



ELBERT COUNTY, COLORADO
BOARD OF COUNTY COMMISSIONERS MEETING MINUTES

Regular Meeting Held in the BOCC Meeting Room

December 11, 2024 at 9:00 AM

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Rhonda Braun Recorder, Elbert County, Co



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 9:03 AM. Deputy Clerk Emily Backhus-Irwin called the roll and all Commissioners were present.

C. APPROVAL OF AGENDA

Motion: Approval of Agenda

Commissioner Grant Thayer made a motion to Approve the Agenda with the addition of a Resolution Approving Spring Valley Metropolitan District No. 1 – Augusta Loop for full County Road Maintenance. Commissioner Dallas Schroeder seconded the motion.

Yes – Chris Richardson, Grant Thayer, Dallas Schroeder

No – None

D. CONSENT AGENDA

Motion: To Approve the Consent Agenda

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 CED Pipeline Report
4. Acknowledgment of Receipt of Variance Reports
5. Ratification of Letter of Support Regarding CDOT Access Control Plan (ACP) for SH86 - Hinds Signal



E. ELECTED OFFICIALS/DEPARTMENT HEADS/STAFF REPORTS

Commissioner Richardson started the meeting congratulating County Manager Shawn Fletcher who was recognized by his association. Out of 10 county managers nominated, Mr. Fletcher received the Rising Star award for new county managers acknowledging all of his hard work the past 2 years with Elbert County.

President of the Fair Board, Tammi Schneider, provided a report for the Elbert County Fair Board. Ms. Schneider introduced the 2025 Royalty Queen Ms. Abigail Cabrera and 2025 Princess Mya Noe.

Ms. Cabrera said the upcoming fair will be from July 27, 2025 through August 3, 2025. Ms. Noe said the National Western Stock Show is also coming up and that Ms. Cabrera will be there. Ms. Noe hopes everyone will join them to watch the parade.

Ms. Schneider said the 2024 county fair was the 90th County Fair held in Elbert County. And that fair partnered with the 150th Anniversary of Elbert County. Ms. Schneider noted the past fair had a record attendance and also said the upcoming fair is proud to announce on August 2, 2025 country music band Blackhawk will perform.

Ms. Schneider dedicated her report to Mr. Gary Woirhaye who recently passed and gave her thanks for all of the hard work Facilities did updating the fairgrounds.

Extension Director Kali Benson echoed what Ms. Schneider said and gave thanks for all the volunteers who were involved from the community.

F. CITIZEN PUBLIC COMMENT

Don Gray – 16000 Hwy 86 - Mr. Gray said Xcel has sent the Commissioners their application. Mr. Gray said there are still a lot of questions that need to be answered.

Kerry Jiblit – 19656 Wedemeyer Rd – Ms. Jiblit asked for an explanation of eminent domain from the Commissioners.

Commissioner Richardson said December 30th of this year is when CDS office will have a return of staff comment in regard to the application.

Commissioner Richardson addressed Ms. Jiblit's concern about eminent domain and said Xcel does not have eminent domain authority, unless they have approval.

G. DISCUSSION ITEMS

1. Discussion Regarding a Resolution to Update the Fire Protection District Coverage and Fee-in-Lieu of Inclusion

Economic Development Manager, Eric Larson, explained the issues to the old resolution for Fire Protection District coverage and fees not being adjusted for inflation. Mr. Larson said the resolution needed some updates in the event it ever had to be executed. He also said it would set some demonstrative rules. Mr. Larson noted there is a little bit more work to do updating the resolution.

Commissioner Schroeder asked if fees would be charged to a land owner to stay in a "no man's land" versus



joining a fire district. County Attorney Bart Greer said yes.

There were discussions for inclusion into fire protection districts and impact fees for land owners between the Commissioners, Mr. Larson and Mr. Greer.

2. **Discussion on a Resolution Regarding Revising and Revoking Cash-in-Lieu of Open Space Option**

Mr. Larson described that in the past, open space fees were collected after the sale of land creating a burden administratively. The coordination between the buyer and seller, treasurer's office and clerk and recorder was very time consuming in trying to follow up that fees were collected. Mr. Larson said that the goal is to remove all the cash-in-lieu fees and require those fees due up front.

The Commissioners and Mr. Larson had further discussion about the fees and came to a decision to have a study session in the next few weeks to do some more research on the concerns for the options.

3. **Discussion on Third Amended and Restated Agreement for Inmate Health Care Services - Wellpath**

Commissioner Richardson asked Lieutenant Chad Church if the Sheriff's Office had any concerns with Wellpath. Mr. Church said their office has been very happy with Wellpath's services.

Commissioner Thayer asked Mr. Church if there are a lot of mental health issues in the jails. Mr. Church said yes and Wellpath does provide mental health services for the inmates.

County Attorney said the only change to the contract is the pricing but everything else will remain the same.

The Commissioners and Undersheriff Fischer agreed to move this item to consent for the December 18, 2024 BOCC meeting.

4. **Discussion and Possible Action on the Elbert County Water Master Plan**

Community and Economic Development Director, Marc Dettenreider, introduced Will Koger with Forsgren Associates and Bill Fronczak with Elari Water along with Economic Development Manager, Eric Larson to present the final draft form of the Elbert County Water Master Plan.

Commissioner Schroeder asked Mr. Larson if the public's comments were addressed through the presentation. Mr. Larson said yes, response to public engagement was included throughout the presentation.

There was continued discussion between the Commissioner and Economic Development about how information was obtained for the master plan.

Commissioner Richardson and Schroeder appreciated all the efforts of each team who is involved in creating the master plan.

Public Comment –

Mike Buck -39255 Pvt Rd 17 – Mr. Buck said he was a member of the planning commissioner during the first roll out of the master plan. Mr. Buck said he had some concerns about the terms of the plan.

John Hill – Ranchland News, Kiowa - Mr. Hill explained how an electromagnetic survey was done in El Paso



County and how the funding was provided for that survey that cost \$450,000.00.

Mr. Koger addressed Mr. Hills concerns about expensive water studies and also for adjacent counties that it would be an extensive study.

5. **Discussion and Possible Action on an IGA between the County of Arapahoe, County of Elbert and the City of Aurora for the Operations and Maintenance Plan of a Portion of County Line Road**
6. **Discussion and Possible Action on an Amended and Restated IGA between Arapahoe County and Elbert County for CR 194**
7. **Discussion and Possible Action on an IGA Regarding the Construction and Related Costs of Traffic Control Infrastructure for CR 194 and Delbert Road Intersection**

Commissioner Richardson opened the discussion saying discussion items 5-7 are all related to IGA updates between neighboring counties and cities for the Elora Subdivision. Attorney Bart Greer said there is communications with personnel from Douglas County, Arapahoe County and the City of Aurora to come up with agreements to ensure that traffic control light will be implemented at the intersection of CR 194 and Delbert Road.

Commissioner Richardson said he's comfortable to move these items to consent for the December 18, 2024 meeting.

H. ACTION ITEMS

1. Consideration of October 23, 2024 Minutes

Motion: Approval of October 23, 2024 Minutes

Commissioner Grant Thayer made a motion to Approve October 23, 2024 Minutes and dispense with the reading. Commissioner Dallas Schroeder seconded the motion.

Yes – Chris Richardson, Grant Thayer, Dallas Schroeder

No – None

2. Consideration of October 24, 2024 Minutes

Motion: Approval of the October 24, 2024 Minutes

Commissioner Dallas Schroeder made a motion to Approve the October 24, 2024 Minutes and dispense with the reading. Commissioner Grant Thayer seconded the motion.

Yes – Chris Richardson, Grant Thayer, Dallas Schroeder

No – None

3. Consideration of November 13, 2024 Minutes

Motion: Approval of November 13, 2024 Minutes



Commissioner Grant Thayer made a motion to Approve November 13, 2024 Minutes as written and dispense with the reading. Commissioner Dallas Schroeder seconded the motion.

Yes – Chris Richardson, Grant Thayer, Dallas Schroeder

No – None

4. Consideration of November 13, 2024 Special Meeting Minutes

Motion: Approval of the November 13, 2024 Special Meeting Minutes

Commissioner Dallas Schroeder made a motion to Approve the November 13, 2024 Special Meeting Minutes as written and dispense with the reading. Commissioner Grant Thayer seconded the motion.

Yes – Chris Richardson, Grant Thayer, Dallas Schroeder

No – None

5. Consideration of November 21, 2024 Special Meeting Minutes

Motion: Approval of November 21, 2024 Special Meeting Minutes

Commissioner Grant Thayer made a motion to Approve November 21, 2024 Special Meeting Minutes as written and dispense with the reading. Commissioner Dallas Schroeder seconded the motion.

Yes – Chris Richardson, Grant Thayer, Dallas Schroeder

No - None

6. Consideration of November 25, 2024 Special Meeting Minutes

Motion: Approval of the November 25, 2024 Special Meeting Minutes

Commissioner Dallas Schroeder made a motion to Approve the November 25, 2024 Special Meeting Minutes and dispense with the reading. Commissioner Grant Thayer seconded the motion.

Yes – Chris Richardson, Grant Thayer, Dallas Schroeder

No – None

7. Approval of the 2025 Elbert County Budget

Finance Manager, Tiffany Hermes presented the final draft 2025 Elbert County Budget.

Ms. Hermes explained that the revenue and expenditures from 2024 to 2025 increased, but revenues for 2025 are higher than the expenditures expected.

Emergency Management Director, Aaron Borne thanked the Commissioner for approving the disaster recovery assessment position to assist in reimbursement efforts. Mr. Borne also said his department is being recognized across the state for their excellent service and efforts and was asked to speak at the Colorado Emergency Management Association.

Motion: Approval of the 2025 Elbert County Budget

Commissioner Grant Thayer made a motion to Accept the 2025 Elbert County Budget expenses and income as presented. Commissioner Dallas Richardson seconded the motion.

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

8. Acceptance of Maintenance of Spring Valley Ranch Roads – Augusta Loop

Public Works Director, Monty Hankins, presented a resolution to the Commissioners for acceptance of road maintenance only for Spring Valley Ranch. Mr. Hankins said this is for maintenance only and does not include signs or snowplows.

Public Comment – None

Motion: Acceptance August Loop Full County Road Maintenance Resolution

Commissioner Grant Thayer made a motion to Accept the Resolution to formally accept Augusta Loop as a County Road. Commissioner Dallas Schroeder seconded the motion.

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

I. BOARD PLANNING

1. Agenda Items for Next Meeting

- 1) 2025 Budget Appropriations
- 2) IGA for Elora traffic signal, County Line and Delbert Road
- 3) Formal acknowledgement of the Master Water Plan

2. Workshops/Study Sessions

- 1) Cash-In-Lieu for Open Space Option

Recess was called at 11:46 AM to return at 1:00 PM for Land Use Hearings.

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

The Land Use meeting was called to order at 1:02 PM

1. Genesis RV and Boat Storage (EDZ-2024-8630)

Motion: Open Public Hearing for Genesis RV and Boat Storage (EDZ-2024-8630)

Commissioner Grant Thayer made a motion to Open Public Hearing for Genesis RV and Boat Storage (EDZ-2024-8630). Commissioner Dallas Schroeder seconded the motion.

Yes – Chris Richardson, Grant Thayer, Dallas Schroeder



No – None

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Public Hearing Opened at 1:03 PM

Land Use Planner, Danny Klibaner presented the application for Genesis RV and Boat Storage. Mr. Klibaner said the is an application for a storage facility with indoor, outdoor and covered storage areas located at 8630 Alan Ridge Drive in Kiowa. Mr. Klibaner explained the facility will consist of 1 enclosed storage building approximately 25 feet tall, 3 canopy structures and surface storage on the remainder of the site. There was a modification to the conditions to follow the Kiowa Fire Protection specifications. Staff recommends approval.

Applicant Keith Moore, with KEM Architecture and Planning, was asked if they accepted the now 6 conditions and he does agree.

Commissioner Richardson asked Mr. Moore about the landscaping to buffer the fence on the south end of the site and if the landscaping will be on the inside or the outside of the fence. Mr. Moore said he can have the landscaping on the outside of the fence if that becomes a condition.

Public Comment –

Connie Perkins 9006 Hwy 86 – Ms. Perkins says she does live to the south of the proposed site. Ms. Perkins thanked Commissioner Richardson for bringing up the landscaping. Ms. Perkins asked if the site will also be dirt like the frontage road by Burnco.

Dean Mekelburg, the owner of the lot 3 and lot 4 spoke about where the lighting would be located on the site. Mr. Mekelburg said the canopy lights will be on motion sensors and underneath the canopies. Mr. Mekelburg did talk about the drainage and the fencing as well.

Commissioner Richardson asked Mr. Mekelburg if he would accept the additional condition of putting the trees on the outside of the fence for buffer and he agreed.

Motion: To Approve Genesis RV and Boat Storage (EDZ-2024-8630)

Commissioner Grant Thayer made a motion to Approve Genesis RV and Boat Storage (EDZ-2024-8630) with added conditions of approval. Commissioner Schroeder seconded the motion.

Yes – Chris Richardson, Grant Thayer, Dallas Schroeder

No – None

Motion: To Close Public Hearing for Genesis RV and Boat Storage (EDZ-2024-8630)

Commissioner Grant Thayer made a motion to Close Public Hearing for Genesis RV and Boat Storage (EDZ-2024-8630). Commissioner Dallas Schroeder seconded the motion.

Yes – Chris Richardson, Grant Thayer, Dallas Schroeder

No – None

Public Hearing Closed at 1:40 PM

Mr. Dettenreider said he will follow up with Public Works and the dust mitigation and water issues.

2. Ingalls Rezone RZ-2024-2599

Motion: To Open Public Hearing on Ingalls Rezone RZ-2024-2599

Commissioner Dallas Schroeder made a motion to Open Public Hearing on Ingalls Rezone RZ-2024-2599.
Commissioner Grant Thayer seconded the motion.

Yes – Chris Richardson, Grant Thayer, Dallas Schroeder

No – None

Public Hearing Opened at 1:42 PM

Land Use Planner Kelsey Lanham presented the application to rezone 40.216 acres from Agriculture to Agriculture Residential. Ms. Lanham said all the comments have been addressed and there are no outstanding objections from any agency. Staff recommends approval.

Commissioner Richardson asked Ms. Courtney if the conditions were acceptable.

Applicant Representative, Camille Courtney said she and the applicant are in agreement for the conditions of approval.

Public Comment – None

Motion: Approval of the Ingalls Rezone RZ-2024-2599

Commissioner Dallas Schroeder made a motion to Approve the Ingalls Rezone RZ-2024-2599 with the conditions listed. Commissioner Grant Thayer seconded the motion.

Yes – Chris Richardson, Grant Thayer, Dallas Schroeder

No – None

Public Comment – None

Motion: To Close Public Hearing for Ingalls Rezone RZ-2024-2599

Commissioner Dallas Schroeder made a motion to Close Public Hearing for Ingalls Rezone RZ-2024-2599.
Commissioner Grant Thayer seconded the motion.

Yes – Chris Richardson, Grant Thayer, Dallas Schroeder

No – None

Public Hearing Closed at 1:49 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 1:50 PM

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Rhonda Braun Recorder, Elbert County, Co





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