



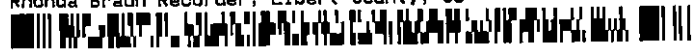
ELBERT COUNTY, COLORADO
BOARD OF COUNTY COMMISSIONERS MEETING MINUTES

Regular Meeting Held in the BOCC Meeting Room

December 17, 2025 at 9:00 AM

648315 B: 857 P: 264 MM

01/14/2026 11:44:02 AM Page: 1 of 8 R 0.00 D
Rhonda Braun Recorder, Elbert County, Co



A. INVOCATION/PLEDGE OF ALLEGIANCE:

Pastor Jim Kimbriel of Redemption Valley Christian 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 9:05 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. 2026-2027 County Merit System Certification

E. ELECTED OFFICIALS/DEPARTMENT HEADS/STAFF REPORTS

Commissioner Schroeder spoke on election integrity and the stance of the Colorado County Clerk's Association on personal freedoms. He thanked County Clerk Rhonda Braun for her letter opposing the CCCA and defending core values and First Amendment rights.

Community and Economic Development Director Jennifer Jones provided an update on the joint work session



that occurred on November 20, 2025 involving the steering committee and noted there will be another joint work session on January 8, 2026 for discussion of the future land use map.

F. REGIONAL HOUSING NEEDS ASSESSMENT PRESENTATION

1. East Central Council of Local Governments (ECCOG): Candace Payne

AR 360 Consultant Lindsey Riley provided a presentation for the Regional Housing Needs Assessment for Elbert County. The Commissioners and Ms. Riley had a brief discussion of the growth in Elbert County.

G. CITIZEN PUBLIC COMMENT

Diana Edstrom - Elbert

H. DISCUSSION ITEMS

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

Public Works Director Monty Hankins noted that the bridal easement that is currently there is a non-issue and would stay in place regardless of a decision today. The Commissioners and Mr. Hankins discussed traffic signals and spoke with Kara Gerczynski with the Elizabeth Fire Department about emergency vehicle access and turnarounds in neighborhoods.

Public Comment -

Chris Koplan - Elizabeth

David Borne - Represents Gold Creek Subdivision

Richard Sabulsky - Elizabeth

Kathy Davis - Elizabeth

Betty Pickenpaugh - Elizabeth

Larry Gable - Elizabeth

Rick Ashcraft - Limon

Jenna Jacobson - Elizabeth

Mr. Hankins suggested both resolutions get moved to Action items today. Commissioner Schroeder stated he would like more information before considering a vote.

Motion: Move Resolution for Vacating Palamino Trail to Action Item I5

Commissioner Mike Buck made a motion to Move Resolution for Vacating Palamino Trail to Action Item I5. Commissioner Byron McDaniel seconded the motion.

Aye - Byron McDaniel, Mike Buck

Nay - Dallas Schroeder

Motion: Move Resolution for Vacating Pinto Trail to Action Item I6

Commissioner Mike Buck made a motion to Move Resolution for Vacating Pinto Trail to Action Item I5. Commissioner Byron McDaniel seconded the motion.

Aye - Byron McDaniel, Mike Buck

Nay - Dallas Schroeder



I. ACTION ITEMS

1. WellPath Agreement Second Amendment for 2026

County Attorney Lance Ingalls explained that this is primarily an extension of a contract with Wellpath for inmate health care services.

Motion: Approve WellPath Agreement Second Amendment for 2026

Commissioner Dallas Schroeder made a motion to Approve WellPath Agreement Second Amendment to the Third Amended and Restated Agreement. Commissioner Mike Buck seconded the motion.

Yes - Dallas Schroeder, Byron McDaniel, Mike Buck

No – None

2. Public Hearing - 2025 Budget Supplemental Appropriations

Motion: To Open a Public Hearing for 2025 Budget Supplemental Appropriations

Commissioner Dallas Schroeder made a motion to Open a Public Hearing for 2025 Budget Supplemental Appropriations. Commissioner Mike Buck seconded the motion.

Aye - Dallas Schroeder, Byron McDaniel, Mike Buck

Nay - None

Public Hearing Opened at 12:15 PM

Finance Manager Tiffany Hermes presented supplemental appropriations for the 2025 budget.

*General Fund – Capital Purchases and Contract Services

*Road & Bridge – Operating Expenses

*Sun Country Meadows Debt Service Fund – To Pay the Treasurer Fee

*Impact Fund – Intergovernmental Transfer SIA Escrow

Public Comment - None

Motion: Approve 2025 Budget Supplemental Appropriations

Commissioner Mike Buck made a motion to Approve 2025 Budget Supplemental Appropriations. Commissioner Dallas Schroeder seconded the motion.

Aye - Dallas Schroeder, Byron McDaniel, Mike Buck

Nay - None

Motion: To Close a Public Hearing for 2025 Budget Supplemental Appropriations

Commissioner Dallas Schroeder made a motion to Close a Public Hearing for 2025 Budget Supplemental Appropriations. Commissioner Mike Buck seconded the motion.

Aye - Dallas Schroeder, Byron McDaniel, Mike Buck



Nay - None

Public Hearing Closed at 12:18 PM

3. Consideration of Approval of the 2026 Mill Levy Certification

Finance Director Tiffany Hermes presented the 2026 Mill Levy certifications.

Motion: Approve the 2026 Mill Levy Certification

Commissioner Dallas Schroeder made a motion to Approve the 2026 Mill Levy Certification. Commissioner Mike Buck seconded the motion.

Aye - Dallas Schroeder, Byron McDaniel, Mike Buck

Nay – None

Motion: Approve the 2026 Mill Levy for Sun Country Meadows Public Improvement District

Commissioner Dallas Schroeder made a motion to Approve the 2026 Mill Levy for Sun Country Meadows Public Improvement District. Commissioner Mike Buck seconded the motion.

Aye - Dallas Schroeder, Byron McDaniel, Mike Buck

Nay – None

4. Sponsorship for Brenda Dyche to continue on 2026 Centennial Airport Noise Round Table Board

Motion: Approve Sponsorship for Brendy Dyche to Continue on 2026 Centennial Airport Noise Round Table Board

Commissioner Mike Buck made a motion to Approve Sponsorship for Brendy Dyche to Continue on 2026 Centennial Airport Noise Round Table Board. Commissioner Dallas Schroeder seconded the motion.

Aye - Dallas Schroeder, Byron McDaniel, Mike Buck

Nay – None

5. Resolution for Vacating Palamino Trail

Motion: Approve Resolution for Vacating Palamino Trail

Commissioner Mike Buck made a motion to Approve the Resolution for Vacating Palamino Trail with clarification of ownership to be added by the County Attorney. Commissioner Byron McDaniel seconded the motion.

Aye - Byron McDaniel, Mike Buck

Nay - Dallas Schroeder

6. Resolution for Vacating Pinto Trail

Motion: Approve Resolution for Vacating Pinto Trail

Commissioner Mike Buck made a motion to Approve the Resolution for Vacating Pinto Trail with clarification

of ownership to be added by the County Attorney. Commissioner Byron McDaniel seconded the motion.

Aye - Byron McDaniel, Mike Buck
Nay - Dallas Schroeder

648315 B: 857 P: 264 MM
01/14/2026 11:44:02 AM Page: 5 of 8 R 0.00 D
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J. EXECUTIVE SESSION

None

K. BOARD PLANNING

1. Agenda Items for Next Meeting

None

2. Workshops/Study Sessions

None

3. Pending Hearings

None

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

The land use hearing was opened at 1:00 PM. County Clerk Rhonda Braun called the roll.

Dallas Schroeder - Present

Mike Buck - Present

Byron McDaniel - Present

1. Schrag Rezone RZ-2025-0007 REQUEST FOR CONTINUANCE

Motion: To Open a Public Hearing for Schrag Rezone RZ-2025-0007

Commissioner Dallas Schroeder made a motion to Open a Public Hearing for for Schrag Rezone RZ-2025-0007.
Commissioner Mike Buck seconded the motion.

Aye - Dallas Schroeder, Byron McDaniel, Mike Buck

Nay - None

Public Hearing Opened at 1:00 PM

Land Use Planner Kelsey Lanham requested a continuance to January 14, 2026.

Motion: Continue the Schrag Rezone RZ-2025-0007

Commissioner Mike Buck made a motion to Continue the Schrag Rezone RZ-2025-0007 to January 14, 2026 at 1:00 PM. Commissioner Mike Buck seconded the motion.

Aye - Dallas Schroeder, Byron McDaniel, Mike Buck

Nay - None

Motion: To Close a Public Hearing for Schrag Rezone RZ-2025-0007

Commissioner Dallas Schroeder made a motion to Close a Public Hearing for Schrag Rezone RZ-2025-0007.

Commissioner Mike Buck seconded the motion.

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

Public Hearing Closed at 1:19 PM

2. Consideration of Revisions to Zoning and Subdivision Regulations

CDS Director Jennifer Jones presented the revisions of the Zoning and Subdivision Regulations to the Commissioners. The Commissioners and Ms. Jones discussed the changes.

Motion: Approve a Resolution adopting certain amendments to articles II, IX and XIII

Commissioner Dallas Schroeder made a motion to Approve a Resolution adopting certain amendments to articles II, IX and XIII of the Elbert County Subdivision Regulations as presented. Commissioner Mike Buck seconded the motion.

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

Motion: Approve a Resolution adopting certain amendments to Articles I.G and III.1.4

Commissioner Mike Buck made a motion to Approve a Resolution adopting certain amendments to Articles I.G and III.1.4 of the Elbert County Zoning Regulations. Commissioner Byron McDaniel seconded the motion.

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

The Commissioners discussed a shopping center designation from EDZ West.

Motion: To eliminate shopping center from the EDZ West Zone

Commissioner Mike Buck made a motion to eliminate shopping center from the EDZ West Zone. Commissioner Byron McDaniel seconded the motion.

Aye - Byron McDaniel, Mike Buck
Nay - Dallas Schroeder

Motion: To remove the previously labeled central area from the EDZ Zone

Commissioner Mike Buck made a motion to remove the previously labeled central area from the EDZ Zone. Commissioner Byron McDaniel seconded the motion.

Aye - Byron McDaniel, Mike Buck
Nay - Dallas Schroeder

Motion: To Approve the Resolution with changes to the EDZ Zone with two approved amendments

Commissioner Mike Buck made a motion to Approve the changes to the EDZ Zone Resolution with the two

approved amendments. Commissioner Byron McDaniel seconded the motion.

Aye - Byron McDaniel, Mike Buck

Nay - Dallas Schroeder

648315 B: 857 P: 264 MM
01/14/2026 11:44:02 AM Page: 7 of 8 R 0.00 D
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Motion: To Close a Public Hearing for Revisions to Zoning and Subdivision Regulations

Commissioner Mike Buck made a motion to Close a Public Hearing for Revisions to Zoning and Subdivision Regulations. Commissioner Byron McDaniel seconded the motion.

Aye - Dallas Schroeder, Byron McDaniel, Mike Buck

No - None

Public Hearing Closed at 2:02 PM

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 2:02 PM



BOARD OF COUNTY COMMISSIONERS

ELBERT COUNTY, COLORADO

Mike Buck, CHAIR, COMMISSIONER DISTRICT 1

Dallas Schroeder, COMMISSIONER DISTRICT 2

Byron McDaniel, VICE CHAIR, COMMISSIONER DISTRICT 3

Attest: Corey Johnston

CHIEF DEPUTY CLERK & RECORDER

By:

CHIEF DEPUTY CLERK TO THE BOARD OF COUNTY COMMISSIONERS