



ELBERT COUNTY, COLORADO
BOARD OF COUNTY COMMISSIONERS MEETING MINUTES

Regular Meeting Held in the BOCC Meeting Room
July 22, 2026 at 9:00 AM

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Rhonda Braun Recorder, Elbert County, Co



A. INVOCATION/PLEDGE OF ALLEGIANCE:

David Conley of 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 9:01 AM. County Clerk Rhonda Braun called the roll.

Dallas Schroeder - Present

Mike Buck - Present

Byron McDaniel - Present

C. APPROVAL OF AGENDA

Motion: Approval of Agenda as presented

Commissioner McDaniel 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 McDaniel 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 July 8, 2026 Meeting Minutes
4. Approval of CDS Development Projects Report
5. CoyoteRidge Metro District Service Plan - Setting Public Hearing Date for August 26, 2026

E. ELECTED OFFICIALS/DEPARTMENT HEADS/STAFF REPORTS

County Clerk Rhonda Braun presented a final election update for the 2026 Elbert County Primary election. The election was certified yesterday and there was no recount. A total of 9,919 votes were counted.

F. CITIZEN PUBLIC COMMENT

Ann-Marie Grimes - Ramah

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G. BOARD OF HEALTH

1. Quarterly Board of Health Presentation

Motion: To Open the Board of Health Meeting

Commissioner McDaniel made a motion to Open the Board of Health Meeting. Commissioner Schroeder seconded the motion.

Aye - Dallas Schroeder, Byron McDaniel, Mike Buck

Nay - None

Board of Health Opened at 9:05 AM

Board of Health Director Sara McIntosh presented the quarterly update to the Commissioners.

Public Comment - None

Motion: To Close the Board of Health Meeting

Commissioner McDaniel made a motion to Close the Board of Health Meeting. Commissioner Schroeder seconded the motion.

Aye - Dallas Schroeder, Byron McDaniel, Mike Buck

Nay - None

Board of Health Closed at 9:19 AM

H. DISCUSSION ITEMS

Commissioner McDaniel commented on a Kimley-Horn invoice and the planning commission progress on the Comprehensive Plan.

I. ACTION ITEMS

1. 2nd Quarter 2026 Public Trustee Report

Public Trustee/Treasurer Sherry Hewlett gave a brief presentation on the 2nd quarter results for 2026.

Public Comment - None

Motion: Approve the 2nd Quarter 2026 Public Trustee Report

Commissioner McDaniel made a motion to Approve the 2nd Quarter 2026 Public Trustee

Report. Commissioner Schroeder seconded the motion.

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

2. 2026 Six-Month Report

Public Trustee/Treasurer Sherry Hewlett gave a brief presentation on the 2026 six-month report.

Public Comment - None

Motion: Approve publication of the 2026 six-month report

Commissioner McDaniel made a motion to Approve the publication of the 2026 six-month report. Commissioner Schroeder seconded the motion.

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

3. Elbert County Investment Policy

Public Trustee/Treasurer Sherry Hewlett gave a brief presentation on the updated Elbert County Investment Policy.

Public Comment – None

Commissioners Buck and Schroeder commented on the updated policy.

Motion: Approve and adopt the updated Elbert County Investment Policy

Commissioner McDaniel made a motion to Approve and adopt the updated Elbert County investment policy. Commissioner Schroeder seconded the motion.

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

4. Consideration of a Resolution for the Abandoned Property Policy

County Attorney Lance Ingalls provided a background for the policy and reviewed edits from the published policy. This policy was discussed in the July 8, 2026 BOCC meeting.

Public Comment - None

Motion: Approve a Resolution for the Abandoned Property Policy

Commissioner Schroeder made a motion to Approve a Resolution for the Abandoned Property Policy with amendments. Commissioner McDaniel seconded the motion.

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

J. BOARD PLANNING



1. Agenda Items for Next Meeting

None

2. Workshops/Study Sessions

Special Meeting eta pending for early August

3. Pending Hearings

None

K. EXECUTIVE SESSION - IF NECESSARY

None

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

The land use meeting was called to order at 1:00 PM. County Attorney Lance Ingalls called the roll.

Dallas Schroeder - Present

Mike Buck - Present

Byron McDaniel - Present

1. Vigil Final Plat: FP-2026-0003

Motion: To Open a Public Hearing for Vigil Final Plat: FP-2026-0003

Commissioner McDaniel made a motion to Open a Public Hearing for Vigil Final Plat: FP-2026-0003. Commissioner Schroeder seconded the motion.

Aye - Dallas Schroeder, Byron McDaniel, Mike Buck

Nay - None

Public Hearing Opened at 1:00 PM

Land Use Planner Danny Klibaner presented the application to the Commissioners.

Jill Repella with Cornerstone Insight, representing the applicant, spoke with the Commissioners and agreed to the conditions presented.

Public Comment -

Justin Grady - Elizabeth

Ms. Repella responded to public concerns, including road maintenance and water concerns.

The Commissioners and Mr. Klibaner clarified some information about the project.

Motion: Approve Vigil Final Plat: FP-2026-0003

Commissioner Schroeder made a motion to Approve Vigil Final Plat: FP-2026-0003 with conditions of approval. Commissioner McDaniel seconded the motion.

Aye - Dallas Schroeder, Byron McDaniel, Mike Buck

Nay - None

2. Vigil Fee Reduction Request

Land Use Planner Danny Klibaner presented the request for fee reduction to the Commissioners.

Public Comment - None

County Attorney Lance Ingalls and the Commissioners discussed modifications to requests with unusual circumstances.

Motion: Adjust fee reduction

Commissioner Schroeder made a motion to adjust the cash-in-lieu fee to \$12,464.00 per lot for all 5 lots based on special circumstances. The applicant has gone above and beyond to expand the private road and to maintain it at considerable expense to them. . Commissioner McDaniel seconded the motion.

Aye - Dallas Schroeder, Byron McDaniel, Mike Buck

Nay - None

Motion: To Close a Public Hearing for Vigil Final Plat: FP-2026-0003

Commissioner McDaniel made a motion to Close a Public Hearing for Vigil Final Plat: FP-2026-0003. Commissioner Schroeder seconded the motion.

Aye - Dallas Schroeder, Byron McDaniel, Mike Buck

Nay - None

Public Hearing Closed at 1:42 PM

3. Freedom Valley Ranch Rezone: RZ-2025-0008

4. Freedom Valley Ranch Preliminary/Final Plat: FP-2025-0005

Motion: To Open a Public Hearing for Freedom Valley Ranch Rezone: RZ-2025-008 and Freedom Valley Ranch Preliminary/Final Plat: FP-2025-0005

Commissioner McDaniel made a motion to Open a Public Hearing for Freedom Valley Ranch Rezone: RZ-2025-008 and Freedom Valley Ranch Preliminary/Final Plat: FP-2025-0005. Commissioner Schroeder seconded the motion.

Aye - Dallas Schroeder, Byron McDaniel, Mike Buck

Nay - None

Public Hearing Opened at 1:42 PM

Land Use Planner Danny Klibaner presented both applications to the Commissioners. Staff recommends approval.

Public Comment -

Isidore Cluff - Elizabeth

Chris McNally - Elizabeth



Anthony Simonetti - Elizabeth

Paige McLaughlin, representing the property owner, made a brief presentation to the Commissioners.

Motion: Approve Freedom Valley Ranch Rezone: RZ-2025-008

Commissioner Schroeder made a motion to Approve Freedom Valley Ranch Rezone: RZ-2025-008 with conditions as presented. Commissioner McDaniel seconded the motion.

Aye - Dallas Schroeder, Byron McDaniel, Mike Buck

Nay - None

Motion: Approve Freedom Valley Ranch Preliminary/Final Plat: FP-2025-0005

Commissioner Schroeder made a motion to Approve Freedom Valley Ranch Preliminary/Final Plat: FP-2025-0005 with conditions as presented. Commissioner McDaniel seconded the motion.

Aye - Dallas Schroeder, Byron McDaniel, Mike Buck

Nay - None

Motion: To Close a Public Hearing for Freedom Valley Ranch Rezone: RZ-2025-008 and Freedom Valley Ranch Preliminary/Final Plat: FP-2025-0005

Commissioner McDaniel made a motion to Close a Public Hearing for Freedom Valley Ranch Rezone: RZ-2025-008 and Freedom Valley Ranch Preliminary/Final Plat: FP-2025-0005. Commissioner Schroeder seconded the motion.

Aye - Dallas Schroeder, Byron McDaniel, Mike Buck

Nay - None

Public Hearing Closed at 2:14 PM

M. ADJOURNMENT

Motion: To Adjourn

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

Aye - Dallas Schroeder, Byron McDaniel, Mike Buck

Nay - None

The meeting Adjourned at 1:15 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>



(This signature page relates to Board of County Commissioners Meeting Minutes, dated July 22, 2026, and is incorporated into the Meeting Minutes.)

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