

ELBERT COUNTY, COLORADO
BOARD OF COUNTY COMMISSIONERS MEETING MINUTES

Regular Meeting Held in the BOCC Meeting Room

February 26, 2025 at 9:00 AM

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03/17/2025 10:37:10 AM Page: 1 of 9 R 0.00 D
Rhonda Braun Recorder, Elbert County, Co



A. INVOCATION/PLEDGE OF ALLEGIANCE:

Pastor Jim Kimbriel from Redemption Valley Church provided the Invocation and led the Pledge of Allegiance.

B. CALL TO ORDER AND ROLL CALL

The regular meeting was called to order at 9:04 AM

Roll Call:

Commissioner Schroeder: Present

Commissioner McDaniel: Present

Commissioner Buck: Present

C. APPROVAL OF AGENDA

Motion: Approval of Agenda

Commissioner Buck made a motion to Approve the Agenda. Commissioner Schroeder seconded the motion.

Aye - Byron McDaniel, Mike Buck, Dallas Schroeder

Nay - None

D. CONSENT AGENDA

Motion: Approval of Consent Agenda

Commissioner Schroeder made a motion to Approve the Consent Agenda. Commissioner Buck seconded the motion.

Aye - Byron McDaniel, Mike Buck, Dallas Schroeder

Nay - None

1. Approval of CDS Mylars as needed
2. Approval of Vouchers as needed
3. Acknowledgment of Variance Reports
4. Six Month Report July 2024-December 2024
5. Ratification of the USGS Well Monitoring Agreement

E. ELECTED OFFICIALS/DEPARTMENT HEADS/STAFF REPORTS

Commissioner Schroeder and Clerk & Recorder Rhonda Braun attended Former HD 56 Representative Rod Bockenfeld's funeral on Monday.

Commissioner Schroeder represents Elbert County of the Colorado Commissioner's Inc. legislative steering committee. The threshold to take a position on legislation is 60% of the voting members.

Updates on current legislation:

HB25-1089 County Mail Ballot Signature Verification Requirements



Sponsored by Chris Richardson – Commissioner Schroeder and Clerk Braun testified in favor of this bill. It died in committee 6-5

HB25-1159 Child Support Commission Recommendations
Elbert County staff is on this commission and involved at the state level
CCI position – Support

HB25-1164 Constitutional Carry of Handgun
CCI position – Monitor

HB25-1209 Marijuana Regulation Streamline
CCI position – Oppose

HB25-1219 Requirements for Better Understanding Metropolitan Districts
CCI position – Monitor

HB25-156 Reducing the Costs of State Regulation
CCI position – Monitor

HB25-003 Semiautomatic Firearms & Rapid-Fire Devices
CCI position – Oppose

HB25-1198 Regional Planning Roundtable Commission
CCI position – Oppose

HB25-1199 Property Tax Payment Schedule
CCI position – Oppose

HB25-1230 Changes Violation Driver Overtaking School Bus
CCI position – Monitor

Office of Emergency Management Manager Aaron Borne provided several updates to his department:

- Received full approval and compliance to enhance the alert capabilities in Elbert County through the Integrated Public Alert Warning System (IPAWS)
- Re-certified all emergency shelters with the Red Cross
- Elbert County was awarded \$425,768 to rebuild the bridge in Agate after the storms of 2023
- Announced Mulch Madness in April 2025 to provide free mulching services

Mr. Borne is honored to be recognized as the 2024 Regional Emergency Manager of the Year by the Colorado Emergency Managers Association (CEMA). This award reflects the hard work and dedication of our Elbert County Office of Emergency Management, first responders, and community partners in strengthening emergency preparedness and response. Congratulations to Mr. Borne and his team!
He also thanked the Commissioners, County Manager Fletcher, and County Attorney Greer for continued support to the OEM department.

F. CITIZEN PUBLIC COMMENT

Suni Mills – 27310 Forest Ridge Dr – Ms. Mills shared her concerns on several different subjects.

Greg Lopez – 36792 View Ridge Dr – Mr. Lopez shared his concerns about growth within Elbert County.

Kerry Jibblits – 19656 Wedemeyer Rd – Ms. Jibblits provided an update to the Xcel PowerPathways Project.



G. DISCUSSION ITEMS

1. Presentation and Discussion of the Elbert County Debris Management Plan - OEM Director Aaron Borne

OEM Manager Borne presented the final draft of the Elbert County Debris Management Plan to the Commissioners for their formal review and consideration of adoption.

Public Comment – None

Commissioner McDaniel requested that this item be included on the next agenda meeting for approval.

H. ACTION ITEMS

1. **Consideration of February 12, 2025 Minutes**

Motion: Approve February 12, 2025 Minutes

Commissioner Buck made a motion to Approve the February 12, 2025 Minutes. Commissioner Schroeder seconded the motion.

Aye - Byron McDaniel, Mike Buck, Dallas Schroeder

Nay – None

2. **Consideration of Approval of the Elbert County Invocation Policy Update - Attorney Bart Greer**

Attorney Greer noted some minor changes to the Invocation Policy including adding a Chaplin as a possibility and not as a requirement.

Public Comment:

Suni Mills – Ms. Mills spoke of times she's had interactions with Chaplin's.

Motion: Approve the Elbert County Invocation Policy

Commissioner Schroeder made a motion to Approve the Amended Invocation Policy as presented. Commissioner Buck seconded the motion.

Aye - Byron McDaniel, Mike Buck, Dallas Schroeder

Nay – None

3. **Consideration of Approval of the Elbert County Commissioners Meeting Policy Update - Attorney Bart Greer**

Attorney Greer noted a considered change to the Meeting Policy to extend the Public Comment time from currently 3 minutes to 5 minutes.

Commissioner's Buck and McDaniel fully support this change in policy.

Public Comment: None

Motion: Approve the Elbert County Commissioners Meeting Policy Update

Commissioner Buck made a motion to Approve the Meeting Policy Updates as presented. Commissioner Schroeder seconded the motion.

Aye - Byron McDaniel, Mike Buck, Dallas Schroeder
Nay - None

I. EXECUTIVE SESSION

Motion: To Enter Executive Session

Commissioner Schroeder made a motion to go into Executive Session with the County Attorney, pursuant to CRS 24-6-402(4)(b) to conference with the County counsel to receive legal advice on specific legal questions or issues, and to discuss legal matters or determining positions or strategy relative to matters that may be subject to negotiations; developing strategy for negotiations; and instruction negotiators, pursuant to CRS 24-6-402(4)E of the Colorado Revised Statutes. Specifically, I move that the Board of County Commissioners go into an executive session to discuss legal advice related to litigation pending in the Elbert County District Court between the Elbert County Board of County Commissioners and the Elbert County Sheriff's Office, Case No. 2024CV30091. Commissioner Buck seconded the motion.

Aye - Byron McDaniel, Mike Buck, Dallas Schroeder
Nay - None

Enter Executive Session at 9:45 AM

Exited Executive Session at 10:51 AM

The participants in the Executive Session were Commissioner McDaniel, Commissioner Schroeder, Commissioner Buck and County Attorney Greer. The Board took no formal action in the contravention of Section 24-6-402(4) of the C.R.S. and no adoption of any proposed policy, position, resolution, rule or regulation took place.

Commissioner McDaniel asked if any person who participated in the Executive Session believes that any substantial discussion of any matters not included in the motion to go into Executive Session occurred during the Executive Session, or that any improper action occurred during the Executive Session in violation of the Colorado Open Meetings Law, that they would state their concerns for the record.

None of the members present in the Executive Session had concerns of improper action in the Executive Session.

J. BOARD PLANNING

1. Agenda Items for Next Meeting

- A) Debris Management Plan
- B) Planning Commission Appointments

Commissioner McDaniel called a recess at 10:53 AM to return for Land Use at 1:00 PM

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

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

1. Bighorn Ridge Rezone - RZ-2023-0316

Motion: Open Public Hearing for Bighorn Ridge Rezone - RZ-2023-0316

Commissioner Buck made a motion to Open Public Hearing for Bighorn Ridge Rezone - RZ-2023-0316. Commissioner Schroeder seconded the motion.

Aye - Byron McDaniel, Mike Buck, Dallas Schroeder
Nay - None

Public Hearing Opened at 1:02 PM



Land Use Planner Kelsey Lanham presented the application for Bighorn Ridge Rezone. The applicant, Grace Erickson, on behalf of the property owner, is requesting to rezone 79.72 acres from Agricultural (A) to Agricultural Residential (AR) at 316 Ponderosa Lane in Elizabeth. The applicant is requesting to rezone for future development purposes of this property. Staff recommends approval.

Ms. Erickson added that the development is to serve only the family in the future. Commissioner Buck stated it is a straightforward rezone.

Public Comment – None

Motion: Approve Bighorn Ridge Rezone

Commissioner Buck made a motion to Approve Bighorn Ridge Rezone. Commissioner Schroeder seconded the motion.

Aye - Byron McDaniel, Mike Buck, Dallas Schroeder

Nay – None

Motion: Close Public Hearing for Bighorn Ridge Rezone – RZ-2023-0316

Commissioner McDaniel made a motion to Close Public Hearing for Bighorn Ridge Rezone – RZ2023-0316.

Commissioner Buck seconded the motion.

Aye - Byron McDaniel, Mike Buck, Dallas Schroeder

Nay – None

Public Hearing Closed at 1:14 PM

2. Independence Planned Unit Development (PUD) Amendment 4 - PD-2024-7520

Motion: Open Public Hearing for Independence Planned Unit Development (PUD) Amendment 4 - PD-2024-7520

Commissioner Schroeder made a motion to Open Public Hearing for Independence Planned Unit Development (PUD) Amendment 4 - PD-2024-7520. Commissioner Buck seconded the motion.

Aye - Byron McDaniel, Mike Buck, Dallas Schroeder

Nay – None

Public Hearing Opened at 1:14 PM

Planning Manager, Jennifer Jones, presented a request on behalf of applicant, Jim Yates with CB Independence Holding Company LLC, for approval of the fourth amendment to the Independence Planned Unit Development (PUD).

Specifically, the modifications are to 1) amend the lot width ranges to specific minimum lot widths in feed and 2) add a note about alternative single family side yard setbacks, for clarification. The Planning Commissioner recommends approval with conditions.

Public Comment – None

Motion: Approve Independence Planned Unit Development (PUD) Amendment 4 - PD-2024-7520

Commissioner Schroeder made a motion to Approve Independence Planned Unit Development (PUD) Amendment 4 - PD-2024-7520 with conditions. Commissioner Buck seconded the motion.

Aye - Byron McDaniel, Mike Buck, Dallas Schroeder

Nay – None



Motion: Close Public Hearing for Independence Planned Unit Development (PUD) Amendment 4 - PD-2024-7520

Commissioner Schroeder made a motion to Close Public Hearing for Independence Planned Unit Development (PUD) Amendment 4 - PD-2024-7520. Commissioner Buck seconded the motion.

Aye - Byron McDaniel, Mike Buck, Dallas Schroeder

Nay - None

Public Hearing Closed at 1:28 PM

3. Digby Zoning Authorization

Land Use Planner Kelsey Lanham requests direction/authorization from the Board of County Commissioners to initiate rezoning for three parcels of land de-annexed from the Town of Kiowa, referred to as the Digby Property. The property is currently within Elbert County zoning jurisdiction but has no zoning designation.

Public Comment - None

Motion: To Authorize Planning

Commissioner Buck made a motion to Authorize Planning Staff to begin the initiated zoning process for the subject property. Commissioner Schroeder seconded the motion.

Aye - Byron McDaniel, Mike Buck, Dallas Schroeder

Nay - None

L. ADJOURNMENT

Motion: To Adjourn

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

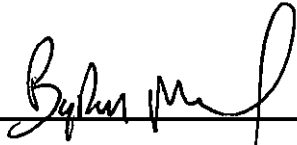
Aye - Byron McDaniel, Mike Buck, Dallas Schroeder

Nay - None

Meeting Adjourned at 1:30 PM

BOARD OF COUNTY COMMISSIONERS

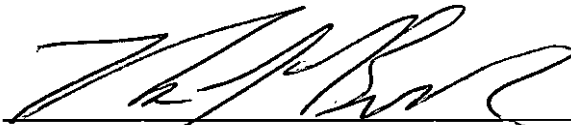
ELBERT COUNTY, COLORADO



BYRON MCDANIEL, Chair, COMMISSIONER District 3



DALLAS SCHROEDER, COMMISSIONER District 2

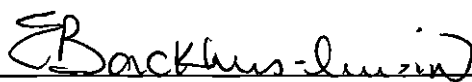


MIKE BUCK, COMMISSIONER District 1

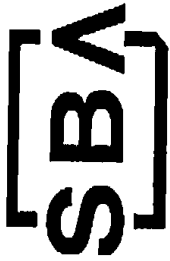
ATTEST: Emily Backhus-Irwin

Deputy Clerk

BY:



Deputy Clerk to the Board of County Commissioners



U.S. Small Business
Administration

Colorado Rural Agency Disaster Declaration #20030/20031
Rural Area Severe Winter Storms, Flooding and Tornadoes 06/08/23 through 06/23/23
County Statistic Report

Loan Activity as of COB: 01/06/2025

LOAN TYPE	FULL APPLICATION COUNT	IN PROGRESS	DECLINED	WITHDRAWN	OFFER COUNT	OFFER AMOUNT	DISBURSEMENT COUNT	DISBURSEMENT AMOUNT
ELBERT COUNTY								
HOME	9	0	1	2	6	384,100	5	315,800
BUSINESS	2	0	0	1	1	31,700	1	31,700
ECONOMIC INJURY (EIDL)	4	0	2	2	0	0	0	0



U.S. Small Business
Administration

PDC Application Processing Statistics

Declaration Code
CO-20001

Description

Disaster Name: Rural Area - Severe Storms, Flooding and Tornadoes
Physical / EIDL Declaration Numbers: 20030 / 20031
Declaration Type: SBA Rural Agency
Damage Type: Storms & Floods
Primary / Contiguous Counties: 2 / 0

Dates

Declaration Date: 10/25/2023
Physical Deadline: 12/26/2023
EIDL Deadline: 7/25/2024

Activity through 1/5/2025

Processing Stage Description

The 'Processing' stage begins when the application and supporting documentation are received by SBA's Processing and Disbursement Center (PDC). In this stage, SBA will perform know-your-customer, review IRS tax transcripts, perform loss verification, and underwrite the loan. Once SBA has determined the applicant is eligible and creditworthy, SBA will notify the applicant of their approval and maximum loan amount.

Key Metrics

- 'Full Application Count': Applicants who pass the automated checks are encouraged to upload supporting documentation for a full SBA review. This metric counts the number of applicants that submitted full applications and supporting documentation.
- 'In Progress': The number of applications that are in SBA's processing work flow
- 'Declined': The number of applications where SBA completed its review and determined the applicant was not eligible for an SBA disaster loan
- 'Withdrawn': The number of applications that were withdrawn by the applicant. Applications are automatically withdrawn if SBA requires information to complete its review but the applicant does not respond within 7 days. These withdrawn applications will be moved back to 'In Progress' when the applicant provides the required information
- 'Offer Count' / 'Offer Amount': When SBA completes its review of the application and supporting documentation it will notify the applicant of SBA's decision. Approved applicants will receive a loan offer and maximum loan amount. This metric counts the number of applicants who received an offer and the maximum amount of those offers.
- 'Disbursement Count' / 'Disbursement Amount': Applicants who accept their offers will enter the closing process where SBA disburses the loan to the applicant. This metric counts the number of applicants who received a loan disbursement and the total amount of those disbursements to date.
- 'SBA Approval Rate' can be calculated as: $\text{Offer Count} / (\text{Offer Count} + \text{Declined})$
- 'SBA Processed Rate' can be calculated as: $(\text{Offer Count} + \text{Declined} + \text{Withdrawn}) / \text{Full Application Count}$

Processing Activity by Loan Type

Loan Type	Full Application Count	In Progress	Declined	Withdrawn	Offer Count	Offer Amount	Disbursement Count	Disbursement Amount
Home	35	0	7	5	23	1,506,400	21	1,287,964
Business	7	0	1	3	3	115,000	3	85,300
EIDL	11	0	6	3	2	26,800	2	26,800
Grand Total	53	0	14	11	28	1,648,200	26	1,400,064