

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

Regular Meeting Held in the BOCC Meeting Room

June 26, 2024 at 9:00 AM

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Rhonda Braun Recorder, Elbert County, Co



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

Paster Farthing with Elbert Christian Church 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 9:01 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 Reimbursement Agreement for County Road 158

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

County Clerk and Recorder Rhonda Braun provided an update to the Primary Election that was held June 25, 2024. Ms. Braun stated that the unofficial results are located on the top banner of the Elbert County Home Page. Ms. Braun said 22 days after the election is when the official results will be disclosed. Ms. Braun gave an estimate that 8,662 ballots came in via the mail and just under 100 citizens appeared in person to vote.

Ms. Braun would like to thank the Town of Elizabeth for providing an additional voter center to help serve the Elbert County residents. Ms. Braun congratulated Greg Lopez, Mike Buck, Byron McDaniel and also

Commissioner Chris Richardson for their success in the election. Ms. Braun also thanked Elections Manager Stephanie Farris and all the election judges and volunteers who assisted with the election, helping it to run smoothly. Ms. Braun also thanked the IT department for going above and beyond to make sure the equipment was all working properly leading up to the election and thanked the Republican Party for providing a meal to feed everyone.

Finance Manager Tiffany Hermes provided an update for the audit that is currently going on. Ms. Hermes stated that the board meeting on July 24th is still on track for the presentation of the audit.

Commissioner Thayer inquired how well the audit was going this year compared to last year with a different outside auditor.

Ms. Hermes said the new auditor has been easy to work with and the finance department is working very quickly to resolve any issues.

Commissioner Richardson provided some information about several days of Board of Equalization meetings back in 1874. Assessments were made regarding livestock where value was \$20-\$21 per head, horses at \$40 per head and land was assessed at around \$3 per acre.

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

Don Gray - 16000 Hwy 86. Mr. Gray attended an Xcel meeting at the AG building on June 12th where there were between 60-75 residents who attended. Mr. Gray stated about 18 Xcel representatives attended but only 3 or 4 spoke at the meeting that lasted about 2 hours. Mr. Gray said Xcel stated that the route is not changing. Mr. Gray also said that Xcel took some questions as to why they chose the route they did, and the answers weren't too clear.

Belinda Seville - 36706 Pawnee Court. Ms. Seville thanked all the commissioners for their support over the years. Ms. Seville did hear about the opportunity to place the option for citizens to vote on term limits. Ms. Seville said she believes this is an opportunity for less government, and to give the citizens the chance to vote for what they prefer.

Michelle Ingersoll - 8445 County Road 122. Ms. Ingersoll provided an update to the ballot initiative for extending term limits for elected officials. Ms. Ingersoll stated that a survey that started about 2 weeks ago had 86 responses and as of now, it is up to 164. Ms. Ingersoll said that within the survey, so far 69% who voted are Republicans and 24% are Independents and an increase in support is starting to show.

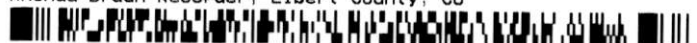
Commissioner Schroeder said he was encouraged about the survey and the steps Ms. Ingersoll is taking to do this process properly.

Commissioner Richardson would like more discussion in regard to the questions presented in the survey and more particularly, separate questions for each office that has an elected official possibly.

Commissioner Richardson stated that there is no application submitted to the county by Xcel at this time.

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

None





## H. ACTION ITEMS

### 1. Consideration of June 12, 2024 Minutes

Motion: Approval of June 12, 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. PUBLIC HEARING - Special Event Permit for the Elizabeth Celtic Festival

Motion: To Open a Public Hearing for a Special Event Permit for the Elizabeth Celtic Festival

Commissioner Dallas Schroeder made a motion to Open a Public Hearing for a Special Event Permit for the Elizabeth Celtic Festival. Commissioner Grant Thayer seconded the motion.

Yes - Chris Richardson, Grant Thayer, Dallas Schroeder

No - None

Public Hearing Opened at 9:28 AM

Liquor License Clerk Amanda Moore presented the application for a Special Event Permit for the Elizabeth Celtic Festival. Ms. Moore stated that the appropriate notices were placed on the property and also in the Ranchland News with no changes made to the permit. Staff recommends approval of the Special Event Permit.

No Public Comment

Motion: Approve the Special Event Permit for the Elizabeth Celtic Festival

Commissioner Dallas Schroeder made a motion to Approve the Special Event Permit for the Elizabeth Celtic Festival. Commissioner Grant Thayer seconded the motion.

Yes - Chris Richardson, Grant Thayer, Dallas Schroeder

No - None

Motion: To Close a Public Hearing for a Special Event Permit for the Elizabeth Celtic Festival

Commissioner Dallas Schroeder made a motion to Close a Public Hearing for a Special Event Permit for the Elizabeth Celtic Festival. Commissioner Grant Thayer seconded the motion.

Yes - Chris Richardson, Grant Thayer, Dallas Schroeder

No - None

Public Hearing Closed at 9:30 AM

## I. BOARD PLANNING



1. Agenda Items for Next Meeting

- A) Audit Presentation meeting in the 2nd meeting in July
- B) Public Works paving project along County Road 158
- C) Special Meeting July 1, 2024 for a Liquor Permit for Elbert Days

Commissioner Richardson called a recess at 9:33 AM to return at 1:00 PM for the Land Use Hearings.

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

The Land Use Meeting was called to order at 1:04 PM. Deputy Clerk Emily Backhus-Irwin called the roll and all the Commissioners were present.

**1. Jerrold Rezone**

Motion: To Open a Public Hearing for Jerrold Rezone

Commissioner Grant Thayer made a motion to Open a Public Hearing for Jerrold Rezone. Commissioner Dallas Schroeder seconded the motion.

Yes - Chris Richardson, Grant Thayer, Dallas Schroeder

No - None

Public Hearing Opened at 1:05 PM

Community and Economic Development Director Marc Dettenrieder presented an application to rezone 13.85 acres into Agricultural Residential zoning to allow for the construction of a new residence. The 13.85 acre parcel is being split off from the original 54.46 acre property. Mr. Dettenrieder stated the remaining 40.61 acre property will remain zoned as Agricultural. Mr. Dettenrieder said that all of the issues and or comments have been resolved by the applicant. Staff recommends approval.

Commissioner Richardson had questions about the easement/right of way.

Mr. Dettenrieder said there were questions raised between the applicant and the neighbor about the easement being valid. Mr. Dettenrieder stated the issue was resolved as a civil issue.

The applicant, Levi Jerrold, stated that all the easement information is included in the paperwork submitted to the Commissioners.

Commissioner Thayer asked if all the other conditions had been resolved.

Mr. Jerrold stated the easement is resolved.

Public Comment -

Karrin Hooper - 9500 CR 74-82. Ms. Hopper stated that she rejects the rezone application and read a letter that was submitted to the Commissioners. Ms. Hopper also said the easement was removed from the application.

Land Owner, Jeremy Correll, spoke about why they are doing the rezone. Mr. Correll stated they wanted to keep the family close together and building a house nearby would achieve that.

Mr. Jerrold addressed the access concerns.

There was continued discussion about the easement between the Commissioners, the applicant and the public.

Commissioner Richardson suggested the condition regarding the easement should be removed after further investigation.

Motion: Approval of Jerrold Rezone

Commissioner Grant Thayer made a motion to Approve the Jerrold Rezone with conditions 1-3, removing #4. Commissioner Dallas Schroeder seconded the motion.

Yes - Chris Richardson, Grant Thayer, Dallas Schroeder

No - None

Motion: To Close a Public Hearing for Jerrold Rezone

Commissioner Grant Thayer made a motion to Close a Public Hearing for Jerrold Rezone. Commissioner Dallas Schroeder seconded the motion.

Yes - Chris Richardson, Grant Thayer, Dallas Schroeder

No - None

Public Hearing Closed at 1:41 PM.

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Rhonda Braun Recorder, Elbert County, Co



Commissioner Richardson called a recess for 5 minutes.

## 2. Ridgewood Estates Rezone

Motion: To Open a Public Hearing for Ridgewood Estates Rezone

Commissioner Dallas Schroeder made a motion to Open a Public Hearing for Ridgewood Estates Rezone. Commissioner Grant Thayer seconded the motion.

Yes - Chris Richardson, Grant Thayer, Dallas Schroeder

No - None

Public Hearing Opened at 1:49 PM

Community and Economic Development Director Marc Dettenrieder presented an application for the rezone of Ridgewood Estates. The rezone request is to rezone 421.35 acres from Agricultural to Residential-One in northwestern unincorporated Elbert County. Mr. Dettenrieder stated the property was formally annexed in the town of Elizabeth in January 2019, and then de-annexed in 2023. Mr. Dettenrieder said comments related to drainage, traffic, and others were addressed by the applicant. The project will have 186 lots with sizes ranging between 1-3+ acres with approximately 127 acres of open space and pedestrian corridors beginning with phases 1 and 2. Phases 3 and 4 will have larger lots. Staff

recommends approval.

Applicant Representative John Prestwich showed a presentation similar to Mr. Dettenrieder and focused on the concept plan so the community may see how the land will be developed.

Commissioner Thayer asked how many lots there would be.

Mr. Prestwich said for phases 1 and 2, the lot sizes will start at about 1.5 acres.

Applicant Jim Marshall said the project has been reviewed several times by CDOT.

Commissioner Schroeder inquired about how the community meeting went.

Mr. Prestwich stated that residents of Wild Pointe were in favor of the new development.

Commissioner Thayer asked about the water/sewer location. Mr. Marshall stated they are still working on a specific location.

Public Comment - NONE

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Commissioner Richardson asked the applicant if he accepts the conditions as presented. The application agreed.

Motion: Approval of Ridgewood Estates Rezone

Commissioner Dallas Schroeder made a motion to Approve the Ridgewood Estates Rezone. Commissioner Grant Thayer seconded the motion.

Yes - Chris Richardson, Grant Thayer, Dallas Schroeder

No - None

Motion: To Close a Public Hearing for Ridgewood Estates Rezone

Commissioner Dallas Schroeder made a motion to Close a Public Hearing for Ridgewood Estates Rezone. Commissioner Grant Thayer seconded the motion.

Yes - Chris Richardson, Grant Thayer, Dallas Schroeder

No - None

Public Hearing Closed at 2:09 PM

### 3. **BOCC assignment of hearing date for Spring Valley Ranch Metro Districts 5 and 7**

Commissioners voted to select a date for the hearing for Spring Valley Ranch Metro Districts 5 and 7 for July 24, 2024 at 1:00 PM at the BOCC meeting room.

Motion: Approval to setting a hearing date

Commissioner Grant Thayer made a motion to Approve setting a hearing date. Commissioner Dallas Schroeder seconded the motion.

Yes - Chris Richardson, Grant Thayer, Dallas Schroeder

No - None

#### 4. Regulation Updates

Motion: To Open a Public Hearing for Regulation Updates

Commissioner Dallas Schroeder made a motion to Open a Public Hearing for Regulation Updates.  
Commissioner Grant Thayer seconded the motion.

Yes - Chris Richardson, Grant Thayer, Dallas Schroeder

No - None

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Public Hearing Opened at 2:08 PM

Community and Economic Development Director Marc Dettenrieder requested a continuance to gather further information until July 24, 2024 at 1:00 PM at the BOCC Building.

Motion: Approval Continuance

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

Yes - Chris Richardson, Grant Thayer, Dallas Schroeder

No - None

Motion: To Close a Public Hearing for Regulation Updates

Commissioner Dallas Schroeder made a motion to Close a Public Hearing for Regulation Updates.  
Commissioner Grant Thayer seconded the motion.

Yes - Chris Richardson, Grant Thayer, Dallas Schroeder

No - None

Public Hearing Closed at 2:15 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 2:16 PM



**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**