



ELBERT COUNTY, COLORADO
BOARD OF COUNTY COMMISSIONERS MEETING MINUTES
Regular Meeting Held in the Agriculture Building
March 10, 2021 at 9:00 AM

A. INVOCATION/PLEDGE OF ALLEGIANCE:

Commissioner Richardson went over the Governor's mask mandate.

Father Michael performed the Invocation and led the Pledge of Allegiance.

B. CALL TO ORDER AND ROLL CALL

The regular Board of County Commissioners meeting was called to order at 9:04 AM. Deputy Clerk Amanda Moore performed roll call and all Commissioners were present.

C. APPROVAL OF AGENDA

Motion: Approval of Agenda as presented.

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

Yes - Chris Richardson, Grant Thayer, Rick Pettitt

No - None

D. CONSENT AGENDA

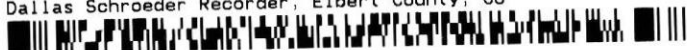
Motion: Approval of Consent Agenda as presented

Commissioner Rick Pettitt made a motion to Approve Consent Agenda as presented. Commissioner Grant Thayer seconded the motion.

Yes - Chris Richardson, Grant Thayer, Rick Pettitt

No - None

1. Approval of CDS Mylars as needed
2. Approval of Vouchers as needed
3. Acknowledgement of CDS Pipeline Report
4. Ratification of Extension of Declaration of Local Disaster Emergency



E. ELECTED OFFICIALS/DEPARTMENT HEADS/STAFF REPORTS

County Manager Sam Albrecht stated that staff is preparing for a major snow storm event. Mr. Albrecht asked citizens to be aware and to look for updates on social media.

F. CITIZEN PUBLIC COMMENT

No Citizen Comment

G. DISCUSSION ITEMS

1. Amendment to CDS Development Review Fee Schedule

Community and Development Director Christina Stanton provided an update on a fee that was left out of the recent fee schedule and that staff would like to place it back in as an amendment.

Commissioner Richardson asked that it be placed on the next agenda for action.

2. Small Business Relief Program Update

County Manager Sam Albrecht provided an update on the small business relief program. The County was able to provide \$52,000 of aid to small businesses. Mr. Albrecht is hopeful that the County will be able to do another round of awards from the CARES Act later.

There was a brief discussion on funds and future spending.

3. Public Works Maintenance Shop Requirements

Public Works Director Rory Hale explained the ongoing issues with the current public works shop. Mr. Hale stated that a new shop would be needed in order to provide safety and expansion for staff and equipment. Mr. Hale provided a recommendation to the Board on a possible new shop to house all operations in one area.

There was a brief discussion on the matter and need for a new location.

Public Comment:

None



H. ACTION ITEMS

1. Approval of February 24, 2021 Minutes

Motion: Approval of February 24, 2021 Minutes

Commissioner Grant Thayer made a motion to Approve the Minutes as presented and dispense with the reading. Commissioner Rick Pettitt seconded the motion.

Yes - Chris Richardson, Grant Thayer, Rick Pettitt

No - None

2. Approval of USGS Well Monitoring Contract Extension

County Manager Sam Albrecht provided a history on the USGS contract and scope of work. Mr. Albrecht recommends BOCC approval of the new contract.

Commissioner Thayer expressed how important it is to be able to confirm and monitor our water levels.

Commissioner Pettitt asked if the wells that had dropped off have been replaced.

Public Comment:

None

Motion: To Approve the USGS Well Monitoring Contract Extension.

Commissioner Rick Pettitt made a motion to Approve the USGS Well Monitoring Contract Extension. Commissioner Grant Thayer seconded the motion.

Yes - Chris Richardson, Grant Thayer, Rick Pettitt

No - None

3. Spring Valley Ranch Subdivision Improvement Agreements (SIA)

County Manager Sam Albrecht provided a brief update on the Spring Valley Ranch SIA. Mr. Albrecht said that the SIA's spell out the improvements and costs.

Public Comment:

None

Motion: To Approve Spring Valley Ranch Subdivision Improvement Agreements.

Commissioner Rick Pettitt made a motion to Approve Spring Valley Ranch Subdivision Improvement Agreements. Commissioner Grant Thayer seconded the motion.



Yes - Chris Richardson, Grant Thayer, Rick Pettitt

No - None

4. Cattleman's Day Resolution

Commissioner Richardson spoke about the Meat Out day on March 20th. Commissioner Richardson stated that the claims made are bad against farms and ranches. They are claiming that eating meat is animal abuse.

Commissioner Thayer said it looks like the State is layering on negativity on agriculture.

Commissioner Pettitt stated that this will impact how people earn their living and we need to stand up against it.

Public Comment:

None

County Manager Sam Albrecht read the Resolution out loud.

Motion: To Approve the Cattleman's Day Resolution.

Commissioner Rick Pettitt made a motion to Approve the Cattleman's Day Resolution. Commissioner Grant Thayer seconded the motion.

Yes - Chris Richardson, Grant Thayer, Rick Pettitt

No - None

Commissioner Thayer added "eat meat"

Travis Grant with Congressman Buck's office said that they are working to strengthen agriculture.

Leah Braton, Elizabeth. Ms. Braton announced that they are holding a Meat In Day on March 20th at the Elizabeth Locker Plant along with Farm Bureau and Elbert County Republicans.

Commissioner Richardson announced that this gathering is protected under political speech.

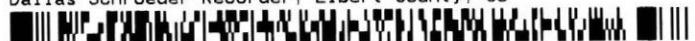
I. EXECUTIVE SESSION

Motion: To Enter into Executive Session

Commissioner Rick Pettitt made a motion to Enter into Executive Session. Commissioner Grant Thayer seconded the motion.

Yes - Chris Richardson, Grant Thayer, Rick Pettitt

No - None



Entered into Executive Session at 9:47 AM.
Returned From Executive Session at 10:09 AM.

Commissioner Richardson listed the participants of the executive session and asked if there were any concerns on the discussion. No Concerns were stated. Commissioner Richardson stated that there was no formal action or adoption of anything in the executive session.

Commissioner Richardson stated that based on the discussion he would entertain a motion.

Motion: To Provide Authority to Staff to Negotiate for the purpose related to purchase of property not to exceed the County Manager's spending Authority.

Commissioner Grant Thayer made a motion to Provide Authority to Staff to Negotiate for the purpose related to purchase of property not to exceed the County Manager's spending Authority. Commissioner Rick Pettitt seconded the motion.

Yes - Chris Richardson, Grant Thayer, Rick Pettitt
No - None

J. BOARD PLANNING

1. Agenda Items for Next Meeting

CDS Fee Schedule
Cul-de-sac Agreements
2022 Draft Budget Guidelines

Commissioner Richardson called a recess at 10:12 AM to return for Land Use Hearings at 1:00 PM.



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

The meeting was called to order at 1:03 PM. Deputy Clerk Amanda Moore performed roll call and all Commissioners were present.

1. Request for Extension--Delbert Hills (MD-18-0095) Subdivision Improvement Agreement (SIA)

Applicant Representative CJ Kirst with Tahoe Consulting presented a request for extension on Delbert Hills. Mr. Kirst stated that the one year deadline has expired and they are requesting another year to complete. Mr. Kirst said that a lot of the hold up on the development was County Rd 178.

Commissioner Thayer stated that he would be ok with a 6 month extension, but not a year.

Commissioner Richardson agreed.

Motion: To Grant an Extension for Six Months for Delbert Hills MD.

Commissioner Grant Thayer made a motion to Grant an Extension for Six Months for Delbert Hills MD. Commissioner Rick Pettitt seconded the motion.

Yes - Chris Richardson, Grant Thayer, Rick Pettitt

No - None

2. Messer Event Center (SU-19-0099)--A request for a Special Use by Review to allow for an existing event center located on approximately 20 acres at 33955 County Road 37, Kiowa

Motion: To Open a Public Hearing for Messer Event Center Special Use

Commissioner Rick Pettitt made a motion to Open a Public Hearing for Messer Event Center Special Use. Commissioner Grant Thayer seconded the motion.

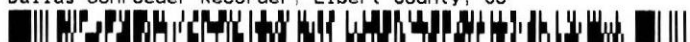
Yes - Chris Richardson, Grant Thayer, Rick Pettitt

No - None

The Public Hearing Opened at 1:06 PM.

Land Use Planner Greg Laudenslager presented a request for Messer Event Center Special Use by Review for an existing Event Center on 20 Acres. Mr. Laudenslager went over the referral process and conditions that have been added. Mr. Laudenslager stated that the change of occupancy triggered impact fees that total \$55,000. Staff and Planning Commission recommend approval.

Applicant Representative Tom Maroney, PO Box 902, Elizabeth. Mr. Maroney stated that they have been



working on this Special Use for a long time and are still waiting on answers from CDOT. Mr. Maroney stated that they have complied with Fire and Sheriff and the building has been inspected. Mr. Maroney stated that this use is good for the County, 4H, Dog and Horse shows.

Commissioner Thayer asked if the applicant plans on growing the business and expressed his concerns over the unwillingness for a new well and septic system.

Commissioner Pettitt questioned what plans they have for traffic control if the Sheriff's office is busy.

Applicant Ralph Messer stated that at this time as long as they provide three bathroom units, they would not need a new well and septic at this time.

There was a brief discussion on conditions.

Public Comment:

Julie Atkinson, 4702 County Rd 106, Elizabeth. Ms. Atkinson has been involved with this property for three years with Mr. Messer. Ms. Atkinson is for this project and feels it help save our culture and way of life. Ms. Atkinson stated that Mr. Messer opens twice a week just to let people ride for \$10 and feels this arena is a blessing to this community.

Commissioner Richardson called a recess at 1:52 PM.

The meeting returned at 2:10 PM.

There was a brief discussion on the additional conditions and the applicant agreed to them.

Motion: To Approve Messer Event Center Special Use with the Conditions listed.

Commissioner Rick Pettitt made a motion to Approve Messer Event Center Special Use with the Conditions listed. Commissioner Grant Thayer seconded the motion.

Yes - Chris Richardson, Grant Thayer, Rick Pettitt

No – None

Motion: To Close the Public Hearing

Commissioner Grant Thayer made a motion to Close the Public Hearing. Commissioner Rick Pettitt seconded the motion.

Yes - Chris Richardson, Grant Thayer, Rick Pettitt

No - None

The Public Hearing Closed at 2:12 PM.



3. Rock Bottom Propane (SU-20-0068)--A request for a Special Use by Review to allow for a bulk propane storage facility (78,000 gallon maximum) located on approximately 0.95 acres of a larger 60.15 acre property located at 13618 County Road 166, Kiowa

Motion: To Open a Public Hearing for Rock Bottom Propane Special Use

Commissioner Rick Pettitt made a motion to Open a Public Hearing for Rock Bottom Propane Special Use. Commissioner Grant Thayer seconded the motion.

Yes - Chris Richardson, Grant Thayer, Rick Pettitt

No - None

The Public hearing Opened at 2:13 PM

Land Use Planner Greg Laudenslager presented a request for Special Use to allow for bulk propane storage on .95 acres of a larger 60 acre parcel. Mr. Laudenslager stated that impact fees are not applicable for this use and Staff and Planning Commission recommended approval with the conditions listed.

Applicant Representative Tom Maroney, PO Box 902, Elizabeth. Mr. Maroney stated that the application is straight forward and he does not have anything else to add.

No Public Comment

Motion: To Approve Rock Bottom Propane Special Use with the conditions listed.

Commissioner Grant Thayer made a motion to Approve Rock Bottom Propane Special Use with the conditions listed. Commissioner Rick Pettitt seconded the motion.

Yes - Chris Richardson, Grant Thayer, Rick Pettitt

No - None

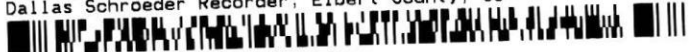
Motion: To Close the Public Hearing.

Commissioner Rick Pettitt made a motion to Close the Public Hearing. Commissioner Grant Thayer seconded the motion.

Yes - Chris Richardson, Grant Thayer, Rick Pettitt

No - None

The Public Hearing Closed at 2:24 PM.



4. SAC Wireless (SU-20-0076)--A request for a Special Use by Review to permit a 76' wireless telecommunications tower on property located at 38555 County Road 29, Elizabeth

Motion: To Open a Public Hearing for SAC Wireless Special Use.

Commissioner Grant Thayer made a motion to Open a Public Hearing for SAC Wireless Special Use.
Commissioner Rick Pettitt seconded the motion.

Yes - Chris Richardson, Grant Thayer, Rick Pettitt
No - None

The Public Hearing Opened at 2:25 PM

Land Use Planner Greg Laudenslager presented a request for a 76 foot wireless communication tower located on a property at 38555 County Rd 29 in Elizabeth.

There was a brief discussion on impact fees and a map of the location.

Motion: To Approve SAC Wireless Special Use SU-20-0076 with the conditions listed.

Commissioner Grant Thayer made a motion to Approve SAC Wireless Special Use SU-20-0076 with the conditions listed. Commissioner Rick Pettitt seconded the motion.

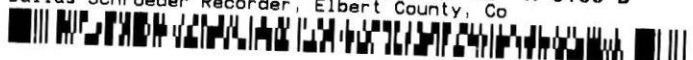
Yes - Chris Richardson, Grant Thayer, Rick Pettitt
No - None

Motion: To Close the Public Hearing

Commissioner Rick Pettitt made a motion to Close the Public Hearing. Commissioner Grant Thayer seconded the motion.

Yes - Chris Richardson, Grant Thayer, Rick Pettitt
No - None

The Public Hearing Closed at 2:46 PM.



L. ADJOURNMENT

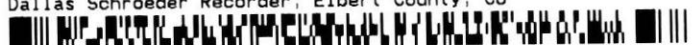
Motion: To Adjourn

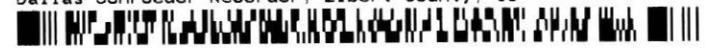
Commissioner Grant Thayer made a motion to Adjourn. Commissioner Rick Pettitt seconded the motion.

Yes - Chris Richardson, Grant Thayer, Rick Pettitt

No - None

The Meeting Adjourned at 2:47 PM.





ELBERT COUNTY ROAD AND BRIDGE SHOP



“BUYING EFFICIENCY”



YOUR EXISTING FACILITY

PHOTOS OF CONDITION & AREAS OF CONCERN

water infiltration





YOUR EXISTING FACILITY

PHOTOS OF CONDITION & AREAS OF CONCERN

water infiltration





YOUR EXISTING FACILITY

PHOTOS OF CONDITION & AREAS OF CONCERN

No internal floor drains



YOUR EXISTING FACILITY PHOTOS OF CONDITION & AREAS OF CONCERN

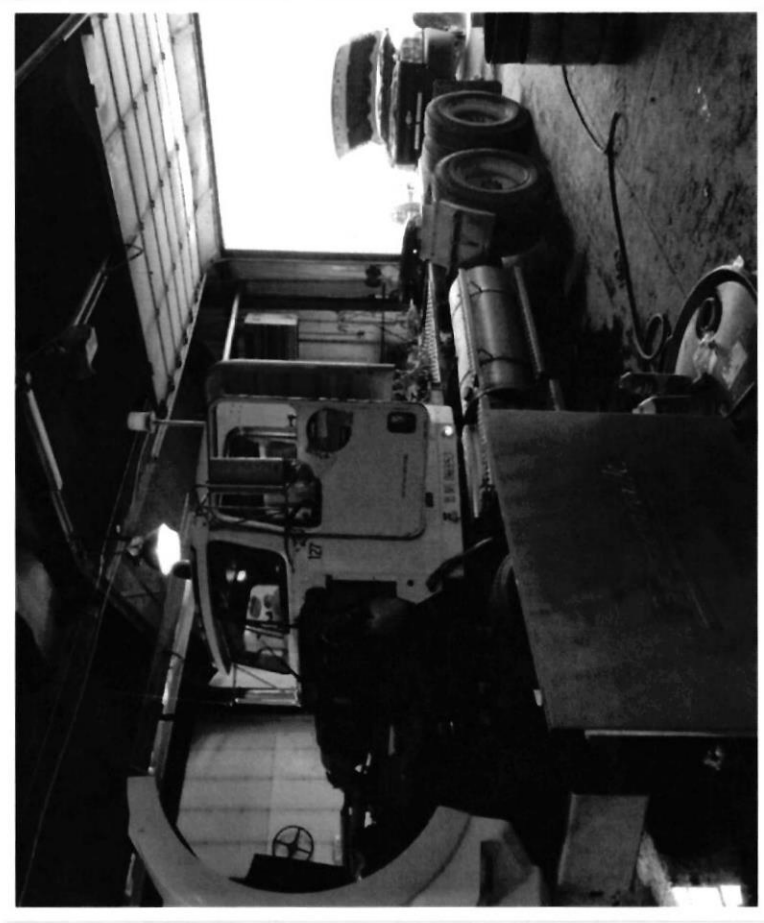
not enough space to do the work



YOUR EXISTING FACILITY

PHOTOS OF CONDITION & AREAS OF CONCERN

not enough space to do the work





YOUR EXISTING FACILITY

PHOTOS OF CONDITION & AREAS OF CONCERN

majority of equipment is stored outdoors

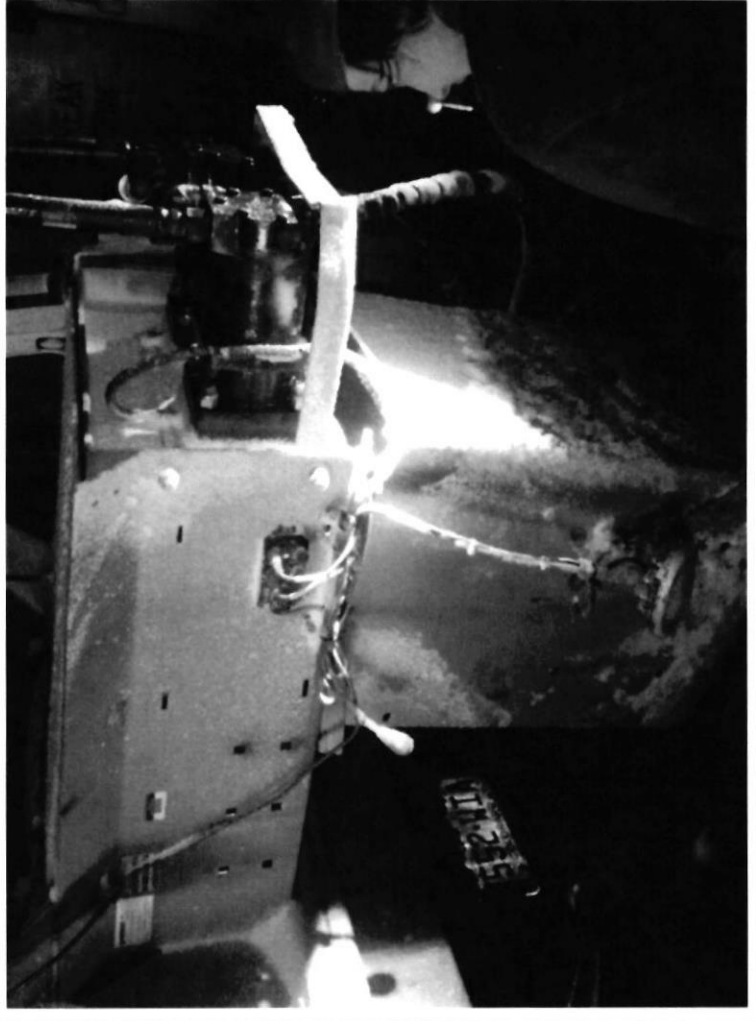
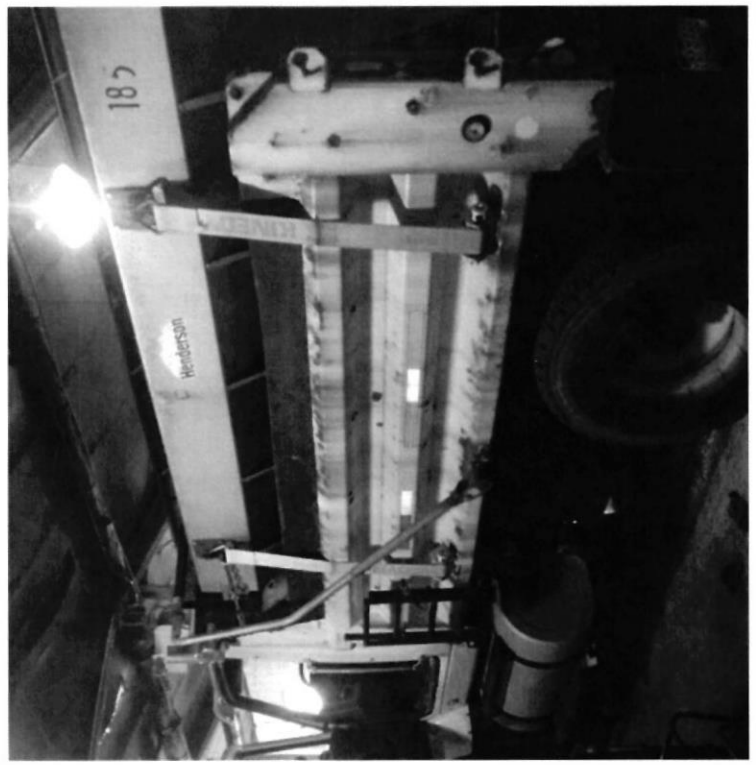




YOUR EXISTING FACILITY

PHOTOS OF CONDITION & AREAS OF CONCERN

equipment rust & repairs due to outdoor storage



YOUR EXISTING FACILITY PHOTOS OF CONDITION & AREAS OF CONCERN

Building does not allow for keeping a clean work environment





RECOMENDATIONS

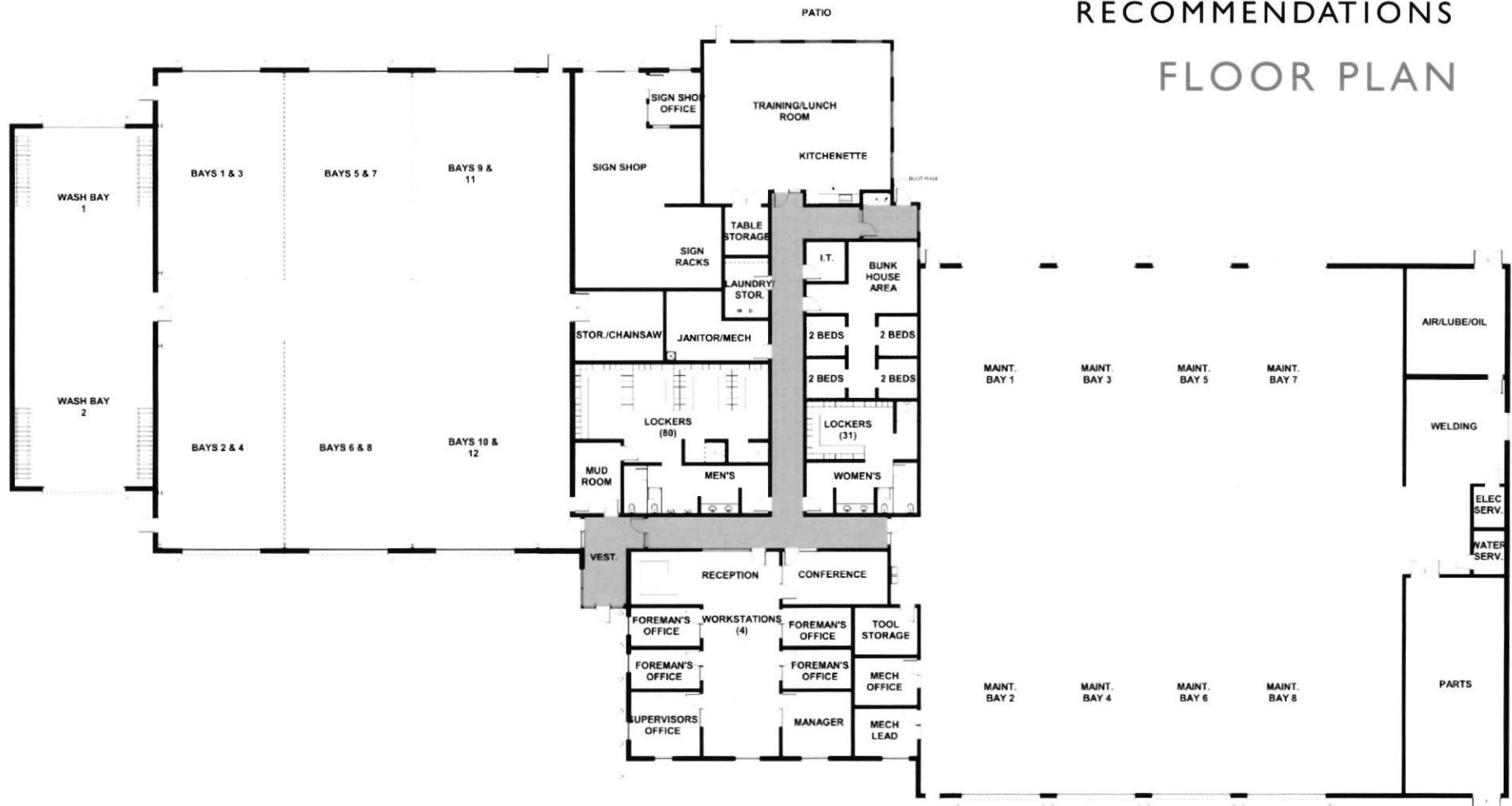


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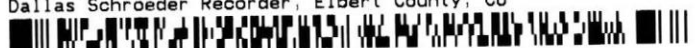
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RECOMMENDATIONS FLOOR PLAN

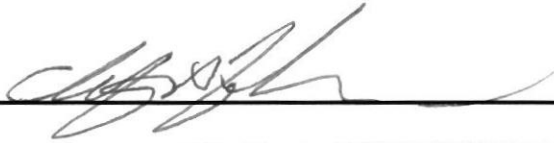


Company	Award_Amount
Patty Ann's Cafe	\$ 5,000.00
Figueroa Enterprises (dba Sawmill Bar & Grill)	\$ 5,000.00
Asia Kitchen (T&D Investment Corporation)	\$ 3,500.00
Country Corner	\$ 3,500.00
South 40 Bar and Grill	\$ 3,500.00
Little Valley Smoke House	\$ 3,500.00
Salavador LLC - El Abuelo Restaurant	\$ 7,000.00
Wyn Lifestyle-Resue Joe	\$ 3,500.00
El Rinconcito LLC	\$ 3,500.00
The Comforts of Home	\$ 3,500.00
High Plains Food Store	\$ 3,500.00
Chalkbox Gymnastics	\$ 3,500.00
Odari Investments - Subway	\$ 3,500.00
	\$ 52,000.00
Award Amouts based on Receipts	
< \$500,000	\$ 3,500.00
> \$500,00 and < \$1 Mill	\$ 5,000.00
> \$1 mil and < 2.5 Mill	\$ 7,000.00



BOARD OF COUNTY COMMISSIONERS

ELBERT COUNTY, COLORADO



CHRIS RICHARDSON, Chair, COMMISSIONER District 1



RICK PETTITT, COMMISSIONER District 2

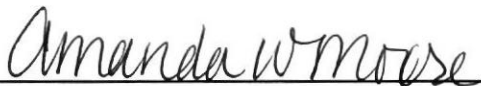


GRANT THAYER, Vice-Chair, COMMISSIONER District 3

ATTEST: Amanda Moore

Deputy Clerk

BY:



Deputy Clerk to the Board of County Commissioners; Amanda Moore