



ELBERT COUNTY, COLORADO
BOARD OF COUNTY COMMISSIONERS MEETING MINUTES
Regular Meeting Held in the BOCC Meeting Room
August 26, 2026 at 9:00 AM

A. INVOCATION/PLEDGE OF ALLEGIANCE

Pastor Bill Anderson of 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 9:01 AM. County Clerk Rhonda Braun called the roll.

Dallas Schroeder - Present

Mike Buck - Present

Byron 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 Consent Agenda as presented

Commissioner Schroeder made a motion to Approve the Consent 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 August 12, 2026 Meeting Minutes
4. Approval of CDS Development Projects Report
5. Approval of a Resolution Certifying Costs of Prosecuting Crimes Alleged to Have Been Committed by Persons in the Custody of the Colorado Department of Corrections

6. The Ridge at Spring Valley Metro District Service Plan - Setting Public Hearing Date for September 9, 2026

E. ELECTED OFFICIALS/DEPARTMENT HEADS/STAFF REPORTS

Commissioner McDaniel requested the Board reinstate the quarterly Town Hall meetings starting in October. Commissioner Schroeder and Buck agreed to the meetings.

Public Works Director Monty Hankins updated the Commissioners regarding flood repairs from the August 13-15, 2026 storms. The Road and Bridge department is replacing gravel wherever it washed away. The County Road 125 rebuild, and the asphalt patching projects were placed on hold to have more crew available to quickly repair the roads after the flooding.

F. CITIZEN PUBLIC COMMENT

Diana Edstrom - Elbert

G. DISCUSSION ITEMS

1. Consideration of an Amendment to the CDS Development Review Fee Schedule

County Attorney Lance Ingalls presented the amendment to the fee schedule to the Commissioners. The Commissioners agreed to move this to Action items.

Motion: Move Amendment to the CDS Development Review Fee Schedule to Action Item H1

Commissioner McDaniel made a motion to move the Amendment to the CDS Development Review Fee Schedule to Action Item H1. Commissioner Schroeder seconded the motion.

Aye - Dallas Schroeder, Byron McDaniel, Mike Buck

Nay - None

2. 2026 County Fair Update - Facilities Director, Matty Bond, and Fair Board President Tammi Schneider

Facilities Director Matty Bond provided an update on the success of the Elbert County Fair. Mr. Bond thanked several departments involved:

- 4H and volunteers
- Elbert County Fair Board
- Facilities and Road and Bridge crew
- CSU Extension Office

Elbert County Fair Board President Tammi Schneider highlighted points around the fair that were new this year. The drone show was put on by the Town of Kiowa after the concert, fair bingo and around 4000 attendees for the Ted LeDoux concert. Ms. Schneider thanked everyone who helped with the fair:

- Elbert County Facilities
- Elbert County Finance Department
- Sheriff's Office and Posse
- Kiowa Fire
- Fair Board volunteers

3. Presentation of Findings from Elbert County Chronic Disease Needs Assessment - Public Health Department and Otowi Group

Public Health Director Sara McIntosh introduced several people from the Otowi Group who were involved in the assessment. Sarah Miller from the Otowi Group gave a presentation on the assessment to the Commissioners. The Commissioners and Director discussed clinics and possibilities of expanding care to more rural communities.

H. ACTION ITEMS

1. Consideration of an Amendment to the CDS Development Review Fee Schedule

Motion: Approve Amendments to the CDS Development Review Fee Schedule

Public Comment – None

Commissioner McDaniel made a motion to Approve Amendments to the CDS Development Review Fee Schedule. Commissioner Schroeder seconded the motion.

Aye – Dallas Schroeder, Mike Buck, Byron McDaniel

Nay - None

I. BOARD PLANNING

1. Agenda Items for Next Meeting

None

2. Workshops/Study Sessions

A) August 31, 2026 at 10:00 AM in the BOCC for discussions of the 23rd Judicial District Attorney's office budget

B) September 16, 2026 at 10:00 AM in the BOCC to discuss the County budget

3. Pending Hearings

None

J. EXECUTIVE SESSION

None

The meeting went into recess at 10:05 AM to return at 1:00 PM for the Land Use hearings.

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

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

Dallas Schroeder - Present

Mike Buck - Present

Byron McDaniel - Present

1. PUBLIC HEARING - Coyote Ridge Metropolitan District Service Plan

Motion: To Open a Public Hearing for Coyote Ridge Metropolitan District Service Plan

Commissioner McDaniel made a motion to Open a Public Hearing for Coyote Ridge Metropolitan District Service Plan. Commissioner Schroeder seconded the motion.

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

Public Hearing Opened at 1:02 PM

County Attorney Lance Ingalls introduced the service plan for Coyote Ridge Metropolitan District to the Commissioners.

Attorney for the applicants, Carly Ogden from Icenogle Seaver Pogue P.C., gave a presentation of the plan.

Public Comment -
Brad Eidt - Elizabeth

Mr. Ingalls and Ms. Ogden replied to the public comment concerns.

The Commissioners and Attorneys had some discussion and clarification on portions of the service plan.

Motion: Approve the Coyote Ridge Metropolitan District Service Plan

Commissioner Schroeder made a motion to approve the Coyote Ridge Metropolitan District Service Plan. Commissioner McDaniel seconded the motion.

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

Motion: To Close a Public Hearing for Coyote Ridge Metropolitan District Service Plan

Commissioner McDaniel made a motion to Close a Public Hearing for the Coyote Ridge Metropolitan District Service Plan. Commissioner Schroeder seconded the motion.

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

Public Hearing Closed at 1:47 PM

L. 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 1:47 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>