



ELBERT COUNTY, COLORADO
BOARD OF COUNTY COMMISSIONERS MEETING MINUTES

Regular Meeting Held in the BOCC Meeting Room

May 11, 2022, at 9:00 AM

A. INVOCATION/PLEDGE OF ALLEGIANCE: PASTOR BOB MEYER

Pastor Bob Meyer preformed 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 preformed 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 the 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 the 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 National Day of Prayer Proclamation - 2022

5. Naked Goat Liquor License Renewal

619865 B: 828 P: 245 MM

05/25/2022 10:39:19 AM Page: 1 of 13 R 0.00 D

Dallas Schroeder Recorder, Elbert County, Co



E. ELECTED OFFICIALS/DEPARTMENT HEADS/STAFF REPORTS

County Clerk Dallas Schroeder provided an update on the Elizabeth Park and Recreation. Mr. Schroeder stated that the measure on the ballot was defeated 71 % to 28 %. Mr. Schroeder explained that there was a 37% turn out, which is a very large amount for a special district election. Mr. Schroeder explained when canvas and certification would occur and thanked the election judges and staff for doing such a great job.

Mr. Schroeder stated that the primary election UOCAVA ballots will be mailed out on Saturday the 14h.

Facilities Manager Bobby Chevarria provided an update on the projects list for the County. Mr. Chevarria also provided an update on the new public works facility. Mr. Chevarria's written reports are attached to the minutes.

F. CITIZEN PUBLIC COMMENT

Dan Mason 1369 County Road 134, Kiowa. Mr. Mason has concerns over the recommendations on the county public health web page. Mr. Mason feels that alternative recommendations are purposely being ignored. Mr. Mason asked that the web page offer both.

G. DISCUSSION ITEMS

1. Year End Supplemental Appropriation 2021

Finance Manager Tony McCormick explained additions to revenues and grant funds and the need to have the supplemental appropriation approved by the Board.

Public Comment:

None

2. Spring Valley Ranch Open Space Agreement

County Attorney Bart Greer provided an update on the open space agreement. Mr. Greer stated that the language in the agreement was completed on our side, and we are waiting for approval from the other party. Once we receive approval, it will be brought to the BOCC for approval.

Public Comment: None

H. ACTION ITEMS

1. National Economic Development Week Proclamation

Economic Development Manager Marc Dettenrieder provided a quick update on Elbert County economic development and then read the proclamation.

Public Comment: None

Motion: To approve the Proclamation recognizing National Economic Development Week

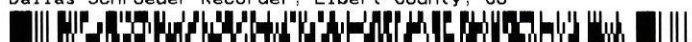
Commissioner Grant Thayer made a motion to Approve the Proclamation recognizing National Economic Development Week. Commissioner Rick Pettitt seconded the motion.

Yes - Chris Richardson, Grant Thayer, Rick Pettitt

No - None

2. Public Hearing - Consideration of a Special Event Liquor License Hide in Plain Sight - Concert Fundraiser

Motion: To Open a Public Hearing for Consideration of a Special Event Liquor License Hide in Plain Sight - Concert Fundraiser



Commissioner Grant Thayer recused himself from this item.

Commissioner Rick Pettitt made a motion to Open a Public Hearing for Consideration of a Special Event Liquor License Hide in Plain Sight - Concert Fundraiser. Commissioner Chris Richardson seconded the motion.

Yes - Chris Richardson, Rick Pettitt

No - None

619865 B: 828 P: 245 MM
05/25/2022 10:39:19 AM Page: 3 of 13 R 0.00 D
Dallas Schroeder Recorder, Elbert County, Co



Deputy Clerk Amanda Moore presented the request for a Special Event Liquor License for Hide in Plain Sight. The applicants are Hide in Plain Sight and Ron Olson. Ms. Moore stated that the application was complete, and a statement of authority was provided to show Ron is a managing partner on the property that is located at Hwy 86 and the corner of County Road 93.

Applicant Ron Olson stated that the concert would be under 250 attendees, he is working on the permit process, access to the vacant property is east of CR 93 off Hwy 86 and on 254 acres. Mr. Olson stated that there are currently cattle on the property, but they will be moved before the event.

Public Comment:

Email comment from Debbie Cromer, 24372 County Rd 122, Ramah. Ms. Cromer shared her concerns over wildfire danger, drunk driving, and access to the property. Ms. Cromer also questioned the legitimacy of the non-profit and liability insurance.

Kathy Haycock, 24312 County Rd 122, Ramah. Ms. Haycock has concerns over impaired drivers, the hill to the east of the intersection, fire, and trash.

Denise Haubert, 29755 County Rd 99, Ramah. Ms. Haubert has concerns over traffic and no shoulders around Hwy 86. Ms. Haubert also expressed concern over fire and safety. Ms. Haubert suggested moving the event to the fairgrounds.

Elbert County Sheriff Tim Norton echoed the same concerns of the citizens. Sheriff Norton stated that the department will already be stretched thin because of the Stampede.

Public Comment closed

Commissioner Richardson explained that the event permit and special event liquor permit were two different items and today we are hearing the liquor permit. Commissioner Richardson asked Mr. Olson, how he planned on keeping outside liquor out of the event?

Mr. Olson explained that they will check as much as they can, posting signs and experienced servers as volunteers. Mr. Olson stated that he was working with the Colorado State Patrol regarding Hwy 86. Mr. Olson feels that not much is growing in the field at this time, and they plan on watering the area and having a water truck at the site for emergencies. Mr. Olson stated that they have volunteers to pick up trash at the event.

There was a brief discussion about approving contingent on event permit approval or continuing the

public hearing.

Motion: To Continue the Public Hearing to May 18, 2022, at 9:00 AM.

Commissioner Rick Pettitt made a motion to Continue the Public Hearing to May 18, 2022, at 9:00 AM.
Commissioner Chris Richardson seconded the motion.

Yes - Chris Richardson, Rick Pettitt

No - None

3. Public Hearing - Consideration of Special Event Liquor License Elizabeth Rodeo Association - Community Rodeo

Motion: To Open a Public Hearing for Consideration of a Special Event Liquor License for Elizabeth Rodeo Association - Community Rodeo

Commissioner Rick Pettitt made a motion to Open a Public Hearing for Consideration of a Special Event Liquor License for Elizabeth Rodeo Association - Community Rodeo. Commissioner Grant Thayer seconded the motion.

Yes - Chris Richardson, Grant Thayer, Rick Pettitt

No - None

Deputy Clerk Amanda Moore presented the request for a Special Event Liquor License for the Elizabeth Rodeo Association - Community Rodeo. Ms. Moore stated that this event will take place on May 21st. This is an annual event and no changes have been noted.

Public Comment: None

Motion: To Approve a Special Event Liquor License for Elizabeth Rodeo Association - Community Rodeo

Commissioner Grant Thayer made a motion to Approve a Special Event Liquor License for Elizabeth Rodeo Association - Community Rodeo. Commissioner Rick Pettitt seconded the motion.

Yes - Chris Richardson, Grant Thayer, Rick Pettitt

No - None

Motion: To Close a Public Hearing for Consideration of a Special Event Liquor License for Elizabeth Rodeo Association - Community Rodeo

Commissioner Rick Pettitt made a motion to Close a Public Hearing for Consideration of a Special Event Liquor License for Elizabeth Rodeo Association - Community Rodeo. Commissioner Grant Thayer seconded the motion.



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



4. Public Hearing - Consideration of Special Event Liquor License Elizabeth Rodeo Association - Stampede

Motion: To Open a Public Hearing for Consideration of a Special Event Liquor License for Elizabeth Rodeo Association - Stampede

Commissioner Rick Pettitt made a motion to Open a Public Hearing for Consideration of a Special Event Liquor License for Elizabeth Rodeo Association - Stampede. Commissioner Grant Thayer seconded the motion.

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

Deputy Clerk Amanda Moore presented the request for a Special Event Liquor License for the Elizabeth Rodeo Association - Stampede. Ms. Moore stated that this event will be held from June 2nd to June 6th. This is an annual event and no changes have been noted.

Public Comment: None

Motion: To Approve a Special Event Liquor License for Elizabeth Rodeo Association - Stampede

Commissioner Grant Thayer made a motion to Approve a Special Event Liquor License for Elizabeth Rodeo Association - Community Rodeo. Commissioner Rick Pettitt seconded the motion.

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

Motion: To Close a Public Hearing for Consideration of a Special Event Liquor License for Elizabeth Rodeo Association - Community Rodeo

Commissioner Rick Pettitt made a motion to Close a Public Hearing for Consideration of a Special Event Liquor License for Elizabeth Rodeo Association - Community Rodeo. Commissioner Grant Thayer seconded the motion.

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

5. Consideration of April 27, 2022,
Minutes Motion: Approval of April 27,
2022, 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

6. PUD/PUD Amendments Concept Brief - Regulation Update

Community and Development Director Greg Thompson explained the changes to 3G and 2F and that these changes affect larger developments.

There was a brief discussion about expressing concerns early on with developers, water usage and identifying each aquifer.

Public Comment: None

Motion: To Approve the Recommended Amendments to the PUD/PUD Amendments Concept Brief Regulations

Commissioner Grant Thayer made a motion to Approve the Recommended Amendments to the PUD/PUD Amendments Concept Brief Regulations. Commissioner Rick Pettitt seconded the motion.

Yes - Chris Richardson, Grant Thayer, Rick Pettitt

No - None

I. BOARD PLANNING

1. Agenda Items for Next Meeting

- a. Special Meeting May 18th at 9:00 a.m.
- b. Appropriation resolution
- c. Open Space Agreement

Commissioner Richardson called a recess at 10:15 AM to return at 1:00 PM for the Land Use Hearings.

2. Workshops/Study Sessions

3. Pending Hearings

J. LAND USE HEARINGS 1:00 P.M. (See Note 4)

The Land Use Hearing was called to order at 1:01 PM. Deputy Clerk Amanda Moore preformed roll call and all Commissioners were present.

Delbert Hill, Filing 2 Final Plat (case: FP-21-0090)

- 1. A Final Plat splitting Lot 4 (86-acres) of the Delbert Hill Minor Residential Subdivision at the intersection of County Rd 1 & County Rd 178, Parker.

Motion: To Open a Public Hearing for Delbert Hills Filing 2 Final Plat FP-21-0090

Commissioner Rick Pettitt made a motion to Open a Public Hearing for Delbert Hills Filing 2 Final Plat FP-21-0090. 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 presented a final plat splitting lot 4, 86 acres of the Delbert Hill Minor Residential Subdivision. The applicant is CJ Kirst. Mr. Karney explained that the preliminary plat waiver was approved by the CDS Director. Mr. Karney stated that during the review process, there were concerns regarding front setbacks and these will be noted on the plat as a condition of approval. Secondary access has been waived by Rattlesnake Fire and each lot will have its own septic system. CDS and Planning Commission recommend approval, with the conditions listed.

Applicant CJ Kirst, 5730 E Otero, Centennial. Mr. Kirst explained that once these lots have been completed, they will move on to sale and build out. They agree to the conditions listed.

Public Comment: None

Motion: To Approve Delbert Hills Filing 2 Final Plat FP-21-0090

Commissioner Rick Pettitt made a motion to Approve Delbert Hills Filing 2 Final Plat FP-21-0090 with the conditions listed. Commissioner Grant Thayer seconded the motion.

Yes - Chris Richardson, Grant Thayer, Rick Pettitt

No - None

Motion: To Close a Public Hearing for Delbert Hills Filing 2 Final Plat FP-21-0090

Commissioner Grant Thayer made a motion to Close a Public Hearing for Delbert Hills Filing 2 Final Plat FP-21-0090. Commissioner Rick Pettitt seconded the motion.

Yes - Chris Richardson, Grant Thayer, Rick Pettitt

No - None

Public Hearing Closed at 1:14 PM.

Potestio Brothers Rezone (case: RZ-21-0073)

2. A Rezone from Agriculture (A) to Industrial (I) to accommodate the existing Potestio Brothers business as a use by right at 3890 County Rd 174, Parker.

Motion: To Open a Public Hearing for Potestio Brothers Rezone RZ-21-0073

Commissioner Rick Pettitt made a motion to Open a Public Hearing for Potestio Brothers Rezone RZ-21-0073. Commissioner Grant Thayer seconded the motion.

Yes - Chris Richardson, Grant Thayer, Rick Pettitt

No - None

Public Hearing Opened at 1:15 PM.

Land Use Planner Matthew Karney presented a request to rezone a property located at 3890 County Rd 174 from agriculture to industrial for an existing business. A community meeting was held, and light was a concern. Mr. Karney explained that this property previously had a special use for Full Rut Archery and was sold as commercial. Mr. Karney explained that no changes have been proposed as a part of this application, but a change of occupancy and septic inspection will be required. CDS and Planning Commission recommend approval with conditions.

Jake Potestio, 3890 CR 174, Elizabeth. Mr. Potestio asked if the old site plan could be used, since there are no changes to the property.

There was a discussion between applicant and commissioners regarding lighting, traffic and use of the previous site plan.

Public Comment: None

Motion: To Approve Potestio Brothers Rezone RZ-21-0073

Commissioner Grant Thayer made a motion to Approve Potestio Brothers Rezone RZ-21-0073 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 Potestio Brothers Rezone RZ-21-0073

Commissioner Rick Pettitt made a motion to Close a Public Hearing for Potestio Brothers Rezone RZ-21-0073. Commissioner Grant Thayer seconded the motion.

Yes - Chris Richardson, Grant Thayer, Rick Pettitt

No - None

Public Hearing Closed at 1:40 PM.

K. ADJOURNMENT

Motion: To Adjourn

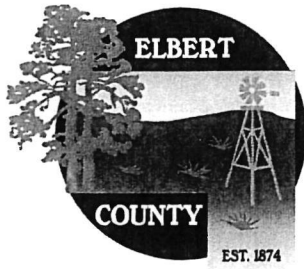
Commissioner Rick Pettitt made a motion to Adjourn. Commissioner Grant Thayer seconded the motion.

Yes - Chris Richardson, Grant Thayer, Rick Pettitt

No - None

The meeting Adjourned at 1:41 PM.





ELBERT COUNTY GOVERNMENT

PROJECT LIST PROGRESS REPORT

Bobby Chevarria, Facilities Manager

bobby.chevarria@elbertcounty-co.gov

Office 303-621-3151 Fax 303-621-2343

PO Box 7, 95 Ute Ave., Kiowa, CO, 80117

To: Elbert County Board of County Commissioners

From: Bobby Chevarria, Facilities Manager

Date: May 11th, 2022

Re: Project List Progress Report

Admin. Doors & Windows:

- Color for the Windows has been selected.
 - o Beige
 - o Craig needs approval on shop Drawings – Zoom call – He will call back to set up time.
 - o Glass samples from vendor will be sent to us by end of the week.
 - o 12 Weeks Out.
 - o Early Fall Install.
- Door color to be selected next.
 - o Waiting on physical color samples.
 - o Craig should have the door shop drawings done end of the week.
 - o Craig needs approval on shop drawings – Zoom Call – He will call back to set up time. Will be a separate meeting from the windows.
 - o Doors have a shorter order/receive time than the windows.

Justice Center Parking Lot:

- Crack sealed – 4/29/2022
- Mastic Maintenance – 5/10/2022
- Waiting on a quote from A-One Chipseal for the striping.

Lift at SEB:

- Meeting Joe with Elevator Technicians Inc. Monday, May 16th, 2022, at 9:00 am.

Campgrounds:

- Memos for the Grading and Trenching have been submitted.
- Electrician Bids are due today. 5/11/2022

Warm-Up Arena:

- In Progress and should be finished by the end of the week.

Access Control and Intrusion Detection System:

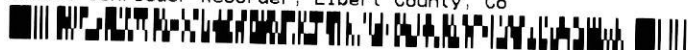
- Scoring Bids.
- Will publish bid results and notice of award on Bidnet by the end of the week.

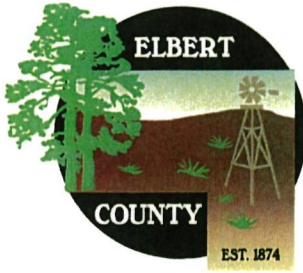
Matheson Park:

- 73% Complete.
- Waiting for products to ship.
- Bobby site checked 5/3/2022.

Sound System Warm-Up Arena:

- Bobby is going to get the conduit.





ELBERT COUNTY GOVERNMENT

STAFF REPORT

Bobby Chevarria, Facilities Manager

bobby.chevarria@elbertcounty-co.gov

Office 303-621-3151 Fax 303-621-2343

PO Box 7, 95 Ute Ave., Kiowa, CO, 80117

To: Elbert County Board of County Commissioners

From: Bobby Chevarria, Facilities Manager

Date: May 11th, 2022

Re: New Road & Bridge Shop Update

Project Budget and Expenditures:

The total budget for this project is \$12,000,000 and we have spent \$921,702 on the land purchase, engineering, and architectural fees. The total project expenditures calculate to \$921,702.

ECPW Schedule Breakdown 5/11/22:

May 2022

- Issued 100% CD's to FCI for bidding.
- Bidding: 3 weeks
- FCI to Receive Bids: Late May
- FCI to review bids and make recommendation for Award: Late May/Early June

June 2022

- FCI to mobilize and get Contractors under Contract
- Receive building permit

July 2022

- FCI to begin site work mid to late July
- Wold begin to receive and review shop drawings from Contractors

Aug-Sept 2022

- FCI to continues site work and installation of footings and foundations
- Wold continues review of shop drawings from Contractors

October 2022

- - PEMB is on site and erection begins.



Tasks to complete in May 2022:

KWWA execute an IGA.

Tap Fees will equate to roughly \$80,000.

Working with CORE to get electricity at the site.



BOARD OF COUNTY COMMISSIONERS

ELBERT COUNTY, COLORADO

ABSENT

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

