



ELBERT COUNTY, COLORADO
BOARD OF COUNTY COMMISSIONERS MEETING MINUTES

Regular Meeting Held in the BOCC Meeting Room
January 14, 2026 at 9:00 AM

648585 B: 857 P: 532 MM

01/28/2026 11:55:05 AM Page: 1 of 6 R 0.00 D
Rhonda Braun Recorder, Elbert County, Co



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 9:03 AM. Chief Deputy Clerk Corey Johnston called the roll.

Dallas Schroeder - Present

Mike Buck - Present

Byron McDaniel - Present

C. APPROVAL OF AGENDA

Motion: Approval of Agenda as presented

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

Aye - Dallas Schroeder, Byron McDaniel, Mike Buck

Nay - None

D. CONSENT AGENDA

Motion: Approval of Consent Agenda as presented

Commissioner Schroeder made a motion to Approve the Consent Agenda as presented. Commissioner 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 December 10, 2025 Meeting Minutes
4. Approval of December 15, 2025 Special Meeting Minutes
5. Approval of December 17, 2025 Meeting Minutes
6. Adoption of Official 2026 Zoning Map

7. Acknowledgment of CDS Development Projects Report

8. Adoption of Colorado Child Care Assistance Program (CCCAP) IGA between Elbert and Lincoln Counties

E. ELECTED OFFICIALS/DEPARTMENT HEADS/STAFF REPORTS

Public Trustee/Treasurer Sherry Hewlett noted that 2025 tax roll is currently in process with a target mail out date of January 29, 2026 for tax bills.

Community and Economic Development Services Director Jennifer Jones presented a brief presentation of 2025 in review, highlighting what CDS has accomplished throughout the year.

County Assessor Susan Murphy thanked Lori Ellfson from the Assessor's Office for her hard work creating specialized maps for CDS.

Communications and Public Affairs Director Wendy Holmes gave a brief presentation of what her department does for Elbert County.

F. CITIZEN PUBLIC COMMENT

Elizabeth Mayor Angela Ternus - Elizabeth
Don Gray - Kiowa
Jacqueline Robertson - Elizabeth

648585 B: 857 P: 532 MM
01/28/2026 11:55:05 AM Page: 2 of 6 R 0.00 D
Rhonda Braun Recorder, Elbert County, Co



G. ORGANIZATIONAL MEETING

1. Consideration of 2026 Organizational Meeting Appointments and Reappointments

Motion: Appoint Chair of the Board of County Commissioners

Commissioner McDaniel made a motion to Appoint Commissioner Buck as Chair of the Board of County Commissioners. Commissioner Buck seconded the motion.

Aye - Byron McDaniel, Mike Buck
Nay - Dallas Schroeder

Commissioner Buck made a motion to Appoint Commissioner McDaniel to Vice Chair of the Board of County Commissioners. Commissioner McDaniel seconded the motion.

Aye - Byron McDaniel, Mike Buck
Nay - Dallas Schroeder

Motion: Approve the 2026 Organizational Meeting Appointments and Reappointments with changes

Commissioner McDaniel made a motion to Approve the 2026 Organizational Meeting Appointments and Reappointments with additional dates for terms and filling in the names of the Chair and Vice Chair. Commissioner Schroeder seconded the motion.

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

H. DISCUSSION ITEMS

1. Consideration of Adopting County Form for Subdivision Improvements Agreement (SIA)

County Attorney Lance Ingalls explained that the county form for SIA is not ready for approval at this time. There were questions and discussions between the Commissioners and Attorney Ingalls with additional information needed prior to approval.

I. ACTION ITEMS

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 Buck called recess at 9:34 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. Chief Deputy Clerk Corey Johnston called the roll.

Dallas Schroeder - Present

Mike Buck - Present

Byron McDaniel - Present

1. Schrag Rezone RZ-2025-0007

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

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

Commissioner McDaniel seconded the motion.

Aye - Dallas Schroeder, Byron McDaniel, Mike Buck

Nay - None

Public Hearing Opened at 1:03 PM

Land Use Planner Kelsey Lanham presented the application for the rezone.

Public Comment - None

Motion: Approve Schrag Rezone RZ-2025-0007



Commissioner Schroeder made a motion to Approve Schrag Rezone RZ-2025-0007. Commissioner McDaniel seconded the motion.

Aye - Dallas Schroeder, Byron McDaniel, Mike Buck

Nay - None

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

Commissioner McDaniel made a motion to Close Public Hearing. Commissioner Schroeder seconded the motion.

Aye - Dallas Schroeder, Byron McDaniel, Mike Buck

Nay - None

Public Hearing Closed at 1:14 PM

2. Revisions to Zoning Regulations, Articles II and VIII

Community and Economic Development Services Director Jennifer Jones presented the zoning regulation changes to the Commissioners.

Motion: To Open a Public Hearing for Revisions to Zoning Regulations, Articles II and VIII

Commissioner McDaniel made a motion to Open a Public Hearing. Commissioner Schroeder seconded the motion.

Aye - Dallas Schroeder, Byron McDaniel, Mike Buck

Nay - None

Public Hearing Opened at 2:06 PM

Public Comment - None

Motion: To Close a Public Hearing

Commissioner McDaniel made a motion to Close a Public Hearing. Commissioner Schroeder seconded the motion.

Aye - Dallas Schroeder, Byron McDaniel, Mike Buck

Nay - None

Public Hearing Closed at 2:07 PM

Motion: Adopt the summary of changes as presented by CDS

Commissioner McDaniel made a motion to Adopt the summary of changes as presented by CDS. Commissioner Schroeder seconded the motion.

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

3. Revisions to Subdivision Regulations, Article XI

Community and Economic Development Services Director Jennifer Jones presented the subdivision regulation changes to the Commissioners.

Motion: To Open a Public Hearing for Revisions to Subdivision Regulations, Article XI

Commissioner Schroeder made a motion to Open a Public Hearing for Revisions to Subdivision Regulations, Article XI. Commissioner McDaniel seconded the motion.

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

Public Hearing Opened at 2:15 PM

Public Comment -
Jon Hill - Ranchland News
Jim Marshall - Spring Valley Ranch
Steven Bushong - Water Attorney

Motion: Continue

Commissioner McDaniel made a motion to Continue to March 11, 2026 at 1:00 PM. Commissioner Schroeder seconded the motion.

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

Motion: To Close a Public Hearing

Commissioner McDaniel made a motion to Close a Public Hearing. Commissioner Schroeder seconded the motion.

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

Public Hearing Closed at 2:57 PM

M. ADJOURNMENT

Meeting Adjourned at 3:00 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

Mike Buck, CHAIR, COMMISSIONER DISTRICT 1

Dallas Schroeder, COMMISSIONER DISTRICT 2

Byron McDaniel, VICE CHAIR, COMMISSIONER DISTRICT 3

Attest: Rhonda Braun

COUNTY CLERK

By:

CLERK TO THE BOARD OF COUNTY COMMISSIONERS