



Board of Trustees Meeting

Thursday, July 9, 2026

Special Meeting at 4:00 PM

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

[*Live Stream Link*](#)

Minutes

Call to Order and Roll Call

Meeting Called to Order at 4:00PM.

Present: Trustee Michael Beeson, Trustee Tony Beltran, Mayor Dennis Stern, Trustee Elizabeth Harris, Trustee John Marble, Trustee Atis Jurka

Absent: Trustee Roger Moseley

Convene to Executive Session

Elizabeth Harris moved to convene to executive session. Michael Beeson seconded.

Voting Yes: Michael Beeson, Tony Beltran, Dennis Stern, Elizabeth Harris, John Marble, Atis Jurka

Voting No: None

Abstaining: None

Motion Passed (6 - 0)

1. Executive Session – Real Property Matter. Pursuant to C.R.S. § 24-6-402(4)(a) (the purchase, acquisition, lease, transfer, or sale of a real property interest), § 24-6-402(4)(e) (determining positions relative to matters that may be subject to negotiations, developing negotiating strategy, and instructing negotiators), and § 24-6-402(4)(b) (conferences with the Town Attorney to receive legal advice on specific legal questions), to receive legal advice and determine the Town's positions and strategy regarding the proposed lease with purchase option and potential sale of the Town-owned property at 350 Highway 105 ("Elephant Rock"), and related matters.

Reconvene to Open Session

Elizabeth Harris moved to return to open session. John Marble seconded.

Voting Yes: Michael Beeson, Tony Beltran, Dennis Stern, Elizabeth Harris, John Marble, Atis Jurka

Voting No: None

Abstaining: None

Motion Passed (6 - 0)

Convene to Executive Session

Elizabeth Harris moved to convene to executive session. Michael Beeson seconded.

Voting Yes: Michael Beeson, Tony Beltran, Dennis Stern, Elizabeth Harris, John Marble, Atis Jurka

Voting No: None

Abstaining: None

Motion Passed (6 - 0)

2. Executive Session – Legal Advice on Pending Investigations, Pending Litigation and Open Records Requests. Pursuant to C.R.S. § 24-6-402(4)(b) (conferences with the Town Attorney to receive legal advice on specific legal questions), to receive legal advice concerning pending investigations involving the Town, pending litigation involving the Town and the Town's response to pending Colorado Open Records Act (CORA) requests.

Reconvene to Open Session

Elizabeth Harris moved to return to open session. Tony Beltran seconded.

Voting Yes: Michael Beeson, Tony Beltran, Dennis Stern, Elizabeth Harris, John Marble, Atis Jurka

Voting No: None

Abstaining: None

Motion Passed (6 - 0)

Convene to Executive Session

Elizabeth Harris moved to to go into executive session. Tony Beltran seconded.

Voting Yes: Michael Beeson, Tony Beltran, Dennis Stern, Elizabeth Harris, John Marble, Atis Jurka

Voting No: None

Abstaining: None

Motion Passed (6 - 0)

3. Convene to Executive Session pursuant to C.R.S. § 24-6-402(4)(b), conferral with an attorney for the Town for the purpose of receiving legal advice regarding the status of discussions and negotiations with the landowner's counsel and counsel for Buc-ee's following withdrawal of the request for annexation

Reconvene to Open Session

Elizabeth Harris moved to return to open session. Tony Beltran seconded.

Voting Yes: Michael Beeson, Tony Beltran, Dennis Stern, Elizabeth Harris, John Marble, Atis Jurka

Voting No: None

Abstaining: None

Motion Passed (6 - 0)

Adjourn

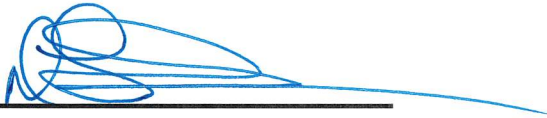
Michael Beeson moved to recess until the regular meeting. Elizabeth Harris seconded.

Voting Yes: Michael Beeson, Tony Beltran, Dennis Stern, Elizabeth Harris, John Marble, Atis Jurka

Voting No: None

Abstaining: None

Motion Passed (6 - 0)



Mayor Dennis Stern



Attest: Erica N. Romero, CMC Town Clerk