

ELBERT COUNTY, COLORADO
BOARD OF COUNTY COMMISSIONERS MEETING MINUTES

Regular Meeting Held in the BOCC Meeting Room

August 13, 2025 at 9:00 AM

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Rhonda Braun Recorder, Elbert County, Co



A. INVOCATION/PLEDGE OF ALLEGIANCE:

Pastor Jim Kimbriel from Redemption Valley 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

Byron McDaniel - Present

Mike Buck - 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 Projects Report
4. Consent for Formation of SID
5. Approval of Modification of Liquor License Premises Application for The Patch in Elizabeth
6. Approval of Liquor License Renewal for Elizabeth Restaurant, LLC dba Spring Valley Golf Club
7. Approval of Liquor License Renewal for Murphy's Oil USA

E. ELECTED OFFICIALS/DEPARTMENT HEADS/STAFF REPORTS

Community and Economic Development Director Jennifer Jones provided an update on the Comprehensive Plan Survey. More than 500 responses have been received so far. The survey is available on the Elbert County website and physical copies are available for the public to fill out until September 5, 2025.

F. CITIZEN PUBLIC COMMENT

Don Gray - Kiowa

Public Comment Closed

G. DISCUSSION ITEMS

1. Consideration of Creating a Ballot Question to Extend the Number of Terms for the County Commissioners

The Commissioners discussed placing a question on the ballot to allow electors to choose whether to extend term limits for the County Commissioners.

H. ACTION ITEMS

1. Consideration of July 23, 2025 and July 30, 2025 Meeting Minutes

Motion: Approval of July 23, 2025 and July 30, 2025 Minutes

Commissioner Mike Buck made a motion to Approve the July 23, 2025 Minutes and July 30, 2025 Minutes as presented. Commissioner Dallas Schroeder seconded the motion.

Aye - Dallas Schroeder, Byron McDaniel, Mike Buck

Nay - None

3. Consideration of AN ORDINANCE TO AMEND AND RESTATE ORDINANCE 22-01, ADOPTING THE 2024 INTERNATIONAL BUILDING CODE, 2024 INTERNATIONAL ENERGY CONSERVATION CODE, 2024 INTERNATIONAL FUEL AND GAS CODE, 2024 INTERNATIONAL MECHANICAL CODE, 2024 INTERNATIONAL PLUMBING CODE, 2024 INTERNATIONAL RESIDENTIAL CODE, AND AMENDMENTS THERETO.

CBO & Building Department Manager Rob Dana presented information on the Ordinance. All Public Notice Requirements for the Ordinance have been met.

All Commissioners commented on the Ordinance.

Public Comment:

Kerry Moore – RKM Homes

Jack Beckwitt – Lennar Homes

Anna Reed – Reed Custom Homes

Motion: Not Adopt an Ordinance to Amend and Restate Ordinance 22-01

Commissioner Mike Buck made a motion to Not Adopt an Ordinance to Amend and Restate Ordinance 22-01. Commissioner Dallas Schroeder seconded the motion.



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

4. Resolution for Ratification of Comprehensive Plan Steering Committee Members

Commissioners commented on the agreement for the Steering Committee Members.

Motion: Ratify the Comprehensive Plan Steering Committee Members

Commissioner Dallas Schroeder made a motion to Ratify the Comprehensive Plan Steering Committee Members. Commissioner Byron McDaniel seconded the motion.

Aye - Dallas Schroeder, Byron McDaniel
Nay - Mike Buck

5. Resolution for Appointment to Fill Planning Commission Vacancy

Commissioners discussed the Planning Commission Vacancy appointment.

Motion: Approve the Planning Commission Vacancy and Appoint Ken Madsen to the position

The Commissioners and County Attorney Ingalls had a brief discussion about the vacancy and steering committee members.

Commissioner Mike Buck made a motion to Approve the Planning Commission Vacancy and Appoint Ken Madsen to the position. There was no second on the motion, therefore the motion dies.

6. Revision of Resolution Amending Resolution 2018-48 to Add Additional Stabilization and Contingency Funds for Emergency Purposes

County Manager Shawn Fletcher presented information on the opportunity to increase Stabilization and Contingency Funds.

Commissioner Dallas Schroeder and Treasurer Sherry Hewlett commented on the item.

Motion: Approve Revision of Resolution Amending Resolution 2018-48 to Add Additional Stabilization and Contingency Funds for Emergency Purposes

Commissioner Dallas Schroeder made a motion to Approve Revision of Resolution Amending Resolution 2018-48 to Add Additional Stabilization and Contingency Funds for Emergency Purposes. Commissioner Mike Buck seconded the motion.

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

7. Resolution Adopting Boards and Commissions Code of Conduct

County Attorney Lance Ingalls presented the changes made to the signature block of the agreement.

Motion: Approval of Resolution Adopting a Code of Conduct for Elbert County Appointed Boards and Commissions with additional language included

Commissioner Mike Buck made a motion to Approve a Resolution Adopting a Code of Conduct for Elbert County Appointed Boards and Commissions with additional language included. Commissioner Dallas Schroeder seconded the motion.

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

Commissioner McDaniel called a brief recess at 10:00 AM and reconvened at 10:09 AM.

8. Consideration of Two Resolutions to Implement Strategic Pauses on Specific and Limited Types of Development Applications

County Attorney Lance Ingalls presented changes in Resolution language tendered by Mr. Craft. Copies of the language changes were made available to the citizens in attendance.

All Commissioners commented on impacts of a Strategic Pause and the need for public input,

Public Comment -

Diana Edstrom - Elizabeth

Torry Williams - Elizabeth

Stephen Tivey - Elizabeth

Jim Marshall – Centennial

Jack Beckwitt – Lennar Homes

Ted Leighty – Homeowners Association of Denver

Larry Gable – Elizabeth

Glenn Neir - Pulte Homes

Matt Jenkins – Richmond American Homes

Kerry Moore – RKM Homes

Public Comment Closed

Motion: To Postpone Consideration of Two Resolutions to Implement Strategic Pauses and Limited Types of Development Applications for further review with the County Attorney

Commissioner Mike Buck made a motion To Postpone Consideration of Two Resolutions to Implement Strategic Pauses and Limited Types of Development Applications for further review with the County Attorney. Commissioner Dallas Schroeder seconded the motion.

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

I. EXECUTIVE SESSION

None

J. BOARD PLANNING

1. Agenda Items for Next Meeting

1) Consideration of a Resolution for Appointment to Fill a Planning Commission Vacancy

2) Consideration of Two Resolutions to Implement Strategic Pauses and Limited Types of Development Applications

Commissioner McDaniel called for a recess at 11:17 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 1:03 PM. County Clerk Rhonda Braun called the roll.

Dallas Schroeder - Present
Byron McDaniel - Present
Mike Buck - Present

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1. Board of Adjustment - Presser Variance - VA-2025-0001

Motion: To Open the Board of Adjustments for the Presser Variance - VA-2025-0001

Commissioner Dallas Schroeder made a motion to Open the Board of Adjustments for the Presser Variance - VA-2025-0001. Commissioner Mike Buck seconded the motion.

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

Land Use Planner Danny Klibaner presented the application to the Commissioners. Staff recommends approval with conditions.

The Applicant agreed to accept the conditions of approval as presented.

Motion: Approve Presser Variance - VA-2025-0001 with conditions

Commissioner Mike Buck made a motion to Approve Presser Variance - VA-2025-0001 with conditions. Commissioner Dallas Schroeder seconded the motion.

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

Motion: To Close the Board of Adjustments

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

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

L. ADJOURNMENT

The Meeting Adjourned at 1:13 PM

NOTICE:

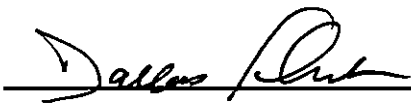
Meeting minutes will be formatted as Action Minutes and summarize actions taken at the meeting. The full audio/video and agenda packet is available at <https://www.elbertcounty-co.gov>

BOARD OF COUNTY COMMISSIONERS

ELBERT COUNTY, COLORADO



BYRON MCDANIEL, Chair, COMMISSIONER District 3



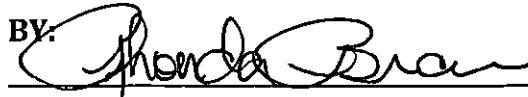
DALLAS SCHROEDER, COMMISSIONER District 2



MIKE BUCK, Vice Chair, COMMISSIONER District 1

ATTEST: Rhonda Braun

County Clerk

BY: 

Clerk to the Board of County Commissioners