



# GRAND LAKE BOARD OF TRUSTEES WORKSHOP AND MEETING MINUTES

Monday, October 13, 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 6:08 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.

## 11. Mayor's Report

The mayor reflected on her first seven months in office, noting that serving in the role has been more challenging and eye-opening than expected. She expressed appreciation for the Board's open-mindedness and the community's engagement in discussions that impact residents, businesses, and visitors. The mayor acknowledged the conversations, social media posts, and feedback circulating around town and encouraged residents to reach out directly to her or board members with concerns. She emphasized that the board's purpose is to listen to the community rather than impose personal opinions. As winter approaches, she urged everyone to support local businesses that operate year-round by shopping and dining locally to help keep the community strong and connected.

## 4. Roll Call

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

Trustee Causseaux motioned to excuse Trustee Miller and Trustee Schoenherr's absence from the regular meeting. Trustee Arntson seconded the motion, and Town Clerk Carrell called for a vote.

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

## 5. Conflicts of Interest

None.

## 6. Manager's Report

### A. October 13, 2025

#### Marina Season has ended

The Town Marina officially closed operations on September 21, 2025. Taking a play from the Marina's history, Marina and Public Works teams developed a strategy to store safely most of the fleet inside the marina for the winter. The plan had little option for miscalculation and the team delivered wonderfully. Thanks to all of the staff for a solution that saves money and is an improvement over previous seasonal marina closures.

#### National Public Lands Day

On September 27, 2025, the Town participated with our federal partners to celebrate National Public Lands Day. Volunteers gathered at the Marquee to rebrand the board CDT trail brands as well as other conservation projects in the community.

#### Amazon film production a success

For two days, the Town of Grand Lake became a production set for an upcoming show to be broadcast on Amazon Prime. Town streets and some facilities were used for filming as well as the use of the Community House. Members of Public Works were invited to participate in some of the scenes. They all found it to be quite fun. The Town has billed the production for facility costs as well as the labor cost for the use of staff members during production time. Overall, the impact to the town was minimal, we covered our costs and will show of our special town to millions

#### Refinishing Rainbow Bridge

Public Works has taken on the task of refinishing our bridges for better longevity and protection. The surfaces were stripped of previous stains and a new UV rated protection was put in place. Additionally, the spans are being capped with a metal cover to resist water penetration. Finally, Rainbow bridge has been equipped with new RGB LED lamps, so we change the look seasonally.

#### Thank you from Taking Steps for Cancer

Last week I received a call from Judy Eberly from Taking Steps for Cancer. She wanted to thank the Town and the Board of Trustees for allowing their classic 1963 that was placed in front of the pavilion before the recent auction. She was thrilled to announce the 5k and auction both a great success. The Rover alone brought \$15,000 for critical cancer treatment, transportation and care for those here in Grand County.

### DOLA Small Communities Workshop

I will be attending the 2025 Small Communities Workshop being held at Colorado Community College in Breckenridge on October 16, 2025. The Town has been selected to give a presentation on Space to Create Grand Lake. The Topic is how an affordable mixed-use project can positively impact culture, economy & community.

### **Upcoming Event Highlights:**

October 11, 2025: Denver Symphony Chamber Orchestra – RMRT Theater  
*Grand Lake Creative District*

October 14, 2025: Happenings at the House – Community House  
*Grand Lake Area Historical Society*

10/14 & 10/21/2025: Pottery: Witch Class – Pitkin House  
*Rocky Mountain Folk School*

October 17, 2025: Pasta Palooza – Art & Stories – Juniper Library  
*Grand County Library District*

October 24, 2025: Senior Lunch & Learn – Community House  
*Grand County Library District*

October 25, 2025: 2<sup>nd</sup> Annual Ghosts & Gourds Gathering – Town Square Park  
*Town of Grand Lake*

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

Next Board Meeting: October 27, 2025

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

Jay Jackson, 523 County Road 469- Mr. Jackson, owner of Grand Pizza, expressed concern about the town making decisions—like allowing food trucks—without notifying local business owners beforehand. He feels this can be unfair to year-round, brick-and-mortar businesses that are trying to survive, especially given several vacant storefronts in town. He also raised a concern about ensuring that sales taxes from food trucks, which may be based outside the area, are properly collected and returned to Grand Lake. Overall, he disagrees with allowing food trucks in town.

Isaac Elliot, 312 Park Avenue- Mr. Elliot acknowledged the challenges of starting a business in town and suggested that food trucks could provide opportunities for new entrepreneurs. He noted that food trucks offer a low-risk way to start a business during the summer without worrying about rent, allowing owners to gain experience over a few years. He also highlighted that food trucks could add variety to the local dining scene, benefiting the community overall.

John Rourke, 1015 Mountain Avenue- Mr. Rourke praised the town's current garbage system, calling it a major improvement after years of issues. He suggested adding a monthly cardboard-only dumpster, with a staff member collecting fees or coupons, to help residents manage Amazon and other deliveries. He also raised concerns about large RVs parking in town, noting that their generators run all night and take up significant space. He questioned where these

RVs would park in the future, emphasizing that current and new parking areas might not accommodate them without causing disruption for residents.

Donna Gore, Building Owner Grand Pizza- Mrs. Gore expressed concerns about allowing food trucks in town, particularly regarding water, sewer, building requirements, and traffic management. She emphasized that food trucks are often run by non-locals, creating an uneven playing field for year-round local businesses that rely on summer income. She suggested the board seek more local input on food truck locations and operations to ensure fair competition and protect the interests of established businesses.

The mayor clarified that no decisions have been made regarding food trucks, including their placement by the lake or elsewhere. She emphasized that the discussion was prompted only by public inquiries, and the board is simply considering how to make a decision. She encouraged residents to review recordings of earlier discussions and reminded everyone that they are always welcome to contact the board via phone or email with questions or concerns before any decisions are made. Any vote on the issue would also be publicly announced.

## **8. Consent Agenda**

### **A. Accounts Payable- October 13, 2025**

### **B. Meeting Minutes- September 22, 2025**

Trustee Causseaux motioned to approve the consent agenda for October 13, 2025. Trustee Mills seconded the motion, and Town Clerk Carrell called for a vote.

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

## **9. Items of Discussion**

### **A. Delegation of Business Owners Regarding Food Truck Consideration- Leona Goettel & Baxter Strachan**

Leona Goettel, 325 Mountain Avenue- Ms. Goettel spoke in opposition to allowing outside food trucks in Grand Lake, emphasizing that brick-and-mortar businesses already struggle with seasonal revenue fluctuations and rely on winter activities and summer events to stay afloat. She stressed that food trucks could create unwelcome competition and take revenue away from year-round local businesses. Leona suggested that the town focus on events and family activities that foster community, support local businesses, and create lasting experiences for visitors, rather than introducing permanent food trucks. She also highlighted the importance of community input before any decisions are made.

**B. Consideration of Lease Renewal with Mountain Paddlers, LLC.**

Presented by Town Manager Kudron.

Drew Murphy, 1005 Lake Avenue- Owner of Mountain Paddlers was present.

Trustee Schoenherr arrived at 6:54 pm.

Trustee Schoenherr made a motion to approve the lease renewal with Mountain Paddlers, LLC. Trustee Mills seconded the motion, and Town Clerk Carrell called for a vote.

<b>Trustee Arntson</b>	<b>Aye</b>
<b>Trustee Causseaux</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>

**C. QUASI JUDICIAL (PUBLIC HEARING) – Resolution 36-2025 – Preliminary Development Application for a 3-story mixed-use building located at 900 Grand Avenue. The proposal consists of ground floor commercial and two residential units.**

Presented by Emily Weber, Ayres Associates.

Mayor Bergquist opened the public hearing.

No public comment was made.

Mayor Bergquist closed the public hearing.

Trustee Schoenherr made a motion to approve Resolution 36-2025, approving the preliminary development application for a three-story mixed-use building located at 900 Grand Avenue. Trustee Mills seconded the motion, and Town Clerk Carrell called for a vote.

<b>Trustee Arnston</b>	<b>Nay</b>
<b>Trustee Causseaux</b>	<b>Nay</b>
<b>Trustee Mills</b>	<b>Aye</b>
<b>Trustee Schoenherr</b>	<b>Aye</b>
<b>Mayor Pro-Tem Sobon</b>	<b>Nay</b>
<b>Mayor Bergquist</b>	<b>Nay</b>

**D. QUASI JUDICIAL (PUBLIC HEARING) – Resolution 46-2025 – Preliminary Plat and Preliminary Development Application for a new mixed-use commercial and residential development located at 1016 Grand Avenue and 1001, 1005, and 1007 Lake Avenue (commonly referred to as the Leatherwood Development).**

Presented by Josh Olhava, Ayres Associates.

Mayor Bergquist opened the public hearing.

Gabe Bellow, MA Studios- Mr. Bellow provided an update on the Leatherwood project, highlighting three major revisions and ongoing compliance with town codes. Key points included:

- **Project Goals:** Continue collaboration with the Board to make the project a community amenity and value add.
- **Commercial and Residential Space:** Ground-level commercial space has increased slightly, while residential space decreased by about 3,000 sq. ft. to improve pedestrian-focused areas.
- **Architectural Design:** Upper floors step back after two stories to preserve views; materials are varied, organic, and code-compliant, avoiding reflective metals or monolithic surfaces.
- **Open Space & Amenities:** Targeting 35% open space, with functional pedestrian areas and community gathering spaces integrated into the site.
- **Parking & Traffic:** Residential parking is ample and located in garages off alleys to minimize impact on public streets.
- **Next Steps:** Further refinement of building heights, street wall, and façade details will continue with Board and community feedback.

Overall, the project aims to balance code compliance, community benefit, and enhanced pedestrian experience.

Mayor Bergquist closed the public hearing.

Trustee Schoenherr made a motion to approve Resolution 46-2025, approving a preliminary plat and preliminary development application for a new mixed-use commercial and residential development located at 1016 Grand Avenue and 1001, 1005, and 1007 Lake Avenue (commonly referred to as the Leatherwood Development). Trustee Arntson seconded the motion, and Town Clerk Carrell called for a vote.

<b>Trustee Mills</b>	<b>Aye</b>
<b>Trustee Causseaux</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>Nay</b>
<b>Mayor Bergquist</b>	<b>Aye</b>

**E. QUASI JUDICIAL (PUBLIC HEARING) – Resolution 45-2025 – A Lot Consolidation located at 107 Perry Street and 405 Mountain Avenue.**

Presented by Emily Weber, Ayres Associates.

Mayor Bergquist opened the public hearing.

No public comment was made.

Mayor Bergquist closed the public hearing.

Mayor Pro-Tem Sobon made a motion to approve Resolution 45-2025, approving a lot consolidation located at 107 Perry Street and 405 Mountain Avenue. Trustee Schoenherr seconded the motion, and Town Clerk Carrell called for a vote.

<b>Trustee Mills</b>	<b>Aye</b>
<b>Trustee Causseaux</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>

**F. Consideration to Select Marquee Signage**

Presented by Town Manager Kudron.

Trustee Causseaux made a motion to continue the discussion on the marquee signage until we have a workshop discussion in regard to our brand and logo for the town. Mayor Pro-Tem Sobon seconded the motion, and Town Clerk Carrell called for a vote.

<b>Trustee Schoenherr</b>	<b>Aye</b>
<b>Trustee Mills</b>	<b>Aye</b>
<b>Trustee Arntson</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>

**G. Consideration to Appoint a Town Budget Officer**

Presented by Town Manager Kudron.

Trustee Causseaux made a motion to appoint Trustee Arntson as the Town Budget Officer. Trustee Mills seconded the motion, and Town Clerk Carrell called for a vote.

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

**Mayor Bergquist**

**Aye**

**10. Future Items for Consideration**

- Brand/Logo

**12. Adjourn Meeting**

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

This meeting of the Board of Trustees was adjourned at 8:40 PM.

**(Attest)**

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**Alayna Carrell, Town Clerk**

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**Christina Bergquist, Mayor**