



ELBERT COUNTY, COLORADO
BOARD OF COUNTY COMMISSIONERS MEETING MINUTES

Regular Meeting Held in the BOCC Meeting Room

October 22, 2025 at 9:00 AM

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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

The regular meeting was called to order at 9:00 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. BOARD OF HEALTH

1. Quarterly Board of Health Presentation

Motion: To Open the Board of Health Meeting

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

Aye - Dallas Schroeder, Byron McDaniel, Mike Buck

Nay - None

Board of Health Opened at 9:03 AM

Director of Public Health Sara McIntosh provided the quarterly Board of Health update.

Updates included:

*Seasonal Vaccines are available

*OWTS Regulation 43 Changes

*OWTS Permit Fee Changes

*(STEPP) State Tobacco Education and Prevention Partnership - Fall 2025, Winter 2025 and Spring 2026

Motion: Approve Resolution 25-TBD Amending Onsite Wastewater Treatment System Permitting Fees

Commissioner Dallas Schroeder made a motion to Approve Resolution 25-TBD Amending Onsite Wastewater



Treatment System Permitting Fees in line with the presentation. Commissioner Mike Buck seconded the motion.

Aye - Dallas Schroeder, Byron McDaniel, Mike Buck

Nay - None

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 9:22 AM

E. CONSENT AGENDA

Motion: Approval of Consent Agenda as presented

Commissioner Mike Buck made a motion to Approve the Consent Agenda as presented. Commissioner Dallas 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. Consideration of October 8, 2025 Minutes
4. Approval of Resolution Amending Resolution 25-41 a Resolution Approving a Request to Vacate A Portion of Hancock Parkway
5. Approval of Liquor License Renewal for Singing Hills Liquor

F. ELECTED OFFICIALS/DEPARTMENT HEADS/STAFF REPORTS

County Manager Shawn Fletcher noted there are 2 positions posted on the county website for County Surveyor and Water Planner Land Use. Please contact HR or any Commissioner for further information.

G. CITIZEN PUBLIC COMMENT

David Quatrochi - Parker

Don Gray - Kiowa

H. DISCUSSION ITEMS

**Consideration of cost-sharing (\$5,000) with the Town of Simla for the purpose of funding, with local**

1. **matching funds, a water quality engineering study with a grant from the Colorado Department of Local Affairs.**

Town of Simla Public Works Director Mike McCune requested \$5000 from Elbert County to assist the Town of Simla with a water quality engineering study with a grant from the Colorado Department of Local Affairs.

Mr. McCune and the Commissioners discussed the ongoing issues with the water supply in Simla.

Motion: To Move Discussion Item H1 to Action Item I3

Commissioner Mike Buck made a motion to Move Discussion Item H1 to Action Item I3. Commissioner Dallas Schroeder seconded the motion.

Aye - Dallas Schroeder, Byron McDaniel, Mike Buck

Nay - None

I. ACTION ITEMS

1. **Consideration of Amended Resolution 25-02a Organizational Meeting 2025 Appointments and Re-appointments**

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

Commissioner Dallas Schroeder made a motion to Approve 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

2. **Consideration of Resolution Certifying Costs of Prosecuting Crimes Alleged to Have Been Committed by Persons in the Custody of the CO DOC**

Motion: Approval of Resolution Certifying Costs of Prosecuting Crimes Alleged to Have Been Committed by Persons in the Custody of the CO DOC

Commissioner Mike Buck made a motion to Approve a Resolution Certifying Costs of Prosecuting Crimes Alleged to Have Been Committed by Persons in the Custody of the CO DOC. Commissioner Dallas Schroeder seconded the motion.

Aye - Dallas Schroeder, Byron McDaniel, Mike Buck

Nay - None

Approval of consideration of cost-sharing (\$5,000) with the Town of Simla for the purpose of funding,

3. **with local matching funds, a water quality engineering study with a grant from the Colorado Department of Local Affairs**

Motion: Approval of cost-sharing with the Town of Simla for a water quality engineering study with a grant from the Colorado Department of Local Affairs

Commissioner Dallas Schroeder made a motion to Approve cost-sharing with the Town of Simla for a water



quality engineering study with a grant from the Colorado Department of Local Affairs. Commissioner Mike Buck seconded the motion.

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

J. EXECUTIVE SESSION

None

K. BOARD PLANNING

1. Agenda Items for Next Meeting

None

2. Workshops/Study Sessions

None

3. Pending Hearings

None

Commissioner McDaniel called recess at 9:45 AM to return 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. County Clerk Rhonda Braun called the roll and all Commissioners were present.

1. Updates to Elbert County Zoning & Subdivision Regulations, Continued from September 24, 2025, To Be Continued to November 19, 2025

Commissioner Schroeder asked for confirmation from County Attorney Lance Ingalls if opening a public hearing for a continuance was necessary. Attorney Ingalls stated the Board may do so.

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

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

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

Public Hearing Opened at 1:03 PM

Motion: Continue Updates to Elbert County Zoning & Subdivision Regulations

Commissioner Dallas Schroeder made a motion to Continue Updates to Elbert County Zoning & Subdivision Regulations to November 19, 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 & Subdivision Regulations

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

Aye - Dallas Schroeder, Byron McDaniel, Mike Buck

Nay - None

Public Hearing Closed at 1:04 PM

2. Coyote Ridge (PUD-2024-0258), continued from October 08, 2025, Resolution for Denial

Commissioner Schroeder called for a Point of Order. According to the approved Minutes from October 8, 2025, County Attorney 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 meeting to finalize the decision. There was no motion to continue. There was a motion to close the meeting by Commissioner Buck. Commissioner Schroeder is concerned that the Board was trying to continue a hearing that had been officially closed.

Commissioner McDaniel called for a recess to allow review of the last meeting's video.

The meeting reconvened at 1:26.

Per advice from the County Attorney, it was recommended that the item should be re-noticed until the November 19, 2025 BOCC meeting.

Commissioner Schroeder stated that there were newly offered comments in the BOCC meeting with respect to this application. County Attorney Lance Ingalls advised the Board of the options and jurisdiction to act on the application providing proper notice first.

Motion: Re-post and re-notice Public Hearing to Hear Coyote Ridge PUD for November 19, 2025

Commissioner Dallas Schroeder made a motion to re-post and re-notice Public Hearing for the Coyote Ridge PUD for November 19, 2025 at the BOCC to include new information presented by the Applicant and re-open public testimony. Commissioner Byron McDaniel seconded the motion.

Aye - Dallas Schroeder, Byron McDaniel

Nay - Mike Buck

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 1:36 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