



ELBERT COUNTY, COLORADO
BOARD OF COUNTY COMMISSIONERS MEETING MINUTES

Regular Meeting Held in the BOCC Meeting Room

February 28, 2024 at 9:00 AM

633252 B: 842 P: 752 MM

03/18/2024 10:15:43 AM Page: 1 of 8 R 0.00 D
Rhonda Braun Recorder, Elbert County, Co



A. INVOCATION/PLEDGE OF ALLEGIANCE:

Pastor Farthing 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 9:06 AM. Deputy Clerk Emily Backhus-Irwin 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 - Chris Richardson, Grant Thayer, Dallas Schroeder

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 - Chris Richardson, Grant Thayer, Dallas Schroeder

No - None

1. Approval of CDS Mylars as needed
2. Approval of Vouchers as needed
3. Acknowledgment of Receipt of Variance Reports
4. Ratification of the WellPath Agreement
5. Ratification of General Assembly Joint Tribute- Elbert County Sesquicentennial
6. Ratification of Letter Opposing Oil and Gas Drilling Ban



E. ELECTED OFFICIALS/DEPARTMENT HEADS/STAFF REPORTS

1. Sesquicentennial Tid-Bit

Commissioner Richardson read the 1874 minutes regarding the history of the combination of both Douglas County and Elbert County Commissioners prior to Kiowa becoming the County Seat.

F. CITIZEN PUBLIC COMMENT

Don Gray - 16000 Hwy 86 - Mr. Gray expressed his continued concerns over the Xcel project and that they can enter anyone's properties with or without their permission. Mr. Gray doesn't agree that they should have the right to do this.

Kerry Jiblits - 19656 Wedemeyer Road, Kiowa - Ms. Jiblits stated that what Xcel is doing is wrong without having their application submitted. Ms. Jiblits inquired about Senator Hansen's proposal and asked if there was any update.

Commissioner Richardson responded to the public comment concerns. Commissioner Richardson also stated there is currently no formal movement on Senator Hansen's bill.

G. DISCUSSION ITEMS

1. Discussion Regarding Methadone Treatment Contract

County Attorney Bart Greer explained that the Methadone Treatment Contract is a requirement. Mr. Greer stated that the verbiage of the contract needs to be updated to meet current standards. Mr. Greer also stated that his office is waiting procedural updates.

2. Possible Approval of the Updated Finance Policy

County Manager Shawn Fletcher provided an update to the finance policy. Mr. Fletcher stated his office is looking at ways to tighten up petty cash, vehicle uses and any other policies that need updating. Mr. Fletcher also stated that his office uses the County policy as a baseline and are trying to be sure Elbert County is in line with other counties around the state.

3. Discussion on Proposed Legislation Impacting County Operations

Commissioner Richardson provided an update to the Proposed Legislation Impacting County Operations. Commissioner Richardson briefly touched on a few bills that are of concern to Elbert County.

- 1)Power line, green energy for Xcel
- 2)Requiring voter service centers in jails, would create logistical problems
- 3)HB1054 - Jail Standards, short time frames to come into compliance
- 4)HB1168 - Public access to meetings
- 5)CORA - Open records requests, labeling requestors as 'vexatious'

County Assessor Susan Murphy spoke about the property tax assessments briefly. Ms. Murphy stated the property valuation for 2023 will not change in 2024.

Commissioner Richardson stated he is hoping for some relief with taxes up and coming.

Commissioner Schroeder commended Commissioner Richardson for all his hard work on the property tax project.

H. ACTION ITEMS



1. **Consideration of February 14, 2024 Minutes**

Motion: Approval of February 14, 2024 Minutes

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

Yes - Chris Richardson, Grant Thayer, Dallas Schroeder

No - None

I. BOARD PLANNING

1. Agenda Items for Next Meeting

- a. Possible Approval of the Updated Finance Policy
- b. Discussion Regarding the Methadone Treatment Contract
- c. Discussion Regarding the Budget Guidance for 2025

Commissioner Richardson called a recess at 9:46 AM to return at 1:00 PM for Land Use.

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

The Land Use Hearings were called to order at 1:00 PM. Deputy Clerk Emily Backhus-Irwin called the roll and all Commissioners were present.

1. **Barkin' Barn SUR-23-3984**

Motion: To Open a Public Hearing for Barkin' Barn SUR-23-3984

Commissioner Dallas Schroeder made a motion to Open a Public Hearing for Barkin' Barn SUR-23-3984. Commissioner Grant Thayer seconded the motion.

Yes - Chris Richardson, Grant Thayer, Dallas Schroeder

No - None

Public Hearing Opened at 1:02 PM.

Land Use Planner Danny Klibaner presented the application for the Barkin' Barn SUR. Mr. Klibaner stated this will be for a dog boarding business located at 39841 Swift Creek Circle in Elizabeth with approximately 20 kennels available on site. Mr. Klibaner stated the business will be open seven days per week with the owners living on site and no proposed changes to zoning for the property. Community and Economic Development recommends approval of the SUR.

Commissioner Richardson inquired about the community hearing because no one showed up. Mr. Klibaner stated that there weren't any issues, and no lack of concern from the residents.

Commissioner Richardson asked the Applicant if they accepted the conditions and the Application said yes.

Commissioner Schroeder asked for confirmation about the SUR not being used for retail, but possibly in the future. Mr. Klibaner confirmed there is no retail at this time and that the Applicant understands the application would have to be revisited in the future if retail were to be included.

Public Comment - None



Motion: To Approve the Barkin Barn SUR-23-3984

Commissioner Dallas Schroeder made a motion to Approve the Barkin Barn SUR-23-3984 with the conditions listed. Commissioner Grant Thayer seconded the motion.

Yes - Chris Richardson, Grant Thayer, Dallas Schroeder

No - None

Motion: To Close Public Hearing for Barkin' Barn SUR-23-3984

Commissioner Dallas Schroeder made a motion to Close Public Hearing for Barkin' Barn SUR-23-3984. Commissioner Grant Thayer seconded the motion.

Yes - Chris Richardson, Grant Thayer, Dallas Schroeder

No - None

Public Hearing Closed at 1:18 PM

2. CORE Electric Cooperative - Minor 1041

Motion: To Open a Public Hearing for CORE Electric Cooperative - Minor 1041

Commissioner Grant Thayer made a motion to Open a Public Hearing for CORE Electric Cooperative - Minor 1041. Commissioner Dallas Schroeder seconded the motion.

Yes - Chris Richardson, Grant Thayer, Dallas Schroeder

No - None

Public Hearing Opened at 1:18 PM

Logan Simpson Design, Planning Consultant, Sandra Hoffman presented the application for the CORE Electric Cooperative - Minor 1041 permit to construct a new double circuit transmission line and two new substations. Ms. Hoffman stated the System Improvement Project would include a 5.7 mile transmission line located along County Road 174 between Kiowa-Bennett Road and County Road 21 with the two new substations located at Spring Valley and Outback.

Brooke Hines, a consultant for Core with Burns & McDonnell also presented a similar application on behalf of the Applicant. Brooks Kaufman with Core spoke in regards to the amount of electricity Core will provide from the sub stations and transmission line. Mr. Kaufman stated it will be in line with the future growth of Elbert County.

Mr. Kaufman also stated that Core has been working with the land owners about the project and have not heard of any major concerns.



Public Comment -

Steven Spahr - 7813 County Road 174

Mr. Spahr exclaimed that he didn't feel like he was included in the discussion of the new project and also voiced concerns if his property is included.

Mr. Hoffman stated that the current overhead power lines will remain. There were 2 open houses in regards to the project and also contact with Mr. Spahr. Mr. Hoffman said there is no direct affect to his property.

Motion: To Approve the CORE Electric Cooperative - Minor 1041

Commissioner Grant Thayer made a motion to Approve the CORE Electric Cooperative - Minor 1041 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 CORE Electric Cooperative - Minor 1041

Commissioner Grant Thayer made a motion to Close a Public Hearing for CORE Electric Cooperative - Minor 1041 . Commissioner Dallas Schroeder seconded the motion.

Yes - Chris Richardson, Grant Thayer, Dallas Schroeder

No - None

Public Hearing Closed at 1:45 PM

3. **CORE Electric Cooperative - Special Use by Review (SUR)**

Motion: To Open a Public Hearing for CORE Electric Cooperative - Special Use By Review (SUR)

Commissioner Grant Thayer made a motion to Open a Public Hearing for CORE Electric Cooperative - Special Use By Review (SUR). Commissioner Dallas Schroeder seconded the motion.

Yes - Chris Richardson, Grant Thayer, Dallas Schroeder

No - None

Public Hearing Opened at 1:46 PM

Logan Simpson Design, Planning Consultant Sandra Hoffman presented the application for the CORE Electric Cooperative - Special Use By Review (SUR) to construct and operate a System Improvement Project in Elbert County.

Mr. Hoffman stated the transmission and substations will not increase traffic and will have minimal impact on aesthetics to current property owners.



Brooke Hines also had a similar presentation for the SUR on behalf of the applicant. Ms. Hines stated the project was needed for reliability as the community is growing and that CORE has listed this project on their website for the public's review.

Public Comment - None

Motion: To Approve the CORE Electric Cooperative - Special Use By Review (SUR)

Commissioner Grant Thayer made a motion to Approve the CORE Electric Cooperative - Special Use By Review (SUR) 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 the CORE Electric Cooperative - Special Use By Review (SUR)

Commissioner Grant Thayer made a motion to Close a Public Hearing for the CORE Electric Cooperative - Special Use By Review (SUR). Commissioner Dallas Schroeder seconded the motion.

Yes - Chris Richardson, Grant Thayer, Dallas Schroeder

No - None

Public Hearing Closed at 2:03 PM

K. ADJOURNMENT

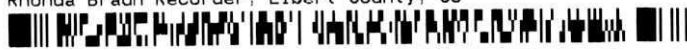
Motion: To Adjourn

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 2:04 PM



February 26, 2024

To Whom It Concerns,

CORE Electric Cooperative (CORE) has designed a project to build new electric facilities along County Road 174 in Elizabeth to accommodate existing growth, as well as anticipated growth. The project design includes construction of a new 115kV electric transmission line connecting two new substations, the proposed Outback Substation (located one mile west of Kiowa-Bennet Road) and the proposed Spring Valley Substation (located west of 5390 Hunt Circle, Elizabeth, Colorado) (together being the "Project"). The transmission line will be a double-circuit transmission line on self-supporting steel monopoles. If necessary, CORE will seek to acquire easements from adjacent property owners to install the above referenced transmission lines at a fee value of adjacent land based on a recent appraisal.

Craft Companies fully **supports** the plan and is willing to work with CORE Electric Cooperative to acquire any easements of Craft property "reasonably needed" for a fair offer based on recent appraisals.

Sincerely,
Craft Companies

BOARD OF COUNTY COMMISSIONERS

ELBERT COUNTY, COLORADO



CHRIS RICHARDSON, Chair, COMMISSIONER District 1



DALLAS SCHROEDER, Vice-Chair, COMMISSIONER District 2



GRANT THAYER, COMMISSIONER District 3

ATTEST: Emily Backhus-Irwin

Deputy Clerk

BY: 

Deputy Clerk to the Board of County Commissioners

