

BOARD OF TRUSTEES MEETING

Thursday, August 14, 2025 at 6:00 PM

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

MINUTES

Call to Order/Roll Call 6:00 PM Meeting called to order. Dennis Stern, Atis Jurka, Amy Hutson, Shana Ball, Tim Caves, Mike Boyett. Kevin Dreher

Invocation- Trustee Ball

Pledge of Allegiance

Introductions/Presentations

Consent Agenda – Trustee Hutson moved to approve the Consent Agenda. Trustee Ball seconded. Motion passed 7–0. Trustee Jurka had a question regarding change orders and stated they seemed high. Interim Town Administrator will work with the water department to understand the change orders.

1. Minutes from July 24, 2025
2. Checks Over 15,000 - Meyer & Sam's/GMS (\$20,946.60) Professional Services - JT Thorpe Industrial, Inc (\$232,130.00) Tank#1.

Staff/Department Reports

3. Administrator - Interim Town Administrator Smith provided an update on the Art Center fire (August 13, 2025).
4. Town Clerk/Administration - Town Clerk Romero reported election ballots will be mailed on August 18, 2025, and judge applications are being received. She also gave updates on approved upcoming special events. An offer has been made and accepted for the Deputy Clerk position, with an anticipated start date of August 25, 2025.
5. Water - Interim Town Administrator Smith will be conducting a comprehensive review of all water sites.
6. Public Works including Roads & Park Maintenance - Interim Town Administrator Chief Smith reported on road issues and stated he is working with engineers on permanent solutions.
7. Police - Chief Smith reported the new graphics on the police vehicles have been completed per Board direction.
8. Fire - No report. (Fire Chief currently deployed.)

9. Attorney - No report aside from agenda items. Trustee Jurka noted positive feedback on code compliance, while also identifying areas needing updates. Interim Town Administrator emphasized focusing code enforcement on nuisance items and tracking progress, given the new position.

Public Hearing –

10. Ordinance # 04-2025 to Amend Ch 17, Articles 1-6 – Public hearing opened for comments.

Trustee Jurka raised a question regarding Section 17.1.80 (relationship to the Master Plan), specifically what constitutes “substantial conflict” and when a resolution is required. Mayor Stern and Attorney Krob clarified that determinations are made by Board judgment and that changes can still be amended through the proper process.

- **Public Comments:**

- Beth Harris recommended not adopting, stating the language disrespects the Master Plan. She also spoke in favor of the upcoming September 9, 2025 recall election; Mayor Stern reminded that campaigning was not permitted.
- Matt Beverly asked questions regarding Buc-ee’s and Elephant Rock property requirements.
- Roger Mosley expressed concerns about zoning densities and chart errors.
- Additional questions and comments were made regarding ballot language, Spanish translation, and conditional uses (Marty Brodzie, Michael Beeson, Charlie Ihlenfeld).
- Attorney Krob clarified the intent was to provide Board flexibility, while maintaining consistency with the Master Plan.

Trustee Hutson moved to approve Ordinance No. 04-2025 with the condition that Section 17.1.80(b) be amended as discussed. Trustee Caves seconded. Motion passed 7–0.

Business Items

11. Discussion/Direction regarding RFP/Real Estate Agent for Elephant Rock Lodge - Staff reported that one proposal was received in response to the RFP for a commercial real estate agent for the Elephant Rock property. Questions were also raised by an auctioneer; however, staff were unable to provide answers. Staff requested Board directions on whether to move forward with the single responsive proposal or consider an auction process.

Trustee Caves spoke against the auction option, noting that the goal for the property is not the highest bidder, but rather the right business partner who will provide a long-term solution for the Town. He referenced the Eco Spa project as an example, explaining that the intent is to secure a buyer committed to improving and completing the property before taking possession.

Mr. Greg Coffman of KCR Advisors, the proposer, was present and provided a presentation outlining his vision for Elephant Rock and the services KCR could provide to the Town.

Trustee Caves expressed support for moving forward with KCR Advisors and recommended approving the proposal. Trustee Hutson seconded the recommendation.

Trustee Caves moved to approve awarding the RFP to Greg Coffman / KCR Advisors, subject to review and approval of the contract by the Town Attorney. Trustee Hutson seconded. Motion passed 7–0.

Additionally, Trustee Caves raised questions regarding assistance for Eco Spa permitting. Attorney Krob clarified that since the Town is the property owner, the Town would need to apply jointly with Eco Spa, with no certificate of occupancy issued until the project is fully completed. The Board discussed the process for supporting Eco Spa's progress.

- **Public Comment**

Roger Moseley had questions regarding the election and ballot language. Marty Brodzic had questions regarding the translation of Spanish on the ballot and made suggestions that would work better. Roger Moseley – Spoke regarding annexation related to Buc-ee's, expressing concerns about the project. Marty Brodzic – Raised concerns about water issues related to Buc-ee's, specifically asking what the monthly tiered rates would be for the Town's largest tap fee and for 12 taps. He also noted that the released annexation statement is silent on who is responsible for payment Jennifer Roache – Spoke on behalf of residents of Lakeview Drive regarding the home under construction at 121 Lakeview. She stated that during the variance process, the property owner and builder testified that the rear deck would not exceed the proposed height, and neighbors agreed not to object to the variance on that basis. However, she stated the structure now exceeds the presented height by 15 feet and that the builder has not upheld his testimony. She expressed concern that the only remedy may be legal action. Mike Beeson – Provided additional background, explaining that the property owner had promised a neighboring widow that the structure would not be built above her sightline if she did not object to the variance. He noted that this promise was not being honored and reported he had met with the builder and engineer, who claimed to be unaware. Mr. Beeson also commended Kurt Eherat for his inspections and follow-up. Town Clerk Romero – Confirmed the Town is aware of the concerns at 121 Lakeview and is working with engineers and consultants to investigate. Additional discussion took place regarding the property. Shawn Sawyer – Thanked the Board for their service and raised concerns about the potential scale of impacts Buc-ee's could bring. He commended the Board for protecting the Master Plan, which he said reflects the community's values, and encouraged the public to read it. He also noted the need for revenue from developments like Elephant Rock but emphasized the importance of sustainable development.

Board Reports- Mayor Stern – Reported on his attendance at the PPACG meeting, including discussion of grants and potential options the Town could consider with USDA.

Trustee Ball – Provided an update on the chipper grant.

Next Meeting -8/25 & 8/28

Convene to Executive Session 8:30PM

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) – property.

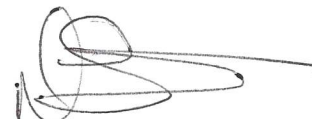
(1) Pursuant to Section 24-6-402(4)(b) and (e), C.R.S., to confer with the Town attorney to receive legal advice on specific legal questions and to determine the Town's position regarding matters that are subject to negotiation, developing strategies, or instructing negotiators, all in relation to a possible amendment of the purchase and sale agreement between the Town and Twenty 1 Five, LLC.

(3) Pursuant to Section 24-6-402(4)(b) and (e), C.R.S., to confer with the Town attorney to receive legal advice on specific legal questions and to determine the Town's position regarding matters that are subject to negotiation, developing strategies, or instructing negotiators, all in relation to the proposed Buc-ee's annexation and a possible draft annexation agreement;

(4) Pursuant to Section 24-6-402(4)(b) and (e), C.R.S., to confer with the Town attorney to receive legal advice on specific legal questions and to determine the Town's position regarding matters that are subject to negotiation, developing strategies, or instructing negotiators, all in relation to pending litigation filed by Integrity Matters against the Town

Reconvene to Open Session/Adjourn 9:45 PM



Town Clerk

Mayor Dennis Stern