



ELBERT COUNTY, COLORADO
BOARD OF COUNTY COMMISSIONERS MEETING MINUTES

Regular Meeting Held in the BOCC Meeting Room

October 8, 2025 at 9:00 AM

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Rhonda Braun Recorder, Elbert County, Co



A. INVOCATION/PLEDGE OF ALLEGIANCE:

Pastor Buddy Strachan with Kiowa Creek 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 9:01 AM. County Clerk Rhonda Braun called the roll and all Commissioners were 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

Commissioner McDaniel read aloud the Proclamation recognizing National 4H Week.

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. Approval of September 24, 2025 Minutes
4. Acknowledgment of CDS Development Project Report
5. Approval of the Proclamation Recognizing National 4H Week - October 5th - 11th
6. Approval of The Patch in Elizabeth Liquor License Renewal

**E. ELECTED OFFICIALS/DEPARTMENT HEADS/STAFF REPORTS**

Public Trustee/Treasurer Sherry Hewlett announced the tax lien sale has been scheduled for November 18, 2025 at 9:00 AM in the BOCC meeting room.

Community and Economic Development Director Jennifer Jones stated the Comprehensive Plan open house will be held October 16, 2025 at the Elbert County Agricultural building. All of the information is on the county website.

F. CITIZEN PUBLIC COMMENT

Kerry Jibblits - Kiowa

Don Gray - Kiowa

G. DISCUSSION ITEMS

None

H. ACTION ITEMS**1. Approval of Amended Resolution 25-02a Organizational Meeting 2025 Appointments and Re-appointments**

Public Trustee/Treasurer Sherry Hewlett presented a recommendation for the addition of CSAFE to the depository accounts for the County.

Public Comment - None

Motion: Approval of Amended Resolution 25-02a Organizational Meeting 2025 Appointments and Re-appointments

Commissioner Dallas Schroeder made a motion to Approve the Amended Resolution 25-02a Organizational Meeting 2025 Appointments and Re-appointments. Commissioner Mike Buck 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**

None

2. Workshops/Study Sessions

A) Work Study October 20, 2025

Commissioner McDaniel called for recess at 9:19 AM to return at 1:00 PM for Land Use hearings.

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

The land use hearings were called to order at 1:00 PM. Deputy Clerk Corey Johnston called the roll and all Commissioners were present.

**1. Paulette Property: Economic Development Zone Site Development Plan (EDZS-2025-0001)**

Motion: To Open a Public Hearing for Paulette Property: Economic Development Zone Site Development Plan (EDZS-2025-0001)

Commissioner Dallas Schroeder made a motion to Open a Public Hearing for Paulette Property: Economic Development Zone Site Development Plan (EDZS-2025-0001). Commissioner Mike Buck seconded the motion.

Aye - Dallas Schroeder, Byron McDaniel, Mike Buck

Nay - None

Public Hearing Opened at 1:01 PM

Land Use Planner Danny Klibaner presented the application for the site development plan to the Commissioners. The applicant is requesting approval for an Economic Development Zone Site Development Plan (EDZ SDP) for a year-round market that offers various vendors and businesses. All requirements have been met and staff recommends approval.

Applicant designer Mark Keifer with Norris Design presented a slide show and overview of the project. Applicant Annette McFadden shared her vision for this project. This project is an opportunity to provide a marketplace for healthy foods and products for local vendors and small businesses.

Public Comment -

Maggie Witherby - Elizabeth

Connie Miller - Kiowa

Donna Honaker – Parker

The Applicant addressed questions from the Commissioners.

Motion: Approve Paulette Property: Economic Development Zone Site Development Plan (EDZS-2025-0001)

Commissioner Dallas Schroeder made a motion to Approve Paulette Property: Economic Development Zone Site Development Plan (EDZS-2025-0001) with the 4 conditions presented. Commissioner Mike Buck seconded the motion.

Aye - Dallas Schroeder, Byron McDaniel, Mike Buck

Nay - None

Motion: To Close a Public Hearing for Paulette Property: Economic Development Zone Site Development Plan (EDZS-2025-0001)

Commissioner Mike Buck made a motion to Close a Public Hearing for Paulette Property: Economic Development Zone Site Development Plan (EDZS-2025-0001) . Commissioner Dallas Schroeder seconded the motion.

Aye - Dallas Schroeder, Byron McDaniel, Mike Buck

Nay - None



Public Hearing Closed at 1:45 PM

2. Green Hills Rezone: RZ-2024-6905

Motion: To Open a Public Hearing for Green Hills Rezone: RZ-2024-6905

Commissioner Mike Buck made a motion to Open a Public Hearing for Green Hills Rezone: RZ-2024-6905.
Commissioner Dallas Schroeder seconded the motion.

Aye - Dallas Schroeder, Byron McDaniel, Mike Buck

Nay - None

Public Hearing Opened at 1:48 PM

Land Use Planner Danny Klibaner presented the application for the site development plan to the Commissioners. All requirements have been met and staff recommends approval.

Land Use Planner Danny Klibaner addressed questions from the Commissioners concerning easements and platting.

Public Comment - None

Motion: Approve Green Hills Rezone: RZ-2024-6905

Commissioner Mike Buck made a motion to Approve Green Hills Rezone: RZ-2024-6905. Commissioner Dallas Schroeder seconded the motion.

Aye - Dallas Schroeder, Byron McDaniel, Mike Buck

Nay - None

Motion: To Close a Public Hearing for Green Hills Rezone: RZ-2024-6905

Commissioner Mike Buck made a motion to Close a Public Hearing for Green Hills Rezone: RZ-2024-6905.
Commissioner Dallas Schroeder seconded the motion.

Aye - Dallas Schroeder, Byron McDaniel, Mike Buck

Nay - None

Public Hearing Closed at 2:03 PM

Commissioner McDaniel called for a brief recess.

3. Coyote Ridge PUD: PUD-2024-0258

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

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

Aye - Dallas Schroeder, Byron McDaniel, Mike Buck

Nay - None



Public Hearing Opened at 2:12 PM

Community and Economic Development Director Jennifer Jones presented the application to the Commissioners. All comments/referrals have been addressed. The Planning Commission voted 6-2 to deny the application.

Julie Gamec, THK Associates, Inc. Applicant Representative and Applicant Dave Quatrochi presented the Community Vision and overview of the project and provided responses to Planning Commission comments.

Public Comment -
Lisa Ford - Parker

The Commissioners and Applicant addressed the public comment. The Applicant addressed questions from the Commission.

Motion: Approve Coyote Ridge PUD: PUD-2024-0258

Commissioner Dallas Schroeder made a motion to Approve Coyote Ridge PUD: PUD-2024-0258. Motion died due to lack of a second.

Commissioner Mike Buck made a motion to Deny Coyote Ridge PUD: PUD-2024-0258. Commissioner Byron McDaniel seconded the motion.

Aye- Byron McDaniel, Mike Buck
Nay - Dallas Schroeder

County Attorney Lance Ingalls suggested that this item be continued and Chair McDaniels should direct the Director of Community Planning and the County Attorney to draft a Resolution of Denial for the Coyote Ridge PUD to bring forward at the next BOCC meeting to finalize the decision.

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

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

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

Public Hearing Closed at 3:18 PM

Commissioner McDaniel called for a brief recess.

4. Crescence Filing 1: FP-2024-0291 and Crescence Filing 2: FP-2025-0001

Commissioner McDaniel requested that Land Use Items 4 and 5 be heard together. The Board agreed.

Motion: To Open a Public Hearing for Crescence Filing 1: FP-2024-0291 and concurrently Crescence Filing



Commissioner Dallas Schroeder made a motion to Open a Public Hearing for Cresence Filing 1: FP-2024-0291 and concurrently Crescence Filing 2: FP-2025-0001. Commissioner Mike Buck seconded the motion.

Aye - Dallas Schroeder, Byron McDaniel, Mike Buck

Nay - None

Public Hearing Opened at 3:26 PM

Contract Reviewer from Logan Simpson for Elbert County, Jen Gardner, presented the application to the Commissioners. Carolynne White, Land Use Counsel for applicant and Susan Wade of Redland presented the overview and vision for the Crescence project.

Public Comment – None

The Applicant addressed questions from the Commissioners.

Commissioner Schroeder stated that it could be argued that Commissioner Buck had a preconceived negative opinion on this project and asked if Commissioner Buck should recuse himself from a final vote. County Attorney Lance Ingalls gave general advice on conflicts of interest or predecisions.

Commissioner McDaniel requested the Board go into Executive Session. County Attorney Lance Ingalls stated per Statute 24-6-402(4)(b) that the Executive Session will be to obtain legal advice. The session will be limited to legal advice and will not be recorded.

Enter Executive Session: 4:05 PM

Exit Executive Session: 4:15 PM

Commissioner McDaniel called the meeting back to order. Commissioner Buck recused himself from the hearing.

Motion: Approve Cresence Filing 1: FP-2024-0291 and Crescence Filing 2: FP-2025-0001

Commissioner Dallas Schroeder made a motion to Approve Cresence Filing 1: FP-2024-0291 and Crescence Filing 2: FP-2025-0001. Commissioner Byron McDaniel seconded the motion.

Aye - Dallas Schroeder, Byron McDaniel

Nay - None

Motion: Close Public Hearing for Cresence Filing 1: FP-2024-0291 and Crescence Filing 2: FP-2025-0001

Commissioner Dallas Schroeder made a motion to Close Public Hearing for Cresence Filing 1: FP-2024-0291 and Crescence Filing 2: FP-2025-0001. Commissioner Byron McDaniel seconded the motion.

Aye - Dallas Schroeder, Byron McDaniel



Nay - None

Public Hearing Closed at 4:18 PM

L. ADJOURNMENT

Motion: To Adjourn

Commissioner Dallas Schroeder made a motion to Adjourn. Commissioner Byron McDaniel seconded the motion.

Aye - Dallas Schroeder, Byron McDaniel

Nay - None

The meeting Adjourned at 4:19 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