



ELBERT COUNTY, COLORADO
BOARD OF COUNTY COMMISSIONERS MEETING MINUTES

Regular Meeting Held in the BOCC Meeting Room

July 23, 2025 at 9:00 AM

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Rhonda Braun Recorder, Elbert County, Co



A. INVOCATION/PLEDGE OF ALLEGIANCE:

Pastor Dave Connely from 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 9:00 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 Variance Reports
4. 2nd Quarter 2025 Public Trustee Report

E. BOARD OF HEALTH

Motion: To Open the Board of Health Meeting

Commissioner Mike Buck made a motion to Open the Board of Health Meeting. Commissioner Dallas



Schroeder seconded the motion.

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

Board of Health Opened at 9:03 AM

1. Quarterly Board of Health Presentation

Public Health Director Sara McIntosh presented the quarterly report to the Commissioners.

Motion: To Close the Board of Health Meeting

Commissioner Dallas Schroeder made a motion to Close the Board of Health Meeting. Commissioner Mike Buck seconded the motion.

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

Board of Health Closed at 9:23 AM

F. ELECTED OFFICIALS/DEPARTMENT HEADS/STAFF REPORTS

Public Trustee Sherry Hewlett provided an update from the Public Trustees Office. Residents can now sign up for monthly tax payments at escrowtaxes.com. Information can be found on the Treasurer's website.

County Clerk Rhonda Braun provided updates from the Clerk's Office. BOCC Meeting Minutes will be formatted as Action Minutes per Robert's Rules of Order. The Public Records Search website has been updated.

Community Development Manager Jennifer Jones provided a preview of a Comprehensive Plan Survey that will be available for the public to participate in. There will be a link on the Elbert County website to provide input.

Public Works Director Monty Hankins provided an update to the County Road 166 paving project and the Elbert drainage project.

G. CITIZEN PUBLIC COMMENT

Don Gray - Kiowa
Sherry Paiz - Parker
Steven Tivey - Elizabeth
Wes Harris - Elizabeth

Public Comment Closed

H. DISCUSSION ITEMS

1. Boards and Commissions Code of Conduct

The Commissioners and County Attorney discussed the need for a standardized Code of Conduct for appointed Boards.

Commissioner McDaniel called a recess at 10:16 AM to reconvene at 10:25 AM

2. Finance Policy

Commissioner Schroeder spoke on the importance of clear policy as the BOCC sets the example for the Departments and Elected Officials. All Commissioners and the County Manager commented.

3. Consideration of request of Town of Kiowa to share the cost of updating a Kiowa Water & Wastewater Authority water plan

The Commissioners, County Attorney and Public Works Director had discussions about considering an agreement with the Town of Kiowa for the water plan.

Motion: To Move Discussion Item 3 to Action Items

Commissioner Mike Buck made a motion to Move Discussion Item 3 to Action Items. Commissioner Byron McDaniel seconded the motion.

Aye - Mike Buck, Byron McDaniel

Nay - Dallas Schroeder

4. Revision of Resolution amending Resolution 2018-48 to add additional stabilization funds for emergency purposes

County Manager Shawn Fletcher recommends adding \$2.5 million to the stabilization and contingency funds for emergency purposes. Mr. Fletcher noted the County Attorney will be drafting a resolution for the Commissioners to review.

I. ACTION ITEMS

1. Consideration of June 24, 2025 Minutes

Motion: Approval of June 24, 2025 Minutes

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Rhonda Braun Recorder, Elbert County, Co



Commissioner Dallas Schroeder made a motion to Approve June 24, 2025 Minutes as presented. Commissioner Mike Buck seconded the motion.

Aye - Dallas Schroeder, Byron McDaniel, Mike Buck

Nay - None

2. Consideration of June 25, 2025 Minutes

Motion: Approval of June 25, 2025 Minutes

Commissioner Dallas Schroeder made a motion to Approve June 25, 2025 Minutes as presented. Commissioner Mike Buck seconded the motion.

Aye - Dallas Schroeder, Byron McDaniel, Mike Buck

Nay - None

3. Consideration of July 2, 2025 Minutes

Motion: Approval of July 2, 2025 Minutes

Commissioner Dallas Schroeder made a motion to Approve July 2, 2025 Minutes as presented. Commissioner Mike Buck seconded the motion.

Aye - Dallas Schroeder, Byron McDaniel, Mike Buck

Nay - None



4. Consideration of July 9, 2025 Minutes

Motion: Approval of July 9, 2025 Minutes

Commissioner Dallas Schroeder made a motion to Approve July 9, 2025 Minutes as presented. Commissioner Mike Buck seconded the motion.

Aye - Dallas Schroeder, Byron McDaniel, Mike Buck

Nay - None

5. Consideration of July 15, 2025 Minutes

Motion: Approval of July 15, 2025 Minutes

Commissioner Dallas Schroeder made a motion to Approve July 15, 2025 Minutes as presented. Commissioner Mike Buck seconded the motion.

Aye - Dallas Schroeder, Byron McDaniel, Mike Buck

Nay - None

6. Six-Month Report January 2025 to June 2025

Treasurer Sherry Hewlett presented the Six-Month report covering the County financial position for January 2025 through June 2025.

Motion: Approve the Six-Month Report January 2025 to June 2025

Commissioner Mike Buck made a motion to Approve the Six-Month Report January 2025 to June 2025. Commissioner Dallas Schroeder seconded the motion.

Aye - Dallas Schroeder, Byron McDaniel, Mike Buck

Nay - None

7. BOCC Budget Goals 2026

County Manager Shawn Fletcher presented information about the Budget Goals for 2025. The Commissioners commented on the Budget Goals.

Motion: Accept BOCC Budget Goals 2026

Commissioner Dallas Schroeder made a motion to Accept BOCC Budget Goals 2026. Commissioner Mike Buck seconded the motion.

Aye - Dallas Schroeder, Byron McDaniel, Mike Buck

Nay - None

8. Consideration and adoption of CORA policy

County Attorney Lance Ingalls presented a simplified version of the CORA policy. The Commissioners and the Attorney discussed the Policy.

Motion: To Adopt the CORA Policy

Commissioner Dallas Schroeder made a motion to Approve the CORA Policy. Commissioner Mike Buck seconded the motion.

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

9. **Consideration of a Resolution to create a ballot question to extend the number of terms for the Sheriff and Coroner**

Attorney Lance Ingalls presented a Resolution creating Ballot Questions to Extend the Number of Terms for the Sheriff and Coroner. The Commissioners commented on the Resolution.

Motion: Approve a Resolution To Create Ballot Questions by the County Attorney to Extend the Number of Terms for the Sheriff and Coroner

Commissioner Mike Buck made a motion to Approve a Resolution To Create Ballot Questions by the County Attorney to Extend the Number of Terms for the Sheriff and Coroner. Commissioner Byron McDaniel seconded the motion.

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

10. **Consideration of request of Town of Kiowa to share the cost of updating a Kiowa Water & Wastewater Authority water plan**

Motion: Approve request of Town of Kiowa to share the cost of updating a Kiowa Water & Wastewater Authority water plan

Commissioner Mike Buck made a motion to Approve a request of Town of Kiowa to share the cost of updating a Kiowa Water & Wastewater Authority water plan. Commissioner Byron McDaniel seconded the motion.

Aye - Byron McDaniel, Mike Buck
Nay - Dallas Schroeder

J. EXECUTIVE SESSION

1. The Board will vote to adjourn to an Executive Session pursuant to C.R.S. Section 24-6-402(4)(b) for counsel with the County Attorney regarding legal advice for various regulatory issues and processes related to issues to include the Comprehensive Master Plan, any appropriate strategic pause related to pending and proposed regulatory updates, and related matters.

Motion: Enter Executive Session pursuant to C.R.S. 24-6-405(4)(b) to conference with the County Attorney

Commissioner Mike Buck made a motion to Enter Executive Session. Commissioner Dallas Schroeder seconded the motion.

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

Enter Executive Session at 11:300 AM
Exit Executive Session at 11:53 AM

No decisions were made during the Executive Session. Participants of the session included County Attorney

Lance Ingalls, Commissioner McDaniel, Commissioner Schroeder, Commissioner Buck, County Manager Shawn Fletcher and Community and Development Manager Jennifer Jones.



K. BOARD PLANNING

1. Agenda Items for Next Meeting

- A) Code of Conduct Policy
- C) Consideration of a Resolution for fee changes for the Board of Health
- D) Consideration of Revision of a Resolution amending Resolution 2018-48 to add additional stabilization funds for emergency purposes

Commissioner McDaniel called a recess at 11:57 AM to reconvene at 1:00 PM for the Land Use Hearings.

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

The Land Use Hearings were called to order at 1:00 PM

1. The Patch - Special Use by Review SUR-2024-7360

Motion: To Open a Public Hearing for The Patch - Special Use By Review SUR-2024-7360

Commissioner Dallas Schroeder made a motion to Open a Public Hearing for The Patch - Special Use By Review SUR-2024-7360. Commissioner Mike Buck seconded the motion.

Aye - Dallas Schroeder, Byron McDaniel, Mike Buck

Nay - None

Public Hearing Opened at 1:01 PM

Community and Development Director Jennifer Jones presented the application. The Planning Commission recommended approval with a vote of 5-3 with 3 additional conditions. Staff recommends approval. The Commissioners had discussions and asked questions of the applicant.

Public Comment:

Nathyn McCrea - Elbert

Sienna Snively - Elizabeth

Aaron DeBellis - Elizabeth

Commissioner Schroeder requested that Condition No. 2 be removed as it is covered in Condition No. 1.

Motion: Approve The Patch - Special Use By Review SUR-2024-7360 with the conditions of approval 1, 3, 4, 5, 6 and 7

Commissioner Dallas Schroeder made a motion to Approve The Patch - Special Use By Review SUR-2024-7360 with the conditions of approval 1, 3, 4, 5, 6 and 7. Commissioner Mike Buck seconded the motion.

Aye - Dallas Schroeder, Byron McDaniel, Mike Buck

Nay - None

Motion: To Close a Public Hearing for The Patch - Special Use By Review SUR-2024-7360

Commissioner Dallas Schroeder made a motion to Close a Public Hearing for The Patch - Special Use By Review SUR-2024-7360. Commissioner Mike Buck seconded the motion.



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

Public Hearing Closed at 2:03 PM

Commissioner McDaniel called for a 5 minute recess to reconvene at 2:08 PM.

2. Trishul Rezone - RZ-2024-3550

Land Use Planner Danny Klibaner presented the application to the Commissioners. The Planning Commission recommended approval with a vote of 7-1. Staff recommends approval.

Public Comment:

John Hill - Ranchland News

The Commissioners had discussions and asked questions of the applicant and the Planning Department.

Motion: Approve Trishul Rezone - RZ-2024-3550

Commissioner Dallas Schroeder made a motion to Approve Trishul Rezone - RZ-2024-3550 with the standard conditions of approval 1-3 and also to include the Planning Commissions conditions 4 and 5. Commissioner Mike Buck seconded the motion.

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

Motion: To Close a Public Hearing for Trishul Rezone - RZ-2024-3550

Commissioner Mike Buck made a motion to Close a Public Hearing for Trishul Rezone - RZ-2024-3550. Commissioner Dallas Schroeder seconded the motion.

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

3. Updates to Elbert County Zoning and Subdivision Regulations - To be continued to August 13

Motion: To Open a Public Hearing for Updates to Elbert County Zoning and Subdivision Regulations

Commissioner Dallas Schroeder made a motion to Open a Public Hearing for Discussion on Updates to Elbert County Zoning and Subdivision Regulations. Commissioner Mike Buck seconded the motion.

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

Community Development and Services Director Jennifer Jones requested a continuation to August 13, 2025 at 1: PM in the BOCC.

Motion: To Continue

Commissioner Dallas Schroeder made a motion to Continue Discussion on Updates to Elbert County Zoning and Subdivision Regulations to August 13, 2025 at 1:00 PM in the BOCC. Commissioner Mike Buck seconded



the motion.

Aye - Dallas Schroeder, Byron McDaniel, Mike Buck

Nay - None

Motion: To Close a Public Hearing for Updates to Elbert County Zoning and Subdivision Regulations

Commissioner Mike Buck made a motion to Close the Public Hearing for Updates to Elbert County Zoning and Subdivision Regulations. Commissioner Dallas Schroeder seconded the motion.

Aye - Dallas Schroeder, Byron McDaniel, Mike Buck

Nay - None

4. Coyote Ridge, PUD-2024-0258 - To be continued

Motion: To Open a Public Hearing for Coyote Ridge PUD-2024-0258

Commissioner Mike Buck made a motion to Open a Public Hearing for Coyote Ridge PUD-2024-0258. Commissioner Dallas Schroeder seconded the motion.

Aye - Dallas Schroeder, Byron McDaniel, Mike Buck

Nay - None

Community Development and Services Director Jennifer Jones requested a continuation to August 27, 2025 at 1:00 PM in the BOCC.

Motion: To Continue

Commissioner Mike Buck made a motion to Continue Coyote Ridge PUD-2024-0258 to August 27, 2025 at 1:00 PM in the BOCC. Commissioner Dallas Schroeder seconded the motion.

Aye - Dallas Schroeder, Byron McDaniel, Mike Buck

Nay - None

Motion: To Close a Public Hearing for Coyote Ridge PUD-2024-0258

Commissioner Mike Buck made a motion to Close a Public Hearing for Coyote Ridge PUD-2024-0258. Commissioner Dallas Schroeder seconded the motion.

Aye - Dallas Schroeder, Byron McDaniel, Mike Buck

Nay - None

M. 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 2:39 PM



NOTICE:

These minutes are Action Minutes and summarize 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