



ELBERT COUNTY, COLORADO
BOARD OF COUNTY COMMISSIONERS MEETING MINUTES
Regular Meeting Held in the BOCC Meeting Room
September 24, 2025 at 9:00 AM

646454 B: 855 P: 455 MM
10/08/2025 11:44:47 AM Page: 1 of 4 R 0.00 D
Rhonda Braun Recorder, Elbert County, Co



A. INVOCATION/PLEDGE OF ALLEGIANCE:

Pastor Bill Anderson from Son Country Community Church provided the Invocation and led the Pledge of Allegiance.

B. CALL TO ORDER AND ROLL CALL

County Clerk Rhonda Braun called the roll and all Commissioners were present.

C. APPROVAL OF AGENDA

Motion: Approval of Agenda as presented.

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

Aye - Dallas Schroeder, Byron McDaniel, Mike Buck

Nay - None

D. CONSENT AGENDA

Motion: Approval of Consent Agenda as presented

Commissioner Buck made a motion to Approve the Consent Agenda as presented with a minor change to the September 10, 2025 Meeting Minutes. Commissioner Schroeder 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 September 10, 2025 Minutes

E. ELECTED OFFICIALS/DEPARTMENT HEADS/STAFF REPORTS

Lore Denson with the CSU Extension Office recognized achievements of current 4H-ers. Several 4-H participants spoke about the benefits participating in 4-H:

Logan Good

Katelynne Good

Kodi Monks

Payton Monks

Malachi Smith



Azariah Smith

Fair Board President Tammi Schneider noted 4H Week will be October 5th through October 11th this year. A Proclamation will be presented to 4H at the October 8, 2025 BOCC meeting. The 91st Annual fair was successful and Ms. Schneider thanked all of the volunteers and Elbert County Public Works for their hard work.

All Commissioners thanked the Fair Board for the amazing work.

F. CITIZEN PUBLIC COMMENT

Christine Ware - Elizabeth

Don Gray - Kiowa

G. DISCUSSION ITEMS

1. Presentation and Discussion on Draft 2024 Audit

Matt Moreno with Rubin Brown P.C. presented the Draft 2024 Audit. Elbert County came back with a clean audit with very few items to highlight.

Mr. Moreno and the Commissioners thanked Finance Director Tiffany Hermes, her team and Corynne Zodrow with Public Works for all their incredible efforts working with FEMA and getting the audits completed.

H. ACTION ITEMS

None

I. EXECUTIVE SESSION - IF NECESSARY

None

J. BOARD PLANNING

1. Agenda Items for Next Meeting

None

Commissioner McDaniel called for recess at 10:56 AM to return and 1:00 PM for Land Use.

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

The Land Use Meeting was called to order at 1:00 PM. County Clerk Rhonda Braun called the roll and all Commissioners were present.

1. Updates to Elbert County Zoning and Subdivision Regulations

The Commissioners and the Director of Community and Economic Development Jennifer Jones discussed proposed updates to the Elbert County Zoning and Subdivision Regulations.

Proposed updates include:

1. Elimination of the Concept Brief process
2. Elimination of the Economic Development Zone Overlay (EDZ) and related processes
3. Addition of an 18-month time frame for community meetings
4. Addition of a three-year landscape warranty period

Public Comment -

Jim Marshall

Don Gray



Motion: To Continue

Commissioner Dallas Schroeder made a motion to Continue the Updates for further discussion on the EDZ and other items to October 22, 2025 at 1:00 PM in the BOCC. Commissioner Mike Buck seconded the motion.

Aye - Dallas Schroeder, Byron McDaniel, Mike Buck

Nay - None

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 2:01 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