

ELBERT COUNTY, COLORADO
BOARD OF COUNTY COMMISSIONERS MEETING MINUTES

Regular Meeting Held in the BOCC Meeting Room
March 27, 2024 at 9:00 AM

A. INVOCATION/PLEDGE OF ALLEGIANCE: PASTOR ANDERSON/PASTOR BREWSTER

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 9:03 AM. Deputy Clerk Emily Backhus-Irwin called the role 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.

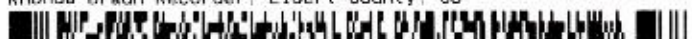
Yes - Chris Richardson, Grant Thayer, Dallas Schroeder

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 Appointment of Pamela Brewster to the Noxious Weed Advisory Board

E. ELECTED OFFICIALS/DEPARTMENT HEADS/STAFF REPORTS

Commissioner Richardson provided a tidbit about the Sesquicentennial. In March of 1874 the National Association of Professional Baseball players adopted the batter's box, and the Colorado College was also founded in Colorado Springs.



F. CITIZEN PUBLIC COMMENT

Kerry Jiblits - 19656 Wedemeyer Road - Ms. Jiblits and the ECEA thanked the Commissioners for inviting Sheriff Norton to speak in more detail about the off-duty deputies assisting Xcel so there is more clarification. Ms. Jiblits inquired if there was any further information in regard to Senator Hansen's bill?

Don Gray - 16000 Hwy 86 - Mr. Gray stated that there is at least one landowner that he knows of that has approached the ACLU in regard to Xcel. Mr. Gray wanted to make sure the Commissioners were aware that this may come down the pipeline.

David Healy - 2795 Gold Creek Dr - Mr. Healy thanked the Commissioners for listening to the citizens about the Xcel project even though he isn't directly affected by the project. Mr. Healy spoke about the different types of energy between wind and solar and also spoke about the cost differences that Elbert County residents would pay.

Commissioner Schroeder stated Senator Hansen's bill has been scaled back quite a bit and that concerns with the setbacks have been removed from the bill completely to his understanding.

G. DISCUSSION ITEMS

1. Discussion Regarding Update on the 2023 Audit - Finance Director, Tiffany Hermes

Elbert County Finance Director, Tiffany Hermes provided an update on the 2023 Audit. Ms. Hermes stated that her office is on target with the audit and have made a lot of progress. Ms. Hermes also said she is very proud of how well the other departments are working together. Ms. Hermes stated that April is the deadline and very confident they will meet that date.

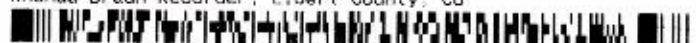
2. Discussion Regarding Vacant Veterans Service Officer's Position - County Manager, Shawn Fletcher

County Manager Shawn Fletcher stated his office has received good responses in the vacant position for Veteran's Service Officer. Mr. Fletcher said they are completing phone screening for potential applicants that he hopes they can start interviewing by next week. Mr. Fletcher stated a lot of the applicants have good experience.

3. Discussion Regarding Update on CD4 Vacancy Election - County Clerk, Rhonda Braun

County Clerk Rhonda Braun gave an update on the CD4 Vacancy Election and the steps moving forward. Ms. Braun stated there will be a Special Election simultaneously with the June 25 Primary Election and the question about the Congressional District 4 vacancy will be on that ballot. Ms. Braun said the Town of Elizabeth will allow an additional voter service center for the Elizabeth residents as that is where they are familiar with voting. Ms. Braun also stated that there are 21 counties affected by this election.

Commissioner Schroeder asked if the election was prepared for as far as staffing goes. Ms. Braun said she would like to meet with the commissioners and put their heads together.



4. Discussion Regarding Master Water Plan Update - CED Director, Marc Dettenrieder

Community and Economic Development Director Marc Dettenrieder gave an update on the water master plan and its purpose to evaluate the county's present and future water supply. Mr. Dettenrieder has created an experienced committee to assist with the water plan. There was an 11 question survey sent out to the residents of Elbert County and distributed through various means with over 600 responses.

Mr. Dettenrieder stated the public would like more transparency and communication from the county as related to water. There was an open house with over 100 residents who came and asked questions to the consultants that were present. Mr. Dettenrieder stated that his department will have another survey going out at a later date and they are about 3 months away from completion.

Commissioner Thayer inquired if the current regulations will need to be updated once the master plan is completed. Mr. Dettenrieder said there may be possible updates based on the findings of the surveys sent out and responses received. He is looking forward to further conversations in the future with the Commissioners.

Commissioner Richardson stated that it's a pretty interesting process as the water is controlled by the state and that he appreciates the cooperation and coordination provided by Marc and his team. Property rights drive the train and Commissioner Richardson told Mr. Dettenrieder he also appreciates the efforts and time invested with the master plan.

5. Discussion Regarding Update on 2023 New Construction Permits - CED Director, Marc Dettenrieder

Community and Economic Development Director Marc Dettenrieder gave an update on the 2023 new construction permits and gave some statistics on 5 approved subdivisions for improvements.

- 1) Spring Valley Ranch - About 1782 approved lots with 500 +/- lots built
- 2) Independence - About 1400 approved lots 839 lots with final plat approval
- 3) EC West - 2850 units approved with 0 lots built as it's so new
- 4) Elora (Formerly Sterling Crossing) - 308 lots approved with 0 lots built

Estimated total of about 6340 approved lots with about 825 lots built. Mr. Dettenrieder mentioned that Spring Valley Ranch even 24 years later, is less than a third built out so far and also stated that in 2023, 241 building permits came through their department.

Mr. Dettenrieder also gave some statistics for about 5 proposed projects, pre-application projects.

- 1) Serenity Pointe - 560 lots in pre-application
- 2) Long View - 77 lots
- 3) EC East - About 3000 lots
- 4) Ridgewood Estates (Formerly Elizabeth West) - 186
- 5) Moorstead - 1179 lots

In total, estimated 5000 +/- informal applications. Mr. Dettenrieder also stated that some of these developments may not materialize.

Commissioner Thayer asked in regard to the market and a 20 to 30 year build out, how would this affect the impact fees? Mr. Dettenrieder stated that adjustments would be made yearly based on the market conditions and the economy.



Commissioner Schroeder stated there is a lot of talk about development and that he has spoken with residents especially in the area south and east of Walmart. Commissioner Schroeder said there is a difference between what the county approves and what the Town of Elizabeth approves involving fast growth.

Commissioner Richardson appreciated the update and said that the county has had approvals for 40 acres down to 10 and right now about 2700 potential lots that can be built right now. Commissioner Richardson stated it's interesting that Spring Valley Ranch has been around for 30 years and only 30% built out.

H. ACTION ITEMS

1. Consideration of March 13, 2024 Minutes

Motion: Approval of March 13, 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

2. Consideration of the Reappointment of Alan Krenek to the Library Board

Commissioner Schroeder spoke about his prior opportunity to work with Alan Krenek who was a previous election judge. Commissioner Schroeder also stated he agrees with the recommendation of reappointment for Mr. Krenek.

Motion: Consideration of the Reappointment of Alan Krenek to the Library Board of Trustees

Commissioner Dallas Schroeder made a motion to Approve the Consideration of the Reappointment of Alan Krenek to the Library Board of Trustees. Commissioner Grant Thayer seconded the motion.

Yes - Chris Richardson, Grant Thayer, Dallas Schroeder

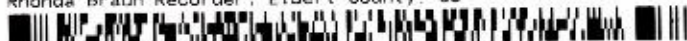
No – None

I. BOARD PLANNING

1. Agenda Items for Next Meeting

A) Public Works update with recent snow removal

B) Update for FEMA Recovery Cost



J. LAND USE HEARINGS 1:00 P.M. - NO LAND USE HEARINGS SCHEDULED

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 9:45 AM



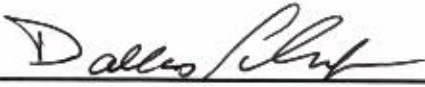


BOARD OF COUNTY COMMISSIONERS

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