



ELBERT COUNTY, COLORADO
BOARD OF COUNTY COMMISSIONERS MEETING MINUTES

Regular Meeting Held in the BOCC Meeting Room

October 23, 2024 at 9:00 AM

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12/11/2024 02:11:06 PM Page: 1 of 8 R 0.00 D
Rhonda Braun Recorder, Elbert County, Co



A. INVOCATION/PLEDGE OF ALLEGIANCE: SON COUNTRY CHURCH

Pastor Bill Andersen 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 Emily Backhus-Irwin called the roll and all Commissioners were present.

C. APPROVAL OF AGENDA

Motion: To Approve the Agenda as presented.

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

Yes – Chris Richardson, Grant Thayer, Dallas Schroeder

No – None

D. CONSENT AGENDA

Motion: To Approve the Consent Agenda as presented.

Commissioner Schroeder made a motion to Approve the Consent Agenda as presented. Commissioner 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. 3rd Quarter 2024 Public Trustee Report
5. Ratification of Letter of Support for Maverix Broadband BEAD Application

E. ELECTED OFFICIALS/DEPARTMENT HEADS/STAFF REPORTS

Public Trustee and Treasurer Sherry Hewlett presented the 2024 3rd Quarter Public Trustees report. Ms. Hewlett stated that effective July 1, 2024 there was a new fee schedule raising the rates for foreclosure fees and the department has excess funds related to that fee change almost doubling from last year. Ms. Hewlett said they have more deed of trust releases filed this past quarter and so far 27 foreclosures which is 4 more than last year.



Ms. Hewlett stated the Treasurers office is preparing for the tax lien sale that will be held on November 19, 2024 in the BOCC room. Ms. Hewlett said there are 237 accounts that are delinquent.

F. CITIZEN PUBLIC COMMENT

Don Gray – 16000 Hwy 86 – Mr. Gray said he had read a few articles about Xcel and how they are going to deal with high wind events. Mr. Gray appreciated OEM Director Aaron Borne's input regarding the Xcel application and asked the Commissioners if there has been any update on the application.

Commissioner Richardson stated they have not received anything from Xcel yet.

G. BOARD OF HEALTH

Motion: To Open the Board of Health Meeting

Commissioner Thayer made a motion to Open the Board of Health Meeting. Commissioner Schroeder seconded the motion.

Yes – Chris Richardson, Grant Thayer, Dallas Schroeder

No – None

Board of Health opened at 9:06 AM.

Board of Health Director Sara McIntosh provided the quarterly update and announced she has accepted the permanent position of Director. Ms. McIntosh also presented some staffing updates within the department.

Commissioner Richardson congratulated Ms. McIntosh on the acceptance and thanked her for all of her hard work since joining the department.

Ms. McIntosh stated they still have the Primary Care Clinic available, most appointments being same day. Open 7 days a week if needed, on call employees will assist. Ms. McIntosh directed any public health concerns on the Elbert County website at <https://bit.ly/3HtZCVu>.

Commissioner Schroeder commended the health department for the COMET training program and appreciated the suicide prevention information available.

Commissioner Richardson also appreciated the Legacy film festival that was shown to help increase awareness on suicide prevention.

Public Comment –

Dan Mason – Elbert County – Mr. Mason asked if there were any stats on the immigrants coming into the county and also if vaccinations were required for covid-19.

Ms. McIntosh said she does not have any information as far as the immigrants and that vaccinations are in stock if they are wanted by the public.

Jim Kimberly – CSU Extension Regional Behavioral Health Specialist who covers the eastern plains. Mr. Kimberly stated he works with OEM and the Public Health Department.

Commissioner Richardson asked Mr. Kimberly if he covers the same region as the CSU Extension office. Mr. Kimberly said he is on the advisory board for the CSU Extension.



Motion: To Close Board of Health

Commissioner Thayer made a motion to close Board of Health. Commissioner Schroeder seconded the motion.

Yes – Chris Richardson, Grant Thayer, Dallas Schroeder

No – None

Board of Health closed at 9:36 AM

H. DISCUSSION ITEMS

1. Discussion on 2025 Draft Budget

County Manager Shawn Fletcher stated the draft budget is now available online. Mr. Fletcher said there is a scheduled public hearing on November 6, 2024. All final decisions to be made are now up to the County Commissioners.

Commissioner Richardson said there was a workshop last week with all the general fund departments. Once the Commissioners receive information next week from the non-general fund departments, they will have everything they need for the upcoming public hearing regarding the 2025 budget.

Commissioner Thayer said this is just the draft and there will be some clean up and focus on priorities.

2. Discussion on the Town of Elbert Drainage Issue

Public Works Director Monty Hankins provided an update to the Town of Elbert drainage issue saying that a survey is needed for the town. Mr. Hankins said phase 1 was done in 2021, and there are still issues with the mainstreet drainage that the public works department still needs to mitigate. Mr. Hankins said they are wanting to do an ariel survey to start helping identify property lines.

Commissioner Schroeder agreed with Mr. Hankins and would like to make plans for a meeting with the town for input.

Public Comment:

Dan Mason – Elbert County – Mr. Mason said there was a survey done for the school and wondered if they could use that as a benchmark.

Mr. Hankins said the school is on the north end of town and is still looking for information for surveys done on southern properties, but he will contact the school for additional information.

3. Discussion and Possible Action on the 3rd Amendment to the Wild Pointe Development Guide Agreement

Commissioner Richardson said they have received a red line version of the agreement and it looked like minor changes for square footage of commercial properties and some parking requirement changes.

County Attorney Bart Greer stated there were some changes needed before a traffic control device could be



installed. Mr. Greer said that requirement has been met and the traffic signal has been installed.

Jim Marshall with Wild Pointe Investment Partners said the traffic signal was the issue for the square footage requirement and has been completed.

The Commissioners agreed to move this item to Consent at the next BOCC meeting.

I. ACTION ITEMS

1. Consideration of September 25, 2024 Minutes

Motion: Approval of September 25, 2024 Minutes

Commissioner Schroeder made a motion to Approve the September 25, 2024 Minutes as presented and dispense with the reading. Commissioner Thayer seconded the motion.

Yes – Chris Richardson, Grant Thayer, Dallas Schroeder

No – None

2. Approval of the Clear Ballot Voting Systems Contract

Commissioner Schroeder said the final contract has been received and the price difference between leasing the equipment versus purchasing was very minimal so the decision to lease was made. County Attorney Bart Greer also said the only issue with the contract was the lease or purchase and that the lease was the ideal decision.

Motion: Approval of the Clear Ballot Voting Systems Contract

Commissioner Thayer made a motion to Approve the Clear Ballot Voting Systems Contract. Commissioner Schroeder seconded the motion.

Yes – Chris Richardson, Grant Thayer, Dallas Schroeder

No – None

J. BOARD PLANNING

1. Agenda Items for Next Meeting

- 1) 3rd Amendment to the Wild Pointe Development Guide Agreement to the Consent Agenda
- 2) Consideration of the October 9, 2024 Minutes
- 3) Consideration of the October 23, 2024 Minutes
- 4) Public Hearing for the 2025 Budget
- 5) Budget Workshop October 31, 2024

Commissioner Richardson called a recess at 9:56 AM to return at 1:00 PM for Land Use Hearings.



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

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. **CR 166 Storage, LLC. - Economic Development Zone Site Development Plan - WITHDRAWN**
2. **Space-X Special Use by Review SUR-2023-28773**

Motion: To Open Public Hearing for Space-X Special Use by Review SUR-2023-28773

Commissioner Schroeder made a motion to Open Public Hearing for Space-X Special Use by Review SUR-2023-28773. Commissioner Thayer seconded the motion.

Yes – Chris Richardson, Grant Thayer, Dallas Schroeder

No – None

Public Hearing Opened at 1:02 PM

Land Use Planner Kelsey Lanham presented the application for the installation of an additional 32 antennas and an expansion of the existing satellite compound. The antenna array will be unmanned but serviced once a month. Ms. Lanham said the applicant, Lena Strauss, has confirmed that Space-X is willing to donate 2 or 3 Starlink devices to the Elbert County Office of Emergency Management Department as these devices will provide remote satellite internet access in Elbert County. This will be beneficial in the rural areas with limited to no coverage. Staff recommends approval with conditions.

Applicant Lena Strauss confirmed that 3 user terminals will be donated.

Public Comment – None

Motion: To Approve Space-X Special Use by Review SUR-2023-28773 with conditions as listed.

Commissioner Schroeder made a motion to Approve Space-X Special Use by Review SUR-2023-28773. Commissioner Thayer seconded the motion.

Yes – Chris Richardson, Grant Thayer, Dallas Schroeder

No – None

Motion: To Close Public Hearing for Space-X Special Use by Review SUR-2023-28773

Commissioner Schroeder made a motion to Close Public Hearing for Space-X Special Use by Review SUR-2023-28773. Commissioner Thayer seconded the motion.

Yes – Chris Richardson, Grant Thayer, Dallas Schroeder

No – None

3. **Elora Final Plat - FP-2023-2003**

Motion: To Open Public Hearing for Elora Final Plat – FP-2023-2003

Commissioner Thayer made a motion to Open Public Hearing for Elora Final Plat – FP-2023-2003. Commissioner Schroeder seconded the motion.



Yes – Chris Richardson, Grant Thayer, Dallas Schroeder

No – None

Public Hearing Opened at 1:14 PM

Logan Simpson Design, Senior Associate, Sandra Hoffman presented the application on behalf of the county staff for the Final Plat for Elora (formerly known as Sterling Crossing). The Final Plat includes a 4.162 acre commercial lot, 308 single family lots, right of way, private roads, a lift station, as well as public open space and parks. Staff recommends approval with conditions.

Mark Kieffer with Norris Design presented slides of the Elora subdivision and said the development is near urban civilization and will provide ease of access to town. Mr. Kieffer thanked key stakeholders for their input and assistance in this project.

Applicant, Dan Sheldon, thanked Logan Simpson Design for their help with the project. Mr. Sheldon said he accepts the conditions presented and is excited to break ground hopefully by next February.

Commissioner Thayer asked if there was a 4 way stop sign or traffic signal at the intersection of Delbert Road and County Road 194.

Mr. Sheldon said it's an illuminated stop sign and that there is a tri-party agreement to fund a future traffic signal light.

Commissioner Richardson said this project is a complex subdivision and commended the applicant for his work with the local community members.

Public Comment – None

Commissioner Schroeder asked about a condition missing for recordation of all appropriate documentation within 180 days and the applicant agreed to add it.

Motion: To Approve for Elora Final Plat – FP-2023-2003 with conditions as listed.

Commissioner Thayer made a motion to Approve the Elora Final Plat – FP-2023-2003. Commissioner Schroeder seconded the motion.

Yes – Chris Richardson, Grant Thayer, Dallas Schroeder

No – None

Motion: To Close Public Hearing for Elora Final Plat – FP-2023-2003

Commissioner Thayer made a motion to Close Public Hearing for Elora Final Plat – FP-2023-2003. Commissioner Schroeder seconded the motion.

Yes – Chris Richardson, Grant Thayer, Dallas Schroeder

No – None

Public Hearing Closed at 1:51 PM.

4. BOCC Assignment of Hearing Date for EC East Metro Districts

Land Use Planner Manager Jennifer Jones requested a hearing date of November 13, 2024 for 9 districts for EC



East Metro Districts.

Motion: To Set Hearing Date for EC East Metro Districts

Commissioner Dallas Schroeder made a motion to Set a Hearing Date for EC East Metro Districts for November 13, 2024 at 1:00 PM in the BOCC. Commissioner Thayer seconded the motion.

Yes – Chris Richardson, Grant Thayer, Dallas Schroeder

No – None

L. ADJOURNMENT

Motion: To Adjourn

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

Yes – Chris Richardson, Grant Thayer, Dallas Schroeder

No – None

The meeting Adjourned at 1:54 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