



ELBERT COUNTY, COLORADO
BOARD OF COUNTY COMMISSIONERS MEETING MINUTES

Regular Meeting Held in the BOCC Meeting Room

January 12, 2022 at 9:00 AM

A. INVOCATION/PLEDGE OF ALLEGIANCE: PASTOR BOB MEYER

County Clerk Dallas Schroeder preformed the Invocation and led the Pledge of Allegiance.

B. ORGANIZATIONAL MEETING

The Organizational Meeting was called to order at 9:02 AM. Deputy Clerk Amanda Moore preformed roll call and all Commissioners were present.

County Manager Sam Albrecht provided an update on the organizational resolution and highlighted some of the changes. Mr. Albrecht presented the zoning map for the County and the need to nominate a Chair and Vice Chair for the year.

Commissioner Grant Thayer nominated Commissioner Chris Richardson for Chair. Commissioner Rick Pettitt seconded the nomination. Commissioner Richardson accepted the nomination.

Yes - Grant Thayer, Rick Pettitt

No - None

Approved Commissioner Chris Richardson as Chair of the Board of County Commissioners.

Commissioner Rick Pettitt nominated Commissioner Grant Thayer for Vice Chair. Commissioner Chris Richardson seconded the nomination. Commissioner Thayer accepted the nomination.

Yes - Chris Richardson, Rick Pettitt

No - None

Approved Commissioner Grant Thayer as Vice Chair of the Board of County Commissioners.

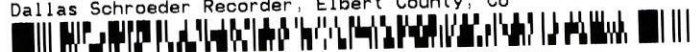
Public Comment: None

Motion: To Approve the Organizational Resolution with the Zoning Map as Resolution 22-01.

Commissioner Grant Thayer made a motion to Approve the Organizational Resolution with the Zoning Map as Resolution 22-01 . Commissioner Rick Pettitt seconded the motion.

Yes - Chris Richardson, Grant Thayer, Rick Pettitt

No - None





C. CALL TO ORDER AND ROLL CALL

The regular Board of County Commissioners meeting was called to order at 9:09 AM. Deputy Clerk Amanda Moore preformed roll call and all commissioners were present.

D. APPROVAL OF AGENDA

Motion: Approval of Agenda as presented.

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

Yes - Chris Richardson, Grant Thayer, Rick Pettitt

No - None

E. CONSENT AGENDA

Motion: Approval of Consent Agenda as presented

Commissioner Grant Thayer made a motion to Approve the Consent Agenda as presented. Commissioner Rick Pettitt 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. 2021 HUTF Report Acceptance
4. Acknowledgement of CDS Pipeline Report
5. Ratification of Correction of Foxwood Estates Mill Levy Certification
6. Annual Fair Board Report

F. ELECTED OFFICIALS/DEPARTMENT HEADS/STAFF REPORTS

County Treasurer Sherry Hewlett stated that tax notices are going to be mailed out in the next week or two. Ms. Hewlett asked that you please call the treasurer's office if you do not receive a notice.

County Manager Sam Albrecht provided an update on the American Recovery Plan fund. Mr. Albrecht stated that the final treasury rules have been received and will be going through the new document. Mr. Albrecht said that the new rules allow more flexibility on the projects they can do.

Finance Manager Tony McCormick stated that the new rules go into effect in April, but monies spent before then will be subject to the same rules.

G. CITIZEN PUBLIC COMMENT

Tim Adair, 3436 Antelope Ridge, Parker. Mr. Adair stated his concerns over the vaccination program and feels the vaccine is unsafe. Concerns over incorrect reporting.

Chuck Hughes, 19753 Wedemeyer, Kiowa. Mr. Hughes voiced his concerns over the pending Excel power lines. Mr. Hughes would like the government to protect his rights and oppose the power line through the basin.

Kathryn Uran, 3563 Crystal Peak, Parker. Ms. Uran has concerns over the vaccines and our children. Mr. Uran feels the vaccines are unsafe and ineffective. Ms. Uran said the risk of COVID is less to our children than the risk of the vaccine.

Maggie Witherbee, 44447 Homestead, Elizabeth. Ms. Witherbee asked for three to four hours of the commissioners' time to discuss information regarding COVID. Ms. Witherbee stated that it was a small investment to learn the truth.

H. DISCUSSION ITEMS

1. Resolution for Road Acceptance - Spring Valley Ranch, Filing 4, Planning Area I, Lot Group A

Public Works Director Rory Hale provided an update on the Spring Valley filing 4, planning area I, lot group A roads and recommended acceptance of the roads.

Public Comment: None

Commissioners agreed to place the item for acceptance at the next meeting.

2. Resolution for Road Acceptance - Wild Pointe, William MRK Roads

Public Works Director Rory Hale provided an update on the roads within Wild Pointe. Mr. Hale explained that the roads were built well, but the developer had never had bonding. Mr. Hale recommends acceptance of the roads.

Public Comment: None

Commissioners agreed to place the item for acceptance at the next meeting.

3. Update on Economic Development Website

Economic Development Manager Marc Dettenrieder presented the new economic development website and walked through the website details.

Commissioner Thayer is in support of economic development. Hopeful that Mr. Dettenrieder will make it easier for businesses to navigate.

Commissioner Richardson hopes this will bring jobs closer to residents.

Public Comment: None

4. Consideration of the Sale/Transfer of Agate Grain Elevator and Personal Property

County Attorney Bart Greer provided a history of how the County acquired the Agate Grain Elevator and the condition. Mr. Greer explained that though the county owns the grain elevator, it does not own the property that it is on. There is a buyer interested in purchasing the real and personal property at this location. Mr. Greer explained that the sale would alleviate the liability on the County. Mr. Greer asked the Commissioners for authority to proceed with the sale.

Commissioner Thayer mentioned that the county has several of these properties that pose liability and it is good to start getting rid of them,

Commissioner Richardson asked for clarification on who was listed on the sale documents.

Mr. Greer stated that it was him but it could be changed to Mr. Albrecht.

Motion: To Grant County Manager Sam Albrecht the authority to complete the sale of the Agate Grain Elevator.

Commissioner Grant Thayer made a motion to Grant County Manager Sam Albrecht authority to complete the sale of the Agate Grain Elevator . Commissioner Rick Pettitt seconded the motion.

Yes - Chris Richardson, Grant Thayer, Rick Pettitt

No - None

Public Comment: None

I. ACTION ITEMS

1. Consideration of December 15, 2021 Minutes

Motion: Approval of December 15, 2021 Minutes

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

Yes - Chris Richardson, Grant Thayer, Rick Pettitt

No - None

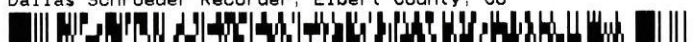
2. Consideration of December 21, 2021 Special Meeting Minutes

Motion: Approval of December 21, 2021 Special Meeting 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



3. Consideration of Resolution Formally Approving County Commissioner Districts and Voting Precincts

County Clerk Dallas Schroeder provided an overview on the re-districting and re-precincting process over the last few months. Once formally approved, the voters will be notified of their new district and precinct.

Public Comment: None

Motion: To Formally Approve the County Commissioner Districts and Voting Precincts

Commissioner Rick Pettitt made a motion to Formally Approve the County Commissioner District and Voting Precincts. Commissioner Grant Thayer seconded the motion.

Yes - Chris Richardson, Grant Thayer, Rick Pettitt

No - None

4. Write off un-collectable taxes.

County Treasurer Sherry Hewlett explained the process throughout the year of certain businesses and mobile homes no longer being taxable. Ms. Hewlett provided the tax amount being requested to write off and asked the Commissioners for approval.

Public Comment: None

Motion: To Approve the write off of un-collectable taxes.

Commissioner Grant Thayer made a motion to Approve the write off of un-collectable taxes . Commissioner Rick Pettitt seconded the motion.

Yes - Chris Richardson, Grant Thayer, Rick Pettitt

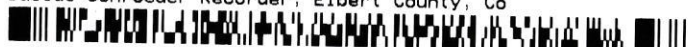
No - None

J. BOARD PLANNING

1. Agenda Items for Next Meeting

- a. Road acceptance for Spring Valley Ranch filing 4 and Wild Pointe
- b. Spring Valley Ranch SIA #7

Commissioner Richardson called a recess at 10:05 AM to return at 1:00 PM for Land Use Hearings.



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

The Land Use Hearings were called to order at 1:01 PM. Deputy Clerk Amanda Moore performed roll call and all commissioners were present.

1. BURNCO (EVS-20-0077) - An Economic Development Zone Site Plan for a concrete batch plant and administrative building on Lot 5 of the Prairie View Industrial subdivision.

Motion: To Open a Public Hearing for Burnco EVS-20-0077

Commissioner Rick Pettitt made a motion to Open a Public Hearing for Burnco EVS-20-0077 .
Commissioner Grant Thayer seconded the motion.

Yes - Chris Richardson, Grant Thayer, Rick Pettitt

No - None

Public Hearing Opened at 1:02 PM.

Land Use Planner Matthew Karney provided an overview of the application from the presentation at the December 15th meeting. Mr. Karney provided more information regarding the questions about the water supplies. Mr. Karney explained the conditions listed and recommended approval.

Representatives of Burnco Robb Vanderschaaf, Andy Rodriguez and Bob Hahn provided more details on the plans for water supply, project description, dust mitigation and landscaping.

Commissioner Richardson commented on the entrance to the industrial park. Mr. Richardson feels it will be too tight for trucks going east.

Commissioner Thayer asked for clarification on water usage.

Public Comment: None

There was a brief discussion on water monitoring and the districts' responsibility.

Motion: To Approve Burnco EVS-20-0077 with the conditions listed.

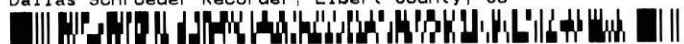
Commissioner Grant Thayer made a motion to Approve Burnco EVS-20-0077 with the conditions listed.
Commissioner Rick Pettitt seconded the motion.

Yes - Chris Richardson, Grant Thayer, Rick Pettitt

No - None

Motion: To Close a Public Hearing for Burnco EVS-20-0077

Commissioner Rick Pettitt made a motion to Close a Public Hearing for Burnco EVS-20-0077.
Commissioner Grant Thayer seconded the motion.



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

Public Hearing Closed at 1:45 PM.

**2. Miller Ranch Service Plan Amendments (SR-21-0044)-- TO BE CONTINUED TO JANUARY 26, 2022
BOCC MEETING**

A Request to Approve Amendments to:

- 1. Miller Ranch Metropolitan District Service Plan**
- 2. Miller Ranch Water & Sanitation District Service Plan**

Motion: To Continue Miller Ranch Service Plan Amendments SR-21-0044 to January 26, 2022 at 1:00 PM.

Commissioner Rick Pettitt made a motion to Continue Miller Ranch Service Plan Amendments SR-21-0044 to January 26, 2022 at 1:00 PM . Commissioner Grant Thayer seconded the motion.

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

3. Spring Valley Ranch Filing 7 (FP-21-0052) -- A request to approve the final plat to subdivide Filing 7 in Planning Area J of the Spring Valley Ranch PUD into 135 lots on property located to the southeast of CoRd174 & CoRd17

Motion: To Open a Public Hearing for Spring Valley Ranch Filing 7 FP-21-0052.

Commissioner Rick Pettitt made a motion to Open a Public Hearing for Spring Valley Ranch Filing 7 FP-21-0052 . Commissioner Grant Thayer seconded the motion.

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

Public Hearing Opened at 1:49 PM.

Land Use Planner Jenn Klich presented the request for final plat approval for Spring Valley Ranch filing 7 located at County Road 174 and County Road 13. Ms. Klich stated that the final plat includes 135 homes, which is two homes fewer than the original plat. Ms. Klich stated that the Spring Valley Metro District will supply water to filing 7. Staff recommends approval with the conditions listed.

Applicant Jim Marshall explained that there was a request to change a road name, but that does not need to happen now.

Commissioner Thayer asked about the proposed recycled water plant.

Mr. Marshall stated that they are working with the State to nail down a storage facility for the plant.

Public Comment: None

Motion: To Approve Spring Valley Ranch Filing 7 FP-21-0052 with the conditions listed.

Commissioner Grant Thayer made a motion to Approve Spring Valley Ranch Filing 7 FP-21-0052 with the conditions listed. Commissioner Rick Pettitt seconded the motion.

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

Motion: To Close a Public Hearing for Spring Valley Ranch Filing 7 FP-21-0052.

Commissioner Rick Pettitt made a motion to Close a Public Hearing for Spring Valley Ranch Filing 7 FP-21-0052 . Commissioner Grant Thayer seconded the motion.

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

Public Hearing Closed at 2:01 PM.

L. ADJOURNMENT

Motion: To Adjourn

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

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

The meeting Adjourned at 2:01 PM.

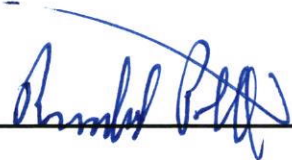


BOARD OF COUNTY COMMISSIONERS

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

