



BOARD OF TRUSTEES - SPECIAL MEETING

Thursday, May 29, 2025 at 6:00 PM

Palmer Lake Town Hall – 28 Valley Crescent, Palmer Lake, Colorado

LIVE STREAM available on Town website – OUTDOOR seating will be accommodated

AGENDA

This agenda is subject to revision 24 hours prior to commencement of the meeting.

Rules governing public comment: The Board of Trustees values public comment on issues relevant to Town government. To permit the fair and orderly expression of such comments, the Board will adhere to the following rules for public comment, whether for an agenda item or during public comment for non-agenda items brought by the public.

A speaker must be recognized by the Mayor to step to the podium, sign in, use the microphone, state name and address for the record, and address comments solely to the Board, as a whole. Each speaker is limited to 3 minutes (unless reduced due to the number of individuals who wish to comment), cannot pool time with another, and each speaker may only speak once per topic. Civility and respect are required. Comments should be directed to the Board of Trustees as a whole, not to Town staff, individual Board members, or to public members. Comments or disruption from audience members not recognized by the Mayor are prohibited. Points already made should not be duplicated. Only written comments limited to one page will be permitted. Public members are also invited to submit comments by email to be distributed to the Board separately. Note that comments submitted to the Board are public record. Please understand that the Board will listen and consider public comments; however, members will not discuss or take action on your comment but may refer it to staff and/or a future meeting for discussion.

Thank you for your cooperation.

Call to Order

Roll Call

Invocation

Pledge of Allegiance

PLEASE NOTE THE FOLLOWING PROCEDURES RELATED TO THE PUBLIC HEARING ITEM LISTED BELOW:

Due to the large number of citizens the Town anticipates may wish to observe or participate in connection with this item, and the occupancy limits on the Palmer Lake Town Hall, in order to allow everyone to observe or participate in a safe manner, the Town anticipates utilizing the following processes, though they are subject to revision prior to the hearing.

- Seating is increased to approximately 100 within Town Hall and will be available on a first come, first serve basis, and will be limited to the occupancy determined by the Palmer Lake Fire Chief.
- The meeting will be broadcast to the area outside the front of the Town Hall.
- The presentation material is available from the meeting details and copies will be provided.

- The meeting will be available by live stream from the Town website, at top right - <https://www.townofpalmerlake.com/>
- Any person wishing to comment should complete the sign up sheet that will be available before and during the public hearing.
- If more than 20 individuals sign up to comment, the Board may limit each person's time for comment to two minutes.
- Written comments may be submitted and will be provided to the Board and included in the record, provided they are received no later than 24 hours prior to the meeting. Written comments should be submitted to info@palmer-lake.org with the subject line of Eligibility.

Public Hearing – *Mayor will introduce the item and the Board will hear the applicant's request as well as any comments from staff. The rules governing public comment set forth above will apply to comments during the public hearing. Mayor will call public members wishing to speak for or against the request from the sign up sheets. Public should address the Board members directly. Applicant may provide closing remarks and members may ask questions of the Applicant or staff. Mayor will close the hearing and Board members will discuss the item, take action, or continue the hearing to a particular date.*

1. Eligibility for Annexation Petition Submitted by CSMS Management LLC (Owner Monument Ridge West LLC, Maria Larsen)

Business Items

2. Resolution 46-2025 Making Findings Regarding Eligibility for Annexation to the Town of Palmer Lake of Certain Unincorporated Property

Public Comment on Non-Agenda Items - *Public comments are encouraged to be emailed to the Town office at info@palmer-lake.org with subject line of Public Comment (24 hours prior to meeting) and shall be distributed and read at the meeting. Otherwise, please be recognized to speak, sign in, and address the Board on matters not on the agenda. Thank you!*

Next Meeting (6/12) and Future Items

Convene to Executive Session – For the purpose of determining positions relative to matters that may be subject to negotiations, developing strategy for negotiations, and/or instructing negotiators under C.R.S. 24-6-402(4)(e) and conferences with the town attorney for the purpose of receiving legal advice on specific legal questions under C.R.S. 24-6-402(4)(b) – input on possible annexation agreement for proposed Buc-ee's development

Reconvene to Open Session

Adjourn

Americans with Disabilities Act

Reasonable accommodations for persons with a disability will be made upon request. Please notify the Town of Palmer Lake (at 719-481-2953) at least 48 hours in advance. The Town of Palmer Lake will make every effort to accommodate the needs of the public.