



**ELBERT COUNTY, COLORADO**  
**BOARD OF COUNTY COMMISSIONERS MEETING MINUTES**

Regular Meeting Held in the BOCC Meeting Room  
December 27, 2023 at 9:00 AM

**A. INVOCATION/PLEDGE OF ALLEGIANCE:**

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 10:33 AM. County Clerk Rhonda Braun called the roll and all commissioners were present.

**C. APPROVAL OF AGENDA**

Motion: Approval of Agenda as presented.

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Rhonda Braun Recorder, Elbert County, Co



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

Yes - Chris Richardson, Grant Thayer, Dallas Schroeder

No - None

**D. CONSENT AGENDA**

Commissioner Richardson mentioned a typo present in the letter to Denver's Mayor. This will be fixed before it is sent out.

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 - Chris Richardson, Grant Thayer, Dallas Schroeder

No - None

1. Approval of CDS Mylars as needed
2. Approval of Vouchers as needed
3. Acknowledgement of Receipt of Variance Reports
4. Ratification of Letter to Denver Mayor Opposing Local Ballot Initiative to Ban Meat Processing Plants within the City Limits
5. Ratification of Appointments and Reappointments Resolution
6. Ratification of Letter of Support regarding Colorado Opportunity Scholarship Initiative (COSI)

7. Consideration of Approval of the Amended Agreement #3 for Substance Abuse and Mental Health Treatment in the Elbert County Jail

#### **E. ELECTED OFFICIALS/DEPARTMENT HEADS/STAFF REPORTS**

County Clerk Rhonda Braun announced the results of the Elections Departments hand count. Ms. Braun stated that the hand count went very well and the results were the same as the election results. Ms. Braun thanked her bi-partisan group of staff and election judges for all of their help.

#### **F. CITIZEN PUBLIC COMMENT**

None

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#### **G. DISCUSSION ITEMS**

##### **1. Discussion regarding Contractor Licensing Program 2024**

Community and Economic Development Director Marc Dettenrieder provided an overview of Contractor Licensing for 2023. Mr. Dettenrieder stated that the fees range between \$100 and \$125 and that a total of \$55,000 was collected in 2023. Mr. Dettenrieder stated that it seemed high, but attributes it to the amount of hail events and roofing contractors. Mr. Dettenrieder is proposing a pause to the annual renewal for existing contractors in 2024 and new licenses will proceed as normal.

Commissioner Schroeder asked if they would notify the existing license holders.

Mr. Dettenrieder stated that they will notify them and will revisit the renewal process this year and possibly lean towards a 2 year license.

Public Comment: None

#### **H. ACTION ITEMS**

##### **1. Public Hearing - Approval of the 2024 Final Budget**

Motion: To Open a Public Hearing for the 2024 Final Budget Approval

Commissioner Grant Thayer made a motion to Open a Public Hearing for the 2024 Final Budget Approval. Commissioner Dallas Schroeder seconded the motion.

Yes - Chris Richardson, Grant Thayer, Dallas Schroeder

No - None

Public Hearing Opened at 10:44 AM

Finance Manager Tiffany Hermes presented the final budget. Ms. Hermes stated that because of the legislation's special session, she asked departments to go through their budgets again to possibly cut additional expenses. Ms. Hermes stated that they needed to cut \$565,000 from the budget and were able to cut \$389,765. The additional \$175,000 are one-time costs and will be covered by the Fund Balance. Ms. Hermes explained the mill levy cuts to provide citizens with \$2 million in tax relief.

Public Comment: None

Motion: To Approve the 2024 Final Budget and Appropriation of Funds

Commissioner Grant Thayer made a motion to Approve the 2024 Final Budget and Appropriation of Funds. Commissioner Dallas Schroeder seconded the motion.

Yes - Chris Richardson, Grant Thayer, Dallas Schroeder

No - None

Commissioner Schroeder thanked Tiffany and her team for all of their hard work. All the commissioners agreed and thanked the finance team.

Motion: To Close a Public Hearing for the 2024 Final Budget Approval

Commissioner Grant Thayer made a motion to Close a Public Hearing for the 2024 Final Budget Approval. Commissioner Dallas Schroeder seconded the motion.

Yes - Chris Richardson, Grant Thayer, Dallas Schroeder

No - None

Public Hearing Closed at 10:51 AM

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## **2. Public Hearing - Approval of the Mill Levy Certificate**

Motion: To Open a Public Hearing for Approval of the Mill Levy

Commissioner Dallas Schroeder made a motion to Open a Public Hearing for Approval of the Mill Levy. Commissioner Grant Thayer seconded the motion.

Yes - Chris Richardson, Grant Thayer, Dallas Schroeder

No - None

Public Hearing Opened at 10:52 AM

Finance Manager Tiffany Hermes provided the proposed change to the mill levy in order to provide tax relief for the citizens. Ms. Hermes provided an explanation of each mill levy, general fund decrease of 3.422, and retirement will increase to .277. The Road and Bridge and Department of Human Services will not change. This change in the mill levy will be a total cut of 3.145 which equates to a \$2 million refund/reduction for taxpayers.

There was a brief discussion between the commissioners regarding adjustment to the mills.

Public Comment: None



Motion: To Approve the Mill Levy Certificate

Commissioner Dallas Schroeder made a motion to Approve the Mill Levy Certificate. Commissioner Grant Thayer seconded the motion.

Yes - Chris Richardson, Grant Thayer, Dallas Schroeder

No - None

Motion: To Close a Public Hearing for Approval of the Mill Levy

Commissioner Dallas Schroeder made a motion to Close a Public Hearing for Approval of the Mill Levy. Commissioner Grant Thayer seconded the motion.

Yes - Chris Richardson, Grant Thayer, Dallas Schroeder

No - None

Public Hearing Closed at 10:56 AM

### **3. Public Hearing - Approval of the Sun Country Mill Levy Certificate**

Motion: To Open a Public Hearing for Approval of the Sun Country Mill Levy

Commissioner Grant Thayer made a motion to Open a Public Hearing for Approval of the Sun Country Mill Levy. Commissioner Dallas Schroeder seconded the motion.

Yes - Chris Richardson, Grant Thayer, Dallas Schroeder

No - None

Public Hearing Opened at 10:57 AM.

Finance Manager Tiffany Hermes explained the mill levy and how it is bringing in more money than needed at this time and that she spoke with the HOA. Ms. Hermes stated that the HOA would not like to reduce the mill so that they can keep collecting the maximum and pay off early.

There was no discussion or public comment on this item.

Motion: To Approve the Sun Country Mill Levy Certificate

Commissioner Grant Thayer made a motion to Approve the Sun Country Mill Levy Certificate. Commissioner Dallas Schroeder seconded the motion.

Yes - Chris Richardson, Grant Thayer, Dallas Schroeder

No - None

Motion: To Close a Public Hearing for Approval of the Sun Country Mill Levy

Commissioner Grant Thayer made a motion to Close a Public Hearing for Approval of the Sun Country Mill Levy. Commissioner Dallas Schroeder seconded the motion.

Yes - Chris Richardson, Grant Thayer, Dallas Schroeder

No - None

Public Hearing Closed at 10:58 AM.

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## **I. BOARD PLANNING**

### **1. Agenda Items for Next Meeting**

- a. Contractor License - consent
- b. Organizational Meeting 1/10

Commissioner Richardson called a recess at 10:59 AM to return at 1:00 PM for Land Use.

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

The Land Use Meeting was called to order at 1:01 PM. County Clerk Rhonda Bruan called the roll and all commissioners were present.

### **1. BOCC assignment of hearing date for Sterling Crossing (Elora) Service Plans**

Staff has requested the Board of County Commissioners to set a date of January 24, 2024, for a hearing regarding Sterling Crossing (Elora) Service Plans.

Motion: To set a hearing date of January 24, 2024, at 1:00 PM for Sterling Crossing (Elora) Services Plans.

Commissioner Dallas Schroeder made a motion to set a hearing date of January 24, 2024, at 1:00 PM for Sterling Crossing (Elora) Services Plans. . Commissioner Grant Thayer seconded the motion.

Yes - Chris Richardson, Grant Thayer, Dallas Schroeder

No - None

### **2. Sterling Crossing (Elora) PUD Rezoning Amendment filing no. PD-2023-2003**

Motion: To Open a Public Hearing for Sterling Crossing (Elora) PUD Rezoning Amendment Filing no. PD-2023-2003

Commissioner Grant Thayer made a motion to Open a Public Hearing for Sterling Crossing (Elora) PUD Rezoning Amendment Filing no. PD-2023-2003 . Commissioner Dallas Schroeder seconded the motion.

Yes - Chris Richardson, Grant Thayer, Dallas Schroeder

No - None

Public Hearing Opened at 1:04 PM



County Consultant Sandy Hoffman of Logan Simpson Design, presented the application for the Sterling Crossing PUD Rezoning Amendment. Sterling Crossing was originally approved in 2007 with a total of 113 dwelling units and 26 acres of commercial use. The request to amend the Sterling Crossing PUD (Elora) will increase the number of dwelling units to 308 and reduce the commercial area to 5 acres. Sterling Crossing will be developed following the Conservation Community requirements listed in the Subdivision Regulations. Referrals were received and addressed. Staff recommends approval.

Applicant Representative Dan Sheldon of Miller United Real Estate LLC provided a presentation of the PUD rezoning amendment. Mr. Sheldon stated that the name would be changed to Elora and would no longer be Sterling Crossing. Compliments were made to staff and Marc Dettenrieder regarding their professionalism. The amendment is to bring the PUD up to the current standards, reduce commercial space and to include the IGA with the City of Aurora for water & sewer services.

Commissioner Thayer asked if there would be phases.

Mr. Sheldon stated that there would be one phase and one plat.

Commissioner Thayer asked about how much land the school would receive.

Mr. Sheldon stated that they are currently working with Douglas County Schools. No commitment has been made at this time.

There was a brief discussion regarding the implementation of giving back to the communities, contributing to events and working with non-profits regarding clothes and food pantries connected to our area.

Commissioner Richardson had questions regarding trail systems and how long they think the build out will take them.

Mr. Sheldon stated that once infrastructure was in place he expects 4 to 5 years to build out.

Public Comment:

Gerald Yarrison, 11676 Stagecoach Dr - Mr. Yarrison has concerns over the traffic because Stagecoach Trail is used to get to Inspiration Drive and there is a lot of speeding. Mr. Yarrison provided his thoughts on the best traffic direction.

Linda Krausert, 44683 Lariat Trail - Ms. Krausert stated that the developer will sit and listen to residents.

Mike Roach, Traffic Engineer for the development stated that they did not feel they would have to restrict traffic access. Douglas County controls Delbert Road, and they will work on those details.

There was a discussion at length regarding traffic, water rights, the IGA and setbacks.

Motion: To Approve the Sterling Crossing (Elora) PUD Rezoning Amendment PD-2023-2003 with the conditions listed.

Commissioner Grant Thayer made a motion to Approve the Sterling Crossing (Elora) PUD Rezoning Amendment PD-2023-2003 with the conditions listed . Commissioner Dallas Schroeder seconded the motion.

Yes - Chris Richardson, Grant Thayer, Dallas Schroeder  
No - None

Motion: To Close a Public Hearing for Sterling Crossing (Elora) PUD Rezoning Amendment Filling no. PD-2023-2003

Commissioner Grant Thayer made a motion to Close a Public Hearing for Sterling Crossing (Elora) PUD Rezoning Amendment Filling no. PD-2023-2003 . Commissioner Dallas Schroeder seconded the motion.

Yes - Chris Richardson, Grant Thayer, Dallas Schroeder  
No - None

Public Hearing Closed at 2:24 PM

#### **K. ADJOURNMENT**

Motion: To Adjourn

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

Yes - Chris Richardson, Grant Thayer, Dallas Schroeder  
No - None

The meeting Adjourned at 2:25 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: Rhonda Braun**

**County Clerk**

**BY:**

**Clerk to the Board of County Commissioners**