



ELBERT COUNTY, COLORADO
BOARD OF COUNTY COMMISSIONERS MEETING MINUTES

Regular Meeting Held in the BOCC Meeting Room

August 27, 2025 at 9:00 AM

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Rhonda Braun Recorder, Elbert County, Co



A. INVOCATION/PLEDGE OF ALLEGIANCE:

Brandon Guire from Son Country 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. 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 Variance Reports
4. Consideration of August 13, 2025 Minutes

E. ELECTED OFFICIALS/DEPARTMENT HEADS/STAFF REPORTS

Commissioner McDaniel introduced the new Office of Emergency Management Director Jordan Love.

Sherry Hewlett, Elbert County Public Trustee/Treasurer expressed appreciation for her team, Michelle Ingersoll and Beth Barnes and voiced concerns with the budget.



Susan Murphy, Elbert County Assessor - The assessor's office has completed the abstract and certification of values as of August 25, 2025

Finance Director Tiffany Hermes – Update on the 2024 audit. The requested extension was approved, extending the time frame to complete the audit until September 30th 2025.

CDS Director Jennifer Jones – Update on the Comprehensive Plan survey

Public Works Director Monty Hankins - Update to the CR 166 paving project

Byron McDaniel – Statement introducing new Fact of Fiction section on Elbert County website. This page will be a trusted source for truth about county government and address FAQ's.

F. CITIZEN PUBLIC COMMENT

Kerry Jibblits - Kiowa

Bill Howell - Elizabeth

Danielle Neuschwanger - Elizabeth

G. DISCUSSION ITEMS

1. Discuss the status of 2025 USGS Updated Report

The Commissioners and County Attorney Ingalls discussed the updated USGS draft report. The report is not ready for public release. Commissioner McDaniel noted once the data is approved by Attorney Ingalls, they will release the report.

2. Consideration of Letter Supporting Bipartisan Action Regarding Unfunded State Mandates

Commissioners Schroeder and Buck voiced their support of signing on to a letter with 13 other counties regarding unfunded state mandates.

Public Comment - None

Motion: To Move Discussion Item G2 Letter Supporting Bipartisan Action Regarding Unfunded State Mandates to Action Item H4.

Commissioner Dallas Schroeder made a motion to Move Discussion Item G2 Letter Supporting Bipartisan Action Regarding Unfunded State Mandates to Action Item H4. Commissioner Mike Buck seconded the motion.

Aye - Dallas Schroeder, Myron McDaniel, Mike Buck

Nay - None

3. Consideration of Resolution Seeking Formal Designation of State Highway 86 as a Scenic and Historic Byway

All Commissioners commented and voiced support and noted benefits of a formal designation of State Highway 86 as a Scenic and Historic Byway.

Public Comment - None

Motion: To Move Discussion Item G3 Resolution Seeking Formal Designation of State Highway 86 as a Scenic and Historic Byway to Action Item H5.

Commissioner Dallas Schroeder made a motion to Move Discussion Item G3 Resolution Seeking Formal Designation of State Highway 86 as a Scenic and Historic Byway to Action Item H5. Commissioner Mike Buck seconded the motion.



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

H. ACTION ITEMS

1. Consideration of Resolution for Appointment to Fill Planning Commission Vacancy

Commissioner Schroeder reiterated his reasons for not supporting the appointment mentioned in the last BOCC meeting. All Commissioners commented.

Public Comment -

Crisy Howell - Elizabeth
Diana Esdstrom - Elbert

Motion: To Approve a Resolution for Appointment to Fill the Planning Commission Vacancy

Commissioner Mike Buck made a motion to Approve a Resolution for Appointment to Fill the Planning Commission Vacancy. Commissioner Byron McDaniel seconded the motion.

Aye - Mike Buck, Byron McDaniel
Nay - Dallas Schroeder

2. PUBLIC HEARING - Special Event Liquor Permit for the Elbert County Sheriff's Foundation

Motion: To Open a Public Hearing for Special Event Liquor Permit for the Elbert County Sheriff's Foundation

Commissioner Mike Buck made a motion to Open a Public Hearing for Special Event Liquor Permit for the Elbert County Sheriff's Foundation. Commissioner Dallas Schroeder seconded the motion.

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

Public Hearing Opened at 10:00 AM

Liquor License Specialist Kaleigh Mannering presented the application to the Commissioners. The event will be held on September 27, 2025, from 4:00 PM to 12:00 AM. Staff recommends approval.
Public Comment - None

Motion: Approve a Special Event Liquor Permit for the Elbert County Sheriff's Foundation

Commissioner Mike Buck made a motion to Approve a Special Event Liquor Permit for the Elbert County Sheriff's Foundation. Commissioner Dallas 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 the Elbert County Sheriff's Foundation

Commissioner Mike Buck made a motion to Close a Public Hearing for Special Event Liquor Permit for the Elbert County Sheriff's Foundation. Commissioner Dallas Schroeder seconded the motion.

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

Public Hearing Closed at 10:02 AM



3. Consideration of Authorization for 2025 Elbert County Annual Fire Operating Plan

Commissioners McDaniel and Buck stated that the plan had been reviewed by the Commissioners, County Manager, Fire Departments and the Sheriff, and the plan had been put together by the fire chiefs in cooperation with the Sheriff's office.

Motion: Approve Authorization for 2025 Elbert County Annual Fire Operating Plan

Commissioner Dallas Schroeder made a motion to Approve Authorization for 2025 Elbert County Annual Fire Operating Plan. Commissioner Mike Buck seconded the motion.

Aye - Dallas Schroeder, Byron McDaniel, Mike Buck

Nay - None

4. Consideration of Letter Supporting Bipartisan Action Regarding Unfunded State Mandates

Motion: Accept a Letter Supporting Bipartisan Action Regarding Unfunded State Mandates

Commissioner Dallas Schroeder made a motion to Accept a Letter Supporting Bipartisan Action Regarding Unfunded State Mandates. Commissioner Mike Buck seconded the motion.

Aye - Dallas Schroeder, Byron McDaniel, Mike Buck

Nay - None

5. Consideration of Resolution Seeking Formal Designation of State Highway 86 as a Scenic and Historic Byway

Motion: Approve a Resolution Seeking Formal Designation of State Highway 86 as a Scenic and Historic Byway

Commissioner Mike Buck made a motion to Approve a Resolution Seeking Formal Designation of State Highway 86 as a Scenic and Historic Byway. Commissioner Dallas Schroeder seconded the motion.

Aye - Dallas Schroeder, Byron McDaniel, Mike Buck

Nay - None

J. BOARD PLANNING

1. Agenda Items for Next Meeting

1) Follow up with the CSU Extension Office about a recap of the Fair and 4H presentation

Commissioner McDaniel called a recess at 10:06 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 1:05 PM.

1. Rosell Rezone RZ-2023-2498

Motion: To Open a Public Hearing for Rosell Rezone RZ-2023-2498

Commissioner Dallas Schroeder made a motion to Open a Public Hearing for Rosell Rezone RZ-2023-2498. Commissioner Mike Buck seconded the motion.

Aye - Dallas Schroeder, Byron McDaniel, Mike Buck

Nay - None

Public Hearing Opened at 1:06 PM

Land Use Planner Kelsey Lanham presented the application to the Commissioners. The Planning Commission voted 6 to 1 and recommended approval with the conditions presented. Commissioner McDaniel asked the applicant if they agree with the requested conditions. The applicant responded yes.

Public Comment - None

Motion: Approve Rosell Rezone RZ-2023-2498 with recommended conditions

Commissioner Buck made a motion to Approve Rosell Rezone RZ-2023-2498 with recommended conditions. Commissioner Schroeder seconded the motion.

Aye - Dallas Schroeder, Byron McDaniel, Mike Buck

Nay - None

Motion: To Close a Public Hearing for Rosell Rezone RZ-2023-2498

Commissioner Dallas Schroeder made a motion to Close a Public Hearing for Rosell Rezone RZ-2023-2498. Commissioner Mike Buck seconded the motion.

Aye - Dallas Schroeder, Byron McDaniel, Mike Buck

Nay - None

Public Hearing Closed at 1:16 PM

2. **Chevelle Rezone RZ-2025-0001**

Community and Economic Development Director Jennifer Jones requested to open both hearings concurrently.

Motion: To Open a Public Hearing for Chevelle Rezone RZ-2025-0001 and Chevelle Preliminary Plat PP-2025-0001

Commissioner Dallas Schroeder made a motion to Open a Public Hearing for Chevelle Rezone RZ-2025-0001 and Chevelle Preliminary Plat PP-2025-0001. Commissioner Mike Buck seconded the motion.

Aye - Dallas Schroeder, Byron McDaniel, Mike Buck

Nay - None

Public Hearing Opened at 1:16 PM

Land Use Planner Kelsey Landham presented both applications to the Commissioners. The Planning Commission voted 6-1 in favor of approval. Staff recommends approval.

Public Comment - None

The Commissioners and Applicant discussed the project and water concerns.

Motion: Approve the Chevelle Rezone RZ-2025-0001

Commissioner Mike Buck made a motion to Approve the Chevelle Rezone RZ-2025-0001. Commissioner Dallas Schroeder seconded the motion.

Aye - Dallas Schroeder, Byron McDaniel, Mike Buck

Nay - None



Motion: Approve the Chevelle Preliminary Plat PP-2025-0001

Commissioner Mike Buck made a motion to Approve the Chevelle Preliminary Plat PP-2025-0001. Commissioner Dallas Schroeder seconded the motion.

Aye - Dallas Schroeder, Byron McDaniel, Mike Buck

Nay - None

Motion: To Close a Public Hearing for Chevelle Rezone RZ-2025-0001 and Chevelle Preliminary Plat PP-2025-0001

Commissioner Mike Buck made a motion to Close a Public Hearing for Chevelle Rezone RZ-2025-0001 and Chevelle Preliminary Plat PP-2025-0001. Commissioner Dallas Schroeder seconded the motion.

Aye - Dallas Schroeder, Byron McDaniel, Mike Buck

Nay - None

Public Hearing Closed at 1:35 PM

4. Independence ROW Vacation VAC-2025-0001

Commissioner Schroeder asked Ms. Jones if they would like to present both applications for Independence as well. Ms. Jones said yes.

Motion: To Open a Public Hearing for Independence ROW Vacation VAC-2025-0001 and Independence Filing 5 Final Plat FP-2024-7515

Commissioner Dallas Schroeder made a motion to Open a Public Hearing for Independence ROW Vacation VAC-2025-0001 and Independence Filing 5 Final Plat FP-2024-7515. Commissioner Mike Buck seconded the motion.

Aye - Dallas Schroeder, Byron McDaniel, Mike Buck

Nay - None

Public Hearing Opened at 1:36 PM

Land Use Planner Kelsey Landham presented both applications to the Commissioners. The Planning Commission voted 4-3 in favor of approval. Staff recommends approval.

Mark Kieffer of Norris Design presented the Objectives and Approach of Independence and Craft Companies. The Applicant, Jim Yates presented the application and time frames
Civil Engineer Jeff Killingsworth and Carolynne White, legal counsel from Brownstein Hyatt also presented. Public Works Director Monty Hankins noted the ROW Vacation was reviewed with the County Surveyor. The Commissioners and Development team discussed the project and timelines.

Public Comment - None

Commissioner Schroeder asked the applicant if they are in agreement with the requested conditions. The applicant responded yes.

Motion: Approve Independence ROW Vacation VAC-2025-0001

Commissioner Dallas Schroeder made a motion to Approve Independence ROW Vacation VAC-2025-0001 with

conditions as presented. Commissioner Mike Buck seconded the motion.

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

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Motion: Approve Independence Filing 5 Final Plat FP-2024-7515

Commissioner Dallas Schroeder made a motion to Approve Independence Filing 5 Final Plat FP-2024-7515 with conditions as presented. Commissioner Mike Buck seconded the motion.

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

Motion: Close Public Hearing for Independence ROW Vacation VAC-2025-0001 and Independence Filing 5 Final Plat FP-2024-7515

Commissioner Mike Buck made a motion to Close Public Hearing for Independence ROW Vacation VAC-2025-0001 and Independence Filing 5 Final Plat FP-2024-7515. Commissioner Dallas Schroeder seconded the motion.

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

Public Hearing Closed at 2:44 PM

L. ADJOURNMENT

Motion: To Adjourn

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

Yes - Dallas Schroeder, Byron McDaniel, Mike Buck
No - None

The meeting Adjourned at 2:44 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