

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

Regular Meeting Held in the BOCC Meeting Room

May 28, 2025 at 9:00 AM

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07/09/2025 11:30:20 AM Page: 1 of 7 R 0.00 D  
Rhonda Braun Recorder, Elbert County, Co



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

Pastor Bill Anderson from Son Country Community 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. County Clerk Rhonda Braun called the roll.

Mike Buck - Present  
Dallas Schroeder - Present  
Byron McDaniel - Present

**C. APPROVAL OF AGENDA**

Motion: Approve Agenda

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

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

**D. CONSENT AGENDA**

Motion: Approve Consent Agenda

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

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

1. Approval of CDS Mylars as needed
2. Approval of Vouchers as needed
3. Acknowledgment of Variance Reports
4. Approval of the Annual Reaffirmation for Temporary Assistance for Needy Familied (TANF) MOU
5. Approval of the Updated Fleet Management Policy
6. Ratification of May 19, 2025 Elbert County Disaster Declaration

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

Juliette Madsen – Interim Office of Emergency Management Director provided an update from the recent tornados experienced in Elkhorn Ranch on May 24, 2025. Ms. Madsen stated 24 properties sustained mild to severe damage, no injuries were reported and all pets have been accounted for and are stable. OEM and emergency responders provided 450 meals to those who were displaced, and 13 dumpsters are located on site for debris. There will be a Disaster Assistance Center Clinic on May 29, 2025 from 4:00 PM – 8:00 PM at the Rattlesnake Fire Station #251 for those residents impacted.

Commissioner McDaniel thanked all who responded so quickly.

County Manager Shawn Fletcher:

- The County is entering audit season. All departments should pay attention to their budgets, look at what's being spent and begin planning for next year.
- Bathrooms are being remodeled in Admin Building
- Elbert County experienced damage from the recent hail storm. Staff is assessing damage and getting insurance estimates for vehicle and roof damage.
- Mr. Fletcher and several department heads attended a seminar for training on Stephen Covey's 7 Habits of Highly Effective People. Training will begin soon with departments in the County on the importance of trust and working collaboratively to accomplish the goals of Elbert County.

**F. CITIZEN PUBLIC COMMENT**

Kerry Jibblits – 19656 Wedemeyer Rd – Ms. Jibblits voiced her concerns about landowner's rights regarding the Xcel project and asked the Commissioners to please help to protect their rights.

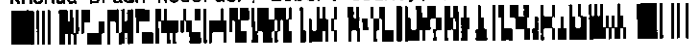
Commissioner McDaniel addressed the approval of a solar farm project in a previous meeting. There have been complaints and support for the solar farm, but overall the benefits outweighed the negatives. Mr. McDaniels and his family have received threats. Threats will not be tolerated and he will be contacting the Sheriff's office if further threats are received.

Commissioner McDaniel listed benefits that he has verified with the solar farm:

- CORE Energy needs a solar farm for reliability purposes and to stabilize consumer costs
- It will prevent potential rolling blackouts
- Information has not shown decreased property values due to the solar farm
- If there is damage from hailstorms, it will be repaired
- This will bring 200+ jobs during the construction phase, then full time jobs
- Sundance will work with the county on the aesthetics, and ensure that the new access road is up to county standards
- Elbert County will receive money for this project and it will be utilized to repair infrastructure in the area – bridges and roads need repair and the money will assist in accomplishing those goals
- We will be looking at appointing an advisory committee for this solar project to report directly back to the board, utilizing local citizens, those with experience with standing up against utilities and those that have a vested interest in making sure the farm looks right

Mr. McDaniel is working with the Sheriff's Office to bring in a code enforcement/animal control officer. The officer will also help the planning department with enforcement.

Commissioner McDaniel also commended Public Works Director Monty Hankins and Public Works for their hard work with the recent tornadoes, hailstorms and flooding that occurred. They are also working on a plan to address flooding in the Town of Elbert.



## **G. DISCUSSION ITEMS**

1. **Consideration of Approval of a Resolution Approving the Updated International Building Code Fee Schedule**

Commissioner McDaniel requested to move this item to the next board meeting for further discussion.

Commissioner Schroeder asked the County Manager to work with the Building Department and Finance to gather final numbers showing where the county stands to date for permits issued, revenue and impact to the budget before the Commissioners make a final decision.

## **H. ACTION ITEMS**

1. **Consideration of April 24, 2025 Special Meeting Minutes**

Motion: Approval of April 24, 2025 Special Meeting Minutes

Commissioner Schroeder made a motion to Approve April 24, 2025 Special Meeting Minutes as presented and dispense with the reading. Commissioner Buck seconded the motion.

Aye – Dallas Schroeder, Mike Buck, Byron McDaniel

Nay – None

## **I. BOARD PLANNING**

1. **Agenda Items for Next Meeting**

A) Consideration of Approval of a Resolution Approving the Updated International Building Code Fee Schedule

B) Discussion Regarding Building Department Fees and Ordinance Updates

Commissioner McDaniel called a recess at 9:24 AM to return at 1:00 PM for Land Use.

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

The Land Use Hearing was called to order at 1:00 PM. County Clerk Rhonda Braun called the roll.

Mike Buck - Present

Dallas Schroeder - Present

Byron McDaniel – Present

1. **Setting the Hearing Date for Pine Ridge Metropolitan District Service Plan**

Planning Manager Jennifer Jones requested a hearing date for Pine Ridge Metropolitan District Service Plan to be June 25, 2025 at 1:00 PM in the BOCC.

Motion: Set the hearing date for the Pine Ridge Metropolitan District Service Plan to be June 25, 2025 at 1:00 PM in the BOCC. Commissioner Buck seconded the motion.

Aye – Dallas Schroeder, Mike Buck, Byron McDaniel

Nay – None



## 2. Stonewall Bed & Breakfast and Events, SUR-2024-7211

Motion: Open Public Hearing for Stonewall Bed & Breakfast and Events, SUR-2024-7211

Commissioner Buck made a motion to open Public Hearing for Stonewall Bed & Breakfast and Events, SUR-2024-7211. Commissioner Schroeder seconded the motion.

Aye – Dallas Schroeder, Mike Buck, Byron McDaniel

Nay – None

Public Hearing Opened at 1:03 PM

Land Use Planner Danny Klibaner presented the application for a Special Use by Review for a 1.5-acre property to be used for a bed and breakfast and weddings and events. This SUR includes a leased parking area on the neighboring property for events and weddings. There will be no parking for events along County Road 98. All comments have been addressed, and staff recommend approval with conditions presented.

Commissioner Buck asked for clarification of the hours of operation.

Applicant Randy Davis stated the events would close down between 9 and 10 PM.

The Commissioners and applicant discussed sewer, leach fields and the short-term parking lease.

Public Comment –

Judy Wille – 9490 CR 102 – Ms. Wille voiced concerns about the parking and requested that the county install no parking signs on CR 98. She requested a deadline for completion of the OWTS permit. Ms. Wille stated that the cottage on the property was reconstructed without necessary permits.

Close Public Comment

Mr. Davis believes he had addressed Ms. Wille's concerns with timelines and requirements.

Commissioner Schroeder asked the applicant if he agreed to all 6 conditions. The applicant agreed to the conditions and to no parking signs on wedding days or events at the property. Commissioner Schroeder does not believe signs on a county road should be the responsibility of a property owner.

Commissioner Buck asked about Ms. Wille's comment that the cottage was built with no permits. Mr. Davis stated that the garage was already insulated and drywalled. He finished it, made it better and bigger and did not pull permits.

Commissioner Buck requested that the Building Department inspect the cottage that is on site for possible permitting.

Commissioner Schroeder made a motion to continue the hearing for SUR 2024-7211

Danny Klibaner recommended adding a condition that the building needs to be permitted

Commissioner Schroeder rescinded the motion to continue the hearing for SUR 2024-7211

Motion: Add a condition for the cottage to be permitted and inspected prior to any events.

Commissioner Schroeder made a motion to add a condition of approval to have the cottage be permitted and inspected prior to any events. Commissioner Buck seconded the motion.

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

Motion: Approve Stonewall Bed & Breakfast and Events, SUR-2024-7211 with the designated conditions.  
Commissioner Schroeder seconded the motion.

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

Motion: Close Public Hearing for Stonewall Bed & Breakfast and Events, SUR-2024-7211

Commissioner Buck made a motion to Close Public Hearing for Stonewall Bed & Breakfast and Events, SUR-2024-7211. Commissioner Schroeder seconded the motion.

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

Public Hearing Closed at 1:41 PM

### **3. Running Creek Storage EDZ Site Plan, EDZ-2024-3548**

Motion: Open Public Hearing for Running Creek Storage EDZ Site Plan EDZ-2024-3548

Commissioner Schroeder made a motion to Open Public Hearing for Running Creek Storage EDZ Site Plan EDZ-2024-3548. Commissioner Buck seconded the motion.

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

Public Hearing Opened at 1:41 PM

Land Use Planner Danny Klibaner presented the application for Running Creek RV Storage, case #EDZ-2024-3548. The storage facility will have 340 storage spaces and has an existing 8' tall deer fence. The proposed improvements include a gravel parking lot, a gate, a detention pond, evergreen trees for landscaping and screening of the storage area. Staff recommends approval.

The Commissioners and applicant CJ Kirst discussed fencing all the way around the property, the retention pond for flooding and traffic studies for traffic counts.

Mr. Buck is concerned that 5 engineers have looked at the site plan and none recommended traffic studies. He would like the applicant to address future growth and increased traffic and asked if the applicant should be required to finance the installation of turn lanes on County Rd. 13 when traffic increases.

Mr. Kirst stated that all conditions had been met and no recommendations had been made to install turn lanes on County Rd. 13.

Public Comment –



Shirley Shepherd – Ms. Shepherd owns the land to the west surrounding Ewing Landscaping and is fixing fencing there because of accidents. Ms. Shepherd is requesting the installation of another lane to enter the project property.

Roger Burton – 2627 Remington – Mr. Burton stated he isn't opposed to the development but would recommend they require a left turn into the property southbound on CR 13 and add an acceleration/deceleration lane.

Heather Angel – South of location – Ms. Angel voiced concerns about privacy, security and safety with traffic.

John Gaudreault – Son of property owner Mr. Gaudreault stated there is minimal traffic impact compared to other businesses surrounding the property.

Tom Maroney – Mr. Maroney stated he is in support of the project. He feels that this is the best application that he has seen in 30 years in Elbert County. The applicant followed all Elbert County regulations.

#### Close Public Comment

Commissioner Schroeder stated a traffic count wouldn't give useful data as it could only measure current traffic, not future projections. Mr. Schroeder does not believe the BOCC can add requirements that are above those required by engineers and based on possible future growth.

Mr. Kirst stated that the County Engineer and a 3<sup>rd</sup> party engineer that they use had no concerns and the plan was deemed acceptable.

Mr. Buck feels that a traffic study is necessary, regardless of no recommendation for a traffic study from 5 engineers. He believes that traffic will increase on County Rd. 13 and would like to know who pays for improvements when traffic increases.

Commissioner McDaniel requested a continuance to have more questions answered regarding the public concerns and concerns he has.

Commissioner Schroeder asked what specific questions needed an answer. Mr. McDaniel stated he wants more information regarding traffic, turn lanes, and to speak with the engineers himself.

Commissioner Buck made a motion to Continue Running Creek RV Storage EDZ-2024-3548 to June 11, 2025. Commissioner Schroeder seconded the motion.

Mr. Kirst requested information prior to the hearing to give them understanding of what the commissioners had received with time to prepare.

Aye – Dallas Schroeder, Mike Buck, Byron McDaniel

Nay – None

#### K. ADJOURNMENT

Motion: Adjourn

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

Aye – Dallas Schroeder, Mike Buck, Byron McDaniel

Nay – None

Meeting Adjourned at 2:44 PM



**BOARD OF COUNTY COMMISSIONERS**

**ELBERT COUNTY, COLORADO**

**BYRON MCDANIEL, Chair, COMMISSIONER District 3**

**DALLAS SCHROEDER, COMMISSIONER District 2**

**MIKE BUCK, Vice Chair, COMMISSIONER District 1**

**ATTEST: Emily Backhus-Irwin**

**Deputy Clerk**

**BY:**

**Deputy Clerk to the Board of County Commissioners**