlene Carpio with Congressman Buck's Office

Darlene Carpio, of Congressman Buck's Office, provided updates on what the office has been working and focusing on. August was recess time for the House and Senate. Ms. Carpio asked if their office could do anything for Elbert County. There was a brief discussion regarding the possible government shut down and farm bill. Commissioner Schroeder asked that they focus more on local issues and not so much on foreign issues.

F. CITIZEN PUBLIC COMMENT

Don Gray, 16000 Hwy 86, Kiowa. Mr. Gray asked for any updates regarding Xcel.

Commissioner Richardson read an email from Dan Mason regarding COVID-19.

G. DISCUSSION ITEMS

1. Presentation of the 2022 Audit Budget Report

Finance Manager Tiffany Hermes stated that they had filed for a 90 day extension and the audit is almost complete. Matthew Marino with Ruben Brown, explained the audit process and stated that there has been great improvement on the recommendations that were given at the last audit. The final audit should be completed soon.

H. ACTION ITEMS

1. PUBLIC HEARING - New Liquor License for the Patch in Elizabeth - New location

Commissioner Dallas Schroeder recused from the hearing.

Motion: To Open a Public Hearing for a New Liquor License for the Patch in Elizabeth.

Commissioner Grant Thayer made a motion to Open a Public Hearing for a New Liquor License for the Patch in Elizabeth. Commissioner Chris Richardson seconded the motion.

Yes - Chris Richardson, Grant Thayer

No - None

Public Hearing Opened at 9:50 AM.



Deputy Clerk Amanda Moore presented the application for a new Entertainment and Lodging Liquor License for the Patch in Elizabeth. Applicants Dustin and Kathy Smith have completed their background check, provided all required fees and forms, and completed a neighborhood petition to show wants and needs. Ms. Moore stated that she had not received any comments regarding the application and staff had no concerns.

Applicant Representative Rebecca Spence spoke about the new location and lay-out of the proposed area for serving liquor.

Applicant Dustin Smith spoke regarding the policies and procedures they are putting in place on alcohol sales and storage.

Public Comment: None

Motion: To Approve the New Liquor License for the Patch in Elizabeth

Commissioner Grant Thayer made a motion to Approve the New Liquor License for the Patch in Elizabeth. Commissioner Chris Richardson seconded the motion.

Yes - Grant Thayer, Chris Richardson

No - None

Motion: To Close a Public Hearing for a New Liquor License for the Patch in Elizabeth.

Commissioner Grant Thayer made a motion to close a Public Hearing for a New Liquor License for the Patch in Elizabeth. Commissioner Chris Richardson seconded the motion.

Yes - Chris Richardson, Grant Thayer

No - None

Public Hearing Closed at 10:01 AM.

2. Consideration of September 13, 2023 Minutes

Motion: Approval of September 13, 2023 Minutes

Commissioner Dallas Schroeder made a motion to Approve the Minutes as presented and dispense with the reading Commissioner Grant Thayer seconded the motion.

Yes - Dallas Schroeder, Grant Thayer, Chris Richardson

No - None

I. BOARD PLANNING

1. Agenda Items for Next Meeting

- a. Final Audit Update

Commissioner Richarson called a recess from 10:03 AM to 1:00 PM for the Land Use Hearings.

J. LAND USE HEARINGS 1:00 P.M.

The Land Use Hearings were called to order at 1:00 PM. Deputy Clerk Amanda Moore called the roll and all commissioners were present.

1. RKR Ranch Rezone (RZ-23-00030)

Motion: To Open a Public Hearing for RKR Ranch Rezone RZ-23-00030

Commissioner Grant Thayer made a motion to open a Public Hearing for RKR Ranch Rezone RZ-23-00030. Commissioner Dallas Schroeder seconded the motion.

Yes - Chris Richardson, Grant Thayer, Dallas Schroeder

No - None

Public Hearing Opened at 1:01 PM.

Land Use Planner Danny Kilbaner presented a request to rezone 30.15 acres from Agriculture to Agriculture Residential and a minor plat to create three (3) new lots of approximately 10 acres, located on County Rd 98, east of the Douglas-Elbert county line west of county road 5. Mr. Kilbaner explained that the applicant has acknowledged and or resolved all comments raised during the referral process. Staff recommends approval with the conditions listed.

Commissioner Richardson asked about the planning commission's vote.

Applicant Representative Grace Erickson explained that the main item that they worked on was access to the agricultural portion of the property. There was a traffic study completed and they accepted the conditions as listed.

There was a brief discussion regarding access and conditions.

Public Comment: None

Motion: To Approve the RKR Ranch Rezone RZ-23-00030 with the Conditions listed.

Commissioner Grant Thayer made a motion to Approve the RKR Rezone RZ-23-00030. Commissioner Dallas Schroeder seconded the motion.

Yes - Dallas Schroeder, Grant Thayer, Chris Richardson

No – None



Motion: To Close a Public Hearing for RKR Ranch Rezone RZ-23-00030

Commissioner Grant Thayer made a motion to close a Public Hearing for RKR Ranch Rezone RZ-23-00030. Commissioner Dallas Schroeder seconded the motion.

Yes - Chris Richardson, Grant Thayer, Dallas Schroeder

No - None

Public Hearing Closed at 1:18 PM.

2. Schluter Rezone (RZ-22-0003)

Motion: To Open a Public Hearing for Schluter Rezone RZ-22-003

Commissioner Dallas Schroeder made a motion to open a Public Hearing for Schluter Rezone RZ-22-0003. Commissioner Grant Thayer seconded the motion.

Yes - Chris Richardson, Grant Thayer, Dallas Schroeder

No - None

Public Hearing Opened at 1:19 PM.

Land Use Planner Danny Kilbaner presented a request to rezone a 39.85 acre parcel from Agriculture to Agriculture Residential and a minor plat to create two (2) lots of approximately 10 acres and one (1) 19.9 acre lot located at 1227 & 1331 County Road 118, Elizabeth. Mr. Kilbaner stated that an administrative decision on a subdivision is based on this rezone hearing. Mr. Kilbaner explained that there was a delay in this application related to water and that has now been taken care of. The applicant has acknowledged or resolved all referral comments. Mr. Kilbaner stated that there would be cash-in-lieu paid to the Fire Department. Staff recommends approval with the conditions listed.

Applicant Representative Camille Courtney stated that they agree with the conditions.

Public Comment:

Shelley Brock, 995 Stone Point Cir, Elizabeth - Ms. Brock expressed her concerns over the area changing so much and increased traffic.

Public comment closed.

Commissioner Richardson commented that he lives in the neighborhood and recognizes her concerns about the roads and dust.

Commissioner Thayer stated that per the regulations, you can't go smaller than 10 acre lots without a sewer system.



Motion: To Approve the Schluter Rezone RZ-22-0003 with the Conditions listed.

Commissioner Dallas Schroeder made a motion to Approve the Schluter Rezone RZ-22-0003 with the Conditions listed. Commissioner Grant Thayer seconded the motion.

Yes - Dallas Schroeder, Grant Thayer, Chris Richardson

No - None

Motion: To Close a Public Hearing for Schluter Rezone RZ-22-003

Commissioner Dallas Schroeder made a motion to close a Public Hearing for Schluter Rezone RZ-22-0003. Commissioner Grant Thayer seconded the motion.

Yes - Chris Richardson, Grant Thayer, Dallas Schroeder

No - None

Public Hearing Closed at 1:40 PM.

K. ADJOURNMENT

Motion: To Adjourn

Commissioner Grant Thayer made a motion to Adjourn. Commissioner Dallas Schroeder seconded the motion.

Yes - Dallas Schroeder, Grant Thayer, Chris Richardson

No - None

The meeting Adjourned at 1:41 PM

BOARD OF COUNTY COMMISSIONERS

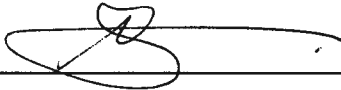
ELBERT COUNTY, COLORADO



CHRIS RICHARDSON, Chair, COMMISSIONER District 1



DALLAS SCHROEDER, COMMISSIONER District 2

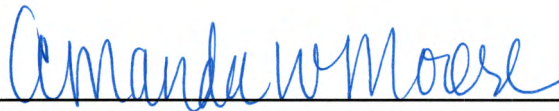


GRANT THAYER, Vice-Chair, COMMISSIONER District 3

ATTEST: Amanda Moore

Deputy Clerk

BY:



Deputy Clerk to the Board of County Commissioners