



ELBERT COUNTY, COLORADO
BOARD OF COUNTY COMMISSIONERS MEETING MINUTES

Regular Meeting Held in the BOCC Meeting Room

July 9, 2025 at 9:00 AM

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Rhonda Braun Recorder, Elbert County, Co



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. Chief Deputy Clerk Corey Johnston called the roll.

Mike Buck - Present

Byron McDaniel - Present

Dallas Schroeder - Present

C. APPROVAL OF AGENDA

Motion: Approval of Agenda as presented.

Commissioner Mike Buck made a motion to Approve the Agenda as presented. Commissioner Dallas Schroeder seconded the motion.

Aye - Dallas Schroeder, Byron McDaniel, Mike Buck

Nay - None

D. CONSENT AGENDA

Motion: Approval of Consent Agenda as presented

Commissioner Dallas Schroeder made a motion to Approve the Consent Agenda as presented. Commissioner Mike Buck 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. Acknowledgment of CDS Development Project Report

E. ELECTED OFFICIALS/DEPARTMENT HEADS/STAFF REPORTS

County Manager Shawn Fletcher reminded everyone that it is budget season and to be mindful.

F. CITIZEN PUBLIC COMMENT

The following citizens provided comments:



John Hogan - Deer Trail
Kerry Jibblits - Kiowa
Robert Rowland - Elizabeth

Public Comment Closed

G. DISCUSSION ITEMS

None

H. ACTION ITEMS

1. Consideration of May 28, 2025 Minutes

Motion: Approval of May 28, 2025 Minutes

Commissioner Mike Buck made a motion to Approve the Minutes as presented and dispensed with the reading. Commissioner Dallas Schroeder seconded the motion.

Aye - Dallas Schroeder, Byron McDaniel, Mike Buck

Nay - None

2. Consideration of June 11, 2025 Minutes

Motion: Approval of June 11, 2025 Minutes

Commissioner Dallas Schroeder made a motion to Approve the Minutes as presented. Commissioner Mike Buck seconded the motion.

Yes - Dallas Schroeder, Byron McDaniel, Mike Buck

No - None

3. Consideration of June 18, 2025 Minutes

Motion: Approval of June 18, 2025 Minutes

Commissioner Mike Buck made a motion to Approve the Minutes as presented. Commissioner Dallas Schroeder seconded the motion.

Aye - Dallas Schroeder, Byron McDaniel, Mike Buck

Nay - None

4. Consideration of Third Term for Coroner and Sheriff

Public Comment:

Christine Ware - Elizabeth

Amanda Smith - Elizabeth

Belinda Seville - Elizabeth

Dee Valdez-Pepper - Elbert

John Hogan - Deer Trail

Motion: Instruct County Attorney Ingalls To Prepare verbiage for a Resolution for the Third Term for Coroner and Sheriff

Commissioner Mike Buck made a motion to Instruct County Attorney Ingalls To Prepare verbiage for a Resolution for the Third Term for Coroner and Sheriff. Commissioner Dallas Schroeder seconded the motion.

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

5. PUBLIC HEARING - Special Event Liquor Permit - Elizabeth Celtic Festival

Motion: To Open a Public Hearing for Special Event Liquor Permit - Elizabeth Celtic Festival

Commissioner Dallas Schroeder made a motion to Open a Public Hearing for Special Event Liquor Permit - Elizabeth Celtic Festival. Commissioner Mike Buck seconded the motion.

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

Public Hearing Opened at 9:27 AM

County Manager Shawn Fletcher presented the application for the Elizabeth Celtic Festival to be held this year from July 19, 2025 9:00 AM to 5:00 PM and July 20, 2025 9:00 AM to 4:00 PM. No changes from the prior year application, staff recommends approval.

Motion: Approval of Special Event Liquor Permit - Elizabeth Celtic Festival

Commissioner Dallas Schroeder made a motion to Approve the Special Event Liquor Permit - Elizabeth Celtic Festival. Commissioner Mike Buck seconded the motion.

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

Motion: To Close a Public Hearing for Special Event Liquor Permit - Elizabeth Celtic Festival

Commissioner Dallas Schroeder made a motion to Close a Public Hearing for Special Event Liquor Permit - Elizabeth Celtic Festival. Commissioner Mike Buck seconded the motion.

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

Public Hearing Closed at 9:39 AM

I. CONVENE AS COUNTY BOARD OF EQUALIZATION

Motion: To Open As the Board of Equalization

Commissioner Dallas Schroeder made a motion to Open As the Board of Equalization. Commissioner Mike Buck seconded the motion.

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





Board of Equalization Opened at 9:39 AM

1. Report of Assessor on Valuation for 2025

Motion: To Continue

Commissioner Dallas Schroeder made a motion to Continue to July 15, 9:00 AM in the BOCC Meeting Room. Commissioner Mike Buck seconded the motion.

Aye - Dallas Schroeder, Byron McDaniel, Mike Buck

Nay - None

Commissioner McDaniel Closed as Board of Equalization at 9:39 AM

J. BOARD PLANNING

1. Agenda Items for Next Meeting

A) Discussion on County Attorney Prepared Resolution for Ballot Language of a Third Term for Coroner and Sheriff

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

Land Use Hearings were called to order at 1:00 PM. Chief Deputy Clerk Corey Johnston called the roll.

Mike Buck - Present

Byron McDaniel - Present

Dallas Schroeder - Present

1. Continued from June 11, 2025: Running Creek RV Storage, EDZ-2024-3548

Motion: To Open a Public Hearing for Running Creek RV Storage EDZ-2024-3548

Commissioner Mike Buck made a motion to Open a Public Hearing for Running Creek RV Storage EDZ-2024-3548. Commissioner Dallas Schroeder seconded the motion.

Aye - Dallas Schroeder, Byron McDaniel, Mike Buck

Nay - None

Public Hearing Opened at 1:01 PM

Motion: Approve Running Creek RV Storage EDZ-2024-3548

Commissioner Schroeder made a motion to Approve Running Creek RV Storage EDZ-2024-3548 with approval of conditions. Commissioner McDaniel seconded the motion.

Aye - Dallas Schroeder, Byron McDaniel

Abstain - Mike Buck

Motion: To Close a Public Hearing for Running Creek RV Storage EDZ-2024-3548

Commissioner Dallas Schroeder made a motion to Close a Public Hearing for Running Creek RV Storage EDZ-2024-3548. Commissioner Mike Buck seconded the motion.



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

Public Hearing Closed at 1:47 PM

2. Continued from June 25, 2025: Pine Ridge Metropolitan District Service Plan

Graham Anderson from Anderson Analytics provided a presentation for the Pine Ridge Metropolitan District Service Plan. The applicant, MF Investment Partners LLC, is requesting approval for the creation of a new Metropolitan District and associated Service Plan. Staff recommends approval.

Motion: Approve Pine Ridge Metropolitan District Service Plan

Commissioner Dallas Schroeder made a motion to Approve the Pine Ridge Metropolitan District Service Plan as presented. Commissioner Mike Buck seconded the motion.

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

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

Commissioner Dallas Schroeder made a motion to Close a Public Hearing for the Pine Ridge Metropolitan District Service Plan . Commissioner Mike Buck seconded the motion.

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

Public Hearing Closed at 3:04 PM

L. ADJOURNMENT

Motion: To Adjourn

Commissioner Mike Buck made a motion to Adjourn. Commissioner Dallas Schroeder seconded the motion.

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

The meeting Adjourned at 3:04 PM

DISCLAIMER:

These Minutes are Action Minutes and summarized actions taken at the meeting. The full audio/video and agenda packet is available at <https://www.elbertcounty-co.gov/>.



BOARD OF COUNTY COMMISSIONERS

ELBERT COUNTY, COLORADO

BYRON MCDANIEL, Chair, COMMISSIONER District 3

DALLAS SCHROEDER, COMMISSIONER District 2

MIKE BUCK, Vice Chair, COMMISSIONER District 1

ATTEST: Rhonda Braun

County Clerk

BY:

Clerk to the Board of County Commissioners