



# GRAND LAKE BOARD OF TRUSTEES WORKSHOP AND MEETING MINUTES

Monday, June 23, 2025, at 6:00 PM

Town Hall Board Room – 1026 Park Avenue

*The Town of Grand Lake upholds the Six Pillars of Character:  
Citizenship, Trustworthiness, Respect, Responsibility, Fairness and Caring*

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## 1. Call to Order

Mayor Bergquist called the Board of Trustees meeting to order at 6:00 P.M. in the Town Hall Board Room.

## 2. Pledge of Allegiance

Mayor Bergquist led the Pledge of Allegiance.

## 3. Announcements

Mayor Bergquist requested that all cell phones be turned off during the meeting.

## 4. Roll Call

Mayor Bergquist, Mayor Pro-Tem Sobon, Trustees Arntson, Causseaux, Miller, Mills, Schoenherr, Town Manager Kudron, and Town Clerk Carrell were present.

## 5. Conflicts of Interest

None.

## 6. Manager's Report

### KFFR Ribbon Cutting June 18, 2025

The Town was represented at the top of Granby Ranch to officially dedicate KFFR 88.3's new tower which allows for transmission to Grand Lake and other reaches in the county. The station is holding their annual fundraising drive. Here's a note from the KFFR team:

We'll Be There for You — Thanks for Being There for Us!

Hello KFFR Community,

We're kicking off our biggest Membership Drive ever—with a goal of \$50,000—and it's all about one thing: you.

Last year, we set a bold goal and you helped us smash it. This year, we're dreaming even bigger as we prepare to expand our signal into Granby, Grand Lake, and Hot Sulphur Springs—bringing local news, music, emergency alerts, and community voices to even more of Grand County.

### Space to Create Design Advisory Group

The Space to Create Design Advisory Committee has successfully completed their work on the initial designs. The MA Studio team was great in taking the feedback and incorporating into the initial schematic designs. The team is recommending that the same committee members consider continuing their work as a Project Advisory Committee. This group of local stakeholders and residents

has been extremely valuable with input as we inch closer to completing our Space to Create hub.

#### Grand Lake Center Security updates

The Grand Lake Center has successfully begun the migration to our new Gym master system. Members are converting to the new Fob/App access system. This will immensely help in monitoring members' access after-hours. Dark Watch Security is performing multiple checks of the building to reduce the incidents we encountered last year after hours as well.

#### TRADS Services with Transunion

The Town has entered into a subscriber agreement for TransUnion Risk and Alternative Data Solutions, Inc. ("TRADS"). This system allows the Town to identify vehicles which are located in the Town's ROW. The agreement is a use as needed service and the cost per search is less than \$.50.

#### Marina Updates

Headwaters Marina has successfully transitioned to a new payment processor. The Marina will begin to track all transactions within the point of sale system improving audit controls and ease of use by staff.

#### National Forest Updates

At the request of the Board, I asked for more information regarding the closures within the National Forest. Eric Freeles, Sulphur District Ranger shared the following:

This is specific to the Stillwater Pass Road Closure:

***The southeastern portion of Stillwater Pass Road (Forest System Road 123) on Sulphur Ranger District is closed as a through route while crews replace culverts in areas that have experienced road washouts from the East Troublesome Fire. The closure runs west from the Idleglen Staging Area to the junction with Motorized Trail 117. The construction team will begin work on the main stem of the Stillwater Pass Road, as is shown in the area attached as the "ARP-SRD-2025-04\_Stillwaater\_20250610" pdf. This closure will be in effect from June 15 – August 18<sup>th</sup>. Access to the western portion of Stillwater pass will remain open from Hwy 125 to the construction site shown on the attached map. Traffic will not be able to get through this section. This work is a continuation of post-fire recovery work and is being done in partnership with Northern Water to reduce sediment loading in Lake Granby, and to repair damaged stream crossings on the Stillwater Pass Road. This construction will be completed in late August in time for the fall hunting season.***

***If the public has questions about the open/closed status of a specific road, please feel free to refer them to our roads conditions site:***

***<https://www.fs.usda.gov/r02/arp/conditions>***

We are continuing to open new routes in the broader East Troublesome fire scar area, but many of the trails will remain closed until they can be rebuilt. We are

working with a contractor to identify specific reconstruction needs and next steps. I've included reference maps.

Upcoming Event Highlights:

6/27/25: Senior Lunch and Learn – Grand Lake Community House

*For all the great events happening in Grand Lake as well as Rocky Mountain Folk School classes, check out the May newsletter on the Town's website.*

Next Board Meeting: July 14, 2025

**7. Public Comments (Limited to 3 Minutes)**

Alexander Thompson, 508 Cairns Street- The Board and public are invited to Shadow Cliff Mountain Lodge on June 28 for “Fostering Community Resilience.” During their week at Shadowcliff, Queens Legacy Foundation will lead a public dialogue on how grassroots organizing and mutual support can address challenges in Grand County. The discussion will focus on community-driven solutions to food and housing insecurity, public health, and economic issues, aiming to build stronger resilience in both Fort Collins and Grand County. The event is free and open to all, with RSVP strongly encouraged.

**8. Consent Agenda**

**A. Accounts Payable- June 23, 2025**

Trustee Miller motioned to approve the consent agenda for June 23, 2025, and add the Grand Lake Creative invoice of \$100,000 to this pay cycle. Trustee Mills seconded the motion, and Town Clerk Carrell called for a vote.

<b>Trustee Causseaux</b>	<b>Aye</b>
<b>Trustee Arntson</b>	<b>Aye</b>
<b>Trustee Schoenherr</b>	<b>Aye</b>
<b>Trustee Mills</b>	<b>Aye</b>
<b>Trustee Miller</b>	<b>Aye</b>
<b>Mayor Pro-Tem Sobon</b>	<b>Aye</b>
<b>Mayor Bergquist</b>	<b>Aye</b>

**9. Financial Review**

**A. Financial Statements- May 2025**

Presented by Town Manager Kudron.

**10. Items of Discussion**

**A. Consideration of Resolution 29-2025, a Resolution Awarding 2025 Cairns Asphalt Paving Project**

Presented by Town Manager Kudron and Public Works Director Reed-Tolonen.

Mayor Pro-Tem Sobon motioned to approve Resolution 29-2025, to approve the low bid from New West Paving in the Amount of \$26,550 for the Cairns Avenue paving project with the Town of Grand Lake contributing \$5,000 in the Public Works capital paving and Hodap Homes, contributing the remainder. Trustee Schoenherr seconded the motion, and Town Clerk Carrell called for a vote.

<b>Trustee Miller</b>	<b>Aye</b>
<b>Trustee Mills</b>	<b>Aye</b>
<b>Trustee Causseaus</b>	<b>Aye</b>
<b>Trustee Arntson</b>	<b>Aye</b>
<b>Trustee Schoenherr</b>	<b>Aye</b>
<b>Mayor Pro-Tem Sobon</b>	<b>Aye</b>
<b>Mayor Bergquist</b>	<b>Aye</b>

**B. Consideration of Resolution 28-2025, a Resolution Setting Certain Fees for a Special Event Permit for the Rocky Mountain Folk Schools Special Event, "Flint Knapping Demo and Archaeology Display"**

Presented by Town Clerk Carrell.

Alan Walker, 13132 Hwy 34- present on behalf of Rocky Mountain Folk School. This is a brand new class for us. It's called Flint Knapping, the ancient skill of making stone tools and arrowheads, dating back over 100,000 years. Tyson will teach a beginner's class on this survival skill and display many of his artifacts. The event was originally planned for Hector Pavilion so people could watch, but due to a scheduling conflict, the location was changed.

Trustee Causseaux motioned to Resolution 28-2025, setting certain fees for a special event permit for the Rocky Mountain Folk Schools special event, "Flint Knapping Demo and Archaeology Display". Trustee Schoenherr seconded the motion, and Town Clerk Carrell called for a vote.

<b>Trustee Arntson</b>	<b>Aye</b>
<b>Trustee Miller</b>	<b>Aye</b>
<b>Trustee Mills</b>	<b>Aye</b>
<b>Trustee Schoenherr</b>	<b>Aye</b>
<b>Trustee Causseaux</b>	<b>Aye</b>
<b>Mayor Pro-Tem Sobon</b>	<b>Aye</b>
<b>Mayor Bergquist</b>	<b>Aye</b>

**C. Consideration to Approve a New Pontoon Boat for Headwaters Marina**

Presented by Town Manager Kudron.

Trustee Causseaux motioned to recommend the mayor sign the contract with Elevated Marine for Bennington 20SXSRP Pontoon and Yamaha motor. Trustee Schoenherr seconded the motion, and Town Clerk Carrell called for a vote.

<b>Trustee Mills</b>	<b>Aye</b>
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<b>Trustee Miller</b>	<b>Aye</b>
<b>Trustee Arntson</b>	<b>Aye</b>
<b>Trustee Causseaux</b>	<b>Aye</b>
<b>Trustee Schoenherr</b>	<b>Aye</b>
<b>Mayor Pro-Tem Sobon</b>	<b>Aye</b>
<b>Mayor Bergquist</b>	<b>Aye</b>

**D. Consideration to Approve Vendor Fees for Pay as You Throw Bags**

Presented by Town Manager Kudron.

Trustee Causseaux motioned to approve vendor fees for Pay As You Throw (PAYT) bags from \$7.55 to \$7.05 and from \$4.50 to \$4.40. Mayor Pro-Tem Sobon seconded the motion, and Town Clerk Carrell called for a vote.

<b>Trustee Schoenherr</b>	<b>Aye</b>
<b>Trustee Arntson</b>	<b>Aye</b>
<b>Trustee Causseaux</b>	<b>Aye</b>
<b>Trustee Mills</b>	<b>Aye</b>
<b>Trustee Miller</b>	<b>Aye</b>
<b>Mayor Pro-Tem Sobon</b>	<b>Aye</b>
<b>Mayor Bergquist</b>	<b>Aye</b>

**E. Space to Create Status Update**

Presented by Town Manager Kudron.

Town Manager Kudron provided the Trustees with an overview of the Town's expenditures in Space to Create since being awarded the project in 2018. From grants through the award over \$475,000 has been spent on the project's progress. Grants that are yet to be spent include \$3 million from the Colorado Creative Industries and \$4 million from the DOLA Strong Communities grant. The grant funds spent have been reimbursed to the Town.

Kudron continued to explain that in late 2024, through competitive RFP processes, the Town has brought together a development team led by MA Studios. Current analysis of the project indicated a gap of nearly \$5 million to bring the project to completion. Referring to the Town's needs, the development team has brought a revised project scope to the Board of Trustees.

Today we are finalizing the project team with a proposal from AWA Collaborative to develop operating analysis and finalize our funding needs. The final piece of the project management side of the development, through hiring individual contractors has saved the town more than \$27,000 over the previous all in project management bid. This results in a complete team with a lower than 4% services cost.

**F. Consideration to Approve the Contract for Space to Create Services with AWA Consulting**

Presented by Town Manager Kudron.

Trustee Schoenherr motioned to recommend the mayor sign the contract with AWA Collaborative for consulting services related to the development of the Grand Lake's Space to Create project. Trustee Mills seconded the motion, and Town Clerk Carrell called for a vote.

<b>Trustee Arntson</b>	<b>Aye</b>
<b>Trustee Causseaus</b>	<b>Aye</b>
<b>Trustee Miller</b>	<b>Aye</b>
<b>Trustee Mills</b>	<b>Aye</b>
<b>Trustee Schoenherr</b>	<b>Aye</b>
<b>Mayor Pro-Tem Sobon</b>	<b>Aye</b>
<b>Mayor Bergquist</b>	<b>Aye</b>

**G. Consideration to Approve the Contract for Space to Create Modular Building Units**

Presented by Town Manager Kudron.

The item was discussed, but Mayor Pro-Tem Sobon asked to move it until after the General Contractor interviews to get their input on which building manufacturer to choose.

Mayor Bergquist reopened the vote after the Board interviewed Elk Mountain and MW Golden Construction.

Trustee Causseaux motioned to recommend the mayor sign the contract with Northstar Systembuilt, for modular building units. Trustee Mills seconded the motion, and Town Clerk Carrell called for a vote.

<b>Trustee Schoenherr</b>	<b>Aye</b>
<b>Trustee Miller</b>	<b>Aye</b>
<b>Trustee Miller</b>	<b>Aye</b>
<b>Trustee Mills</b>	<b>Aye</b>
<b>Trustee Schoenherr</b>	<b>Aye</b>
<b>Mayor Pro-Tem Sobon</b>	<b>Aye</b>
<b>Mayor Bergquist</b>	<b>Aye</b>

**H. 7:00 PM Space to Create Interview- Elk Mountain Construction**

**I. 8:00 PM Space to Create Interview- MW Golden Construction**

**J. Consideration to Select a General Contractor for Space to Create**

Trustee Causseaux motioned to recommend the contract with Elk Mountain Construction for General Contracting Services for the Space to Create mixed use project in Grand Lake, Colorado. Trustee Schoenherr seconded the motion, and Town Clerk Carrell called for a vote.

<b>Trustee Arntson</b>	<b>Aye</b>
<b>Trustee Miller</b>	<b>Aye</b>
<b>Trustee Mills</b>	<b>Aye</b>
<b>Trustee Causseaux</b>	<b>Aye</b>
<b>Trustee Schoenherr</b>	<b>Aye</b>
<b>Mayor Pro-Tem Sobon</b>	<b>Aye</b>
<b>Mayor Bergquist</b>	<b>Aye</b>

**11. Future Items for Consideration**

- Zoning petition for Space to Create

**12. Mayor's Report**

Mayor Bergquist didn't write the mayor's report because she expected a late night but is really happy with this board. Since our retreat, even with few meetings, she saw today the Board came prepared, and that's crucial. Knowing your questions and concerns ahead of time helps when you reach out to the manager, me, or others before meetings. Tonight, she was impressed with how well we're working together and considering everything seriously.

Also, it's been a busy time with lots going on, and she's hearing great feedback from the public—the public sees a strong board, a well-run town, and staff doing a good job.

Happy Fourth of July—please stay safe. Let's keep our troops and everyone overseas in our prayers, along with everyone here at home. It's important to keep our communities and country in a good place right now.

**13. Adjourn Meeting**

Mayor Pro-Tem Sobon moved to adjourn the meeting, and Trustee Causseaux seconded. Town Clerk Carrell called for a vote; all were in favor.

This meeting of the Board of Trustees was adjourned at 9:56 PM.

**(Attest)**

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**Alayna Carrell, Town Clerk**

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**Christina Bergquist, Mayor**