

ELBERT COUNTY, COLORADO
BOARD OF COUNTY COMMISSIONERS MEETING MINUTES

Regular Meeting Held in the BOCC Meeting Room
November 19, 2025 at 9:00 AM

A. INVOCATION/PLEDGE OF ALLEGIANCE:

Pastor Buddy Strachan from 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 9:00 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

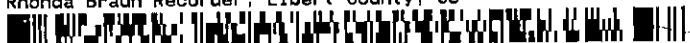
Motion: Approval of Consent Agenda as presented

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 CDS Development Projects Report
4. Approval of October 22, 2025 Meeting Minutes
5. Approval of November 5, 2025 Special Meeting Minutes



E. ELECTED OFFICIALS/DEPARTMENT HEADS/STAFF REPORTS

County Clerk Rhonda Braun provided an update on the November 4, 2025 Coordinated Election.

- *46% Voter Turnout
- *11,515 Votes Cast
- *140 In Person
- *109 On Election Day

Public Trustee Sherry Hewlett provided an update on the tax lien sale that was held November 18th, 2025., Todd Nataley with Double Diamond Auctioneers and Ed Kovitz assisted at the live sale:

- *18 Investors were present, low premiums were collected
 - *159 properties went to sale; only 2 didn't sell (mineral rights)
- The top goal is to get the tax districts paid in full.

County Manager Shawn Fletcher reminded the staff that they are still in the budget season and the County is still waiting on the Board's response to questions for the budget regarding:

- *Hiring of an Evidence Tech
- *Lieutenant Positions
- *Promotions

F. CITIZEN PUBLIC COMMENT

Cindy Adams - Elizabeth

G. DISCUSSION ITEMS

1. Consideration of Resolution for Vacating Palamino Trail and Pinto Trail

Public Works Director Monty Hankins presented information regarding the Vacation of a portion of Palamino Trail and Pinto Trail.

Public Comment -

- Betty Pickenpaugh - Elizabeth
- David Bourne - Elizabeth
- Chris Koplan - Elizabeth
- Karen Carter - Elizabeth
- Cindy Anders - Elizabeth
- Kathy Davis - Elizabeth
- Julie Denton - Elizabeth
- Jenna Jacobson - Elizabeth
- Kara Gerczynski - Division Chief - Elizabeth Fire Protection District
- Jay Wrede - Elizabeth
- Alex Cramer - Town of Elizabeth Planner
- James Jacobson - Elizabeth
- Joel Latham - Elizabeth
- Public Comment - Closed

The Commissioners, Mr. Hankins and Kara Gerczynski discussed access points, turn arounds and easements. Further study is necessary before a decision can be made.





Motion: Continue Discussion Items G1 and G2

Commissioner Dallas Schroeder made a motion to continue discussion of Resolutions for Vacating Palamino and Pinto Trails to the December 17th BOCC meeting at 9:00 AM. Commissioner Mike Buck seconded the motion.

Aye - Dallas Schroeder, Byron McDaniel, Mike Buck

Nay - None

H. ACTION ITEMS

1. 3rd Quarter 2025 Public Trustee Report

Public Trustee/Treasurer Sherry Helwett gave a presentation for the 3rd Quarter 20205 Public Trustee Report. Ms. Hewlett stated foreclosures are on the up but no more than last year.

Motion: Approve 3rd Quarter 2025 Public Trustee Report

Commissioner Mike Buck made a motion to Approve the 3rd Quarter 2025 Public Trustee Report. Commissioner Dallas Schroeder seconded the motion.

Aye - Dallas Schroeder, Byron McDaniel, Mike Buck

Nay - None

2. Consideration of Deer Creek Water District Board Vacancy

County Attorney Lance Ingalls summarized the issue and options for the BOCC to fill the Water Board vacancy.

Public Comment -

Kevin Kirkwood, current President of Deer Creek Water District Board

David Lunka - Candidate for Water District Board

Nick Linch - Elizabeth

Kirk Schroeder - Water District Director

Jeff Hundley - Deer Creek Water District Board Member

Jay Kirkwood - Elizabeth

Jean King - Board Member

Commissioner Schroeder would like more information on the applicants in order to make an informed decision. Commissioner Buck presented a motion to the Chair.

Motion: Appoint Anthony Hampton to fill the Deer Creek Water District Board Vacancy

Commissioner Mike Buck made a motion to Appoint Anthony Hampton to fill the Deer Creek Water District Board Vacancy. Commissioner Byron McDaniel seconded the motion.

Aye - Byron McDaniel, Mike Buck

Nay - Dallas Schroeder

I. EXECUTIVE SESSION



None

J. BOARD PLANNING

1. Agenda Items for Next Meeting

- A) Resolution for Vacating Palamino Trail
- B) Resolution for Vacating Pinto Trail

2. Workshops/Study Sessions

- A) Work Study Session November 20, 2025 at 10:00 AM in the BOCC

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.

Dallas Schroeder - Present

Byron McDaniel - Present

Mike Buck - Present

1. Regulation Updates - To be Continued to 12/17/2025 BOCC

Motion: To Continue Regulation Updates

Commissioner Mike Buck made a motion to Continue Regulations Updates to December 17, 2025 at 1:00 PM. Commissioner Dallas Schroeder seconded the motion.

Aye - Dallas Schroeder, Byron McDaniel, Mike Buck

Nay - None

2. 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 1:02 PM

Community and Economic Development Director Jennifer Jones presented changes made to the PUD application.

Applicant Representative Julie Gamec with THK Associates and the owner Dave Q. expanded on the revisions to the application presented before the Commissioners.

Public Comment - None

There was discussion between the Commissioners and the applicant representative and owner.

Motion: Approve Coyote Ridge PUD: PUD 2024-0258

Commissioner Dallas Schroeder made a motion to Approve Coyote Ridge PUD: PUD 2024-0258 with



conditions presented by staff. Commissioner Byron McDaniel seconded the motion.

Aye - Dallas Schroeder, Byron McDaniel

Nay - Mike Buck

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

Commissioner Dallas Schroeder made a motion to Close 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 Closed at 1:30 PM

5. Vigil Family Rezone: RZ-2025-004 and Vigil Family Preliminary Plat: PP-2025-002

Motion: To Open a Public Hearing for Vigil Family Rezone: RZ-2025-0004 and Vigil Family Preliminary Plat: PP-2025-0002

Commissioner Dallas Schroeder made a motion to Open a Public Hearing for Vigil Family Rezone: RZ-2025-0004 and Vigil Family Preliminary Plat: PP-2025-0002 concurrently. Commissioner Mike Buck seconded the motion.

Aye - Dallas Schroeder, Byron McDaniel, Mike Buck

Nay - None

Public Hearing Opened at 1:31 PM

Land Use Planner Danny Klibaner presented both applications for the rezone and preliminary plat.

Commissioner McDaniel called for a recess at 1:46 PM. Meeting was called to order at 1:53 PM.

Public Comment - None

Motion: Approve Vigil Family Rezone: RZ-2025-0004 and Vigil Family Preliminary Plat: PP-2025-0002

Commissioner Mike Buck made a motion to Approve Vigil Family Rezone: RZ-2025-0004 and Vigil Family Preliminary Plat: PP-2025-0002 with conditions. Commissioner Dallas Schroeder seconded the motion.

Aye - Dallas Schroeder, Byron McDaniel, Mike Buck

Nay - None

Motion: To Close a Public Hearing for Vigil Family Rezone: RZ-2025-0004 and Vigil Family Preliminary Plat: PP-2025-0002

Commissioner Dallas Schroeder made a motion to Close a Public Hearing for Vigil Family Rezone: RZ-2025-0004 and Vigil Family Preliminary Plat: PP-2025-0002. Commissioner Mike Buck seconded the motion.



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

Public Hearing Closed at 1:56 PM

5. Wahl Variance: VAR-2025-0003

Motion: To Open the Board of Adjustments

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

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

Board of Adjustments Opened at 1:57 PM

Motion: To Open a Public Hearing for Wahl Variance: VAR-2025-0003

Commissioner Dallas Schroeder made a motion to Open a Public Hearing for Wahl Variance: VAR-2025-0003. Commissioner Mike Buck seconded the motion.

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

Public Hearing Opened at 1:57 PM

Land Use Planner Danny Klibaner presented the application for the variance.

There was a brief discussion between the Commissioners and the owner.

Public Comment -
Christy Jones - Elizabeth
Bonnie Baetz - Elizabeth

Public Comment - Closed

Motion: Approve Wahl Variance: VAR-2025-0003

Commissioner Dallas Schroeder made a motion to Approve Wahl Variance: VAR-2025-0003 with conditions of approval. Commissioner Mike Buck seconded the motion.

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

Motion: To Close a Public Hearing for Wahl Variance: VAR-2025-0003

Commissioner Dallas Schroeder made a motion to Close a Public Hearing for Wahl Variance: VAR-2025-0003. Commissioner Mike Buck seconded the motion.



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

Public Hearing Closed at 2:15 PM

6. Baird Variance: VAR-2025-0002

Motion: To Open a Public Hearing for Baird Variance: VAR-2025-0002

Commissioner Dallas Schroeder made a motion to Open a Public Hearing for Baird Variance: VAR-2025-0002.
Commissioner Mike Buck seconded the motion.

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

Public Hearing Opened at 2:15 PM

Land Use Planner Kelsey Lantham presented the application to the Commissioners.

Public Comment -
Shirley Shepherd - Elizabeth

Public Comment - Closed

Motion: Approve Baird Variance: VAR-2025-0002

Commissioner Dallas Schroeder made a motion to Approve Baird Variance: VAR-2025-0002 with conditions of approval. Commissioner Mike Buck seconded the motion.

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

Motion: To Close the Board of Adjustments

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

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

Board of Adjustments Closed at 2:27 PM

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 2:27 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

absent

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