



ELBERT COUNTY, COLORADO
BOARD OF COUNTY COMMISSIONERS MEETING MINUTES

Regular Meeting Held in the BOCC Meeting Room

August 12, 2026 at 9:00 AM

A. INVOCATION/PLEDGE OF ALLEGIANCE

County Manager Shawn Fletcher provided the Invocation and led the Pledge of Allegiance.

B. CALL TO ORDER AND ROLL CALL

The regular meeting was called to order at 9:02 AM. County Clerk Rhonda Braun called the roll.

Dallas Schroeder - Present

Mike Buck - Present

Bryon McDaniel - Present

C. APPROVAL OF AGENDA

Motion: Approval of Agenda as presented

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

Aye - Dallas Schroeder, Byron McDaniel, Mike Buck

Nay - None

D. CONSENT AGENDA

Motion: Approval of Agenda as presented

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

Aye - Dallas Schroeder, Byron McDaniel, Mike Buck

Nay - None

1. Approval of CDS Mylars as needed
2. Approval of Vouchers as needed
3. Approval of July 22, 2026 Meeting Minutes
4. Approval of August 3, 2026 Special Meeting Minutes
5. Approval of CDS Development Projects Report

E. ELECTED OFFICIALS/DEPARTMENT HEADS/STAFF REPORTS

County Manager Shawn Fletcher commented on the success of the recent Elbert County Fair, thanking all the departments that were involved.

F. CITIZEN PUBLIC COMMENT

Kerry Jibblits - Kiowa

County Attorney Lance Ingalls gave a brief update on the Xcel appeal in progress.

G. DISCUSSION ITEMS

1. 2025 Audit of County Finances/Budget

Matt Marino of RubinBrown provided the results of the 2025 audit that was submitted on time without issue.

All Commissioners thanked the Finance Department and County Manager for all their hard work and being proactive with the audit to avoid issues.

2. Update on CTSI and County Pools - Meredith Burcham, CTSI Executive Director

Meredith Murcham Executive Director for CTSI provided a presentation for the county pools and information on how the different insurance pools work.

3. 2025 C-Stat Distinguished Performance Award - Elbert County Department of Human Services

Elbert County Department of Human Services Director Darcy Bolding congratulated her team, represented by Misty Callahan, Protective Services Administrator and Lindsey Noyse, Community Support Supervisor. Elbert County DHS has been awarded their 5th County C-Stat Distinguished Performance award (4th in a row) and earned their highest C-Stat score ever. To earn this award, a county must meet monthly goals for all C-Stat Distinguished Performance measures at least 80% of the time. Elbert County has met the goals 86% of the time.

H. LIQUOR LICENSING BOARD

1. PUBLIC HEARING - Special Event Liquor Permit for Levi's Legacy

Motion: To Open a Public Hearing for Special Event Liquor Permit for Levi's Legacy

Commissioner McDaniel made a motion to Open a Public Hearing for Special Event Liquor Permit for Levi's Legacy. Commissioner Schroeder seconded the motion.

Aye - Dallas Schroeder, Byron McDaniel, Mike Buck

Nay - None

Public Hearing Opened at 10:02 AM

Executive Assistant Kayleigh Mannering presented the application to the Commissioners. The event is set to take place November 11, 2026 from 3:00 PM to 6:00 PM. No comments or concerns, staff recommends approval.

Public Comment - None

Motion: Approve Special Event Liquor Permit for Levi's Legacy

Commissioner McDaniel made a motion to Approve Special Event Liquor Permit for Levi's Legacy. Commissioner Schroeder seconded the motion.

Aye - Dallas Schroeder, Byron McDaniel, Mike Buck

Nay - None

Motion: To Close a Public Hearing for Special Event Liquor Permit for Levi's Legacy

Commissioner McDaniel made a motion to Close a Public Hearing for Special Event Liquor Permit for Levi's Legacy. Commissioner Schroeder seconded the motion.

Aye - Dallas Schroeder, Byron McDaniel, Mike Buck

Nay - None

Public Hearing Closed at 10:03 AM

I. ACTION ITEMS

None

J. BOARD PLANNING

1. Agenda Items for Next Meeting

None

2. Workshops/Study Sessions

Work Study Session to discuss Land Use Regulations will be re-scheduled. Schedule will be posted on Elbert County website under Agenda Minutes and Meetings.

3. Pending Hearings

None

K. EXECUTIVE SESSION.

1. Conference with an Attorney - Disclaimer of Approved Service Plan Function (C.R.S. 24-6-402(4)(b))

Motion: Enter Executive Session

Commissioner Schroeder made a motion to Enter Closed/Executive Session pursuant to C.R.S. 24-6-402(4)(b)) to conference with the County Attorney regarding concerns for a legal notice for a special district. Commissioner McDaniel seconded the motion.

Aye - Dallas Schroeder, Byron McDaniel, Mike Buck

Nay - None

The meeting will be in recess once out of Executive Session to return at 1:00 PM for the Land Use Hearings.

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

The BOCC reconvened at 1:00 PM. County Clerk Rhonda Braun called the roll.

Dallas Schroeder - Present

Mike Buck - Present

Byron McDaniel – Present

County Attorney Lance Ingalls reported on the Executive Session held at the end of the morning BOCC session. The Board discussed implications of a notice that was received. The Board did not make any decisions in that executive session, and it was limited to conference with an attorney and legal advice.

1. TPLO2GO SUR: SUR-2025-0002

Motion: To Open a Public Hearing for TPLO2GO SUR: SUR-2025-0002

Commissioner Schroeder made a motion to Open a Public Hearing for TPLO2GO SUR: SUR-2025-0002. Commissioner McDaniel seconded the motion.

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

Public Hearing Opened at 1:02 PM

Community Development Director Jennifer Jones presented the application to the Commissioners. All comments and concerns have been addressed, staff recommends approval.

Public Comment - None

Applicants Jenny Van Deventer and Dustin Devine addressed public concerns and questions presented by the Commissioners.

Motion: Approve TPLO2GO SUR: SUR-2025-0002

Commissioner McDaniel made a motion to Approve TPLO2GO SUR: SUR-2025-0002 with conditions as presented. Commissioner Schroeder seconded the motion.

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

Motion: To Close a Public Hearing for TPLO2GO SUR: SUR-2025-0002

Commissioner McDaniel made a motion to Close a Public Hearing for TPLO2GO SUR: SUR-2025-0002. Commissioner Schroeder seconded the motion.

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

Public Hearing Closed at 1:26 PM

2. Vail Rezone: RZ-2026-0002

Motion: To Open a Public Hearing for Vail Rezone: RZ-2026-002

Commissioner Schroeder made a motion to Open a Public Hearing for Vail Rezone: RZ-2026-002. Commissioner McDaniel seconded the motion.

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

Public Hearing Opened at 1:27 PM

Land Use Planner Danny Klibaner presented the application to the Commissioners. All comments and concerns have been addressed, staff recommends approval.

Public Comment -
Jean Haberkorn - Parker
Susan Kreitzer - Parker

Applicant Representative Camille Courtney and Mr. Klibaner addressed public comment concerns and questions from the Commissioners.

Motion: Approve Vail Rezone: RZ-2026-002

Commissioner Schroeder made a motion to Approve Vail Rezone: RZ-2026-002 with conditions as presented. Commissioner Buck seconded the motion.

Aye - Dallas Schroeder, Mike Buck
Nay - Byron McDaniel

Motion: To Close a Public Hearing for Vail Rezone: RZ-2026-002

Commissioner Schroeder made a motion to Close a Public Hearing for Vail Rezone: RZ-2026-002. Commissioner McDaniel seconded the motion.

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

Public Hearing Closed at 1:56 PM

M. ADJOURNMENT

Motion: To Adjourn

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

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

The meeting Adjourned at 1:56 PM

NOTICE:

Meeting minutes will be formatted as Action Minutes and summarize actions taken at the meeting. The full audio/video and agenda packet is available at <https://www.elbertcounty-co.gov>