



# GRAND LAKE BOARD OF TRUSTEES WORKSHOP AND MEETING MINUTES

Monday, August 25, 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 6:06 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, Miller, Mills, Schoenherr, Town Manager Kudron, and Town Clerk Carrell were present.

Mayor Pro-Tem Sobon motioned to excuse Trustee Causseaux from the workshop and evening meeting. Trustee Arntson 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 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>

## 5. Conflicts of Interest

None.

## 6. Manager's Report

### A. August 25, 2025

#### CAST Membership Meeting 8.22.25

Mayor Bergquist and I attended the quarterly Colorado Association of Ski Towns meeting in Estes Park August 21 and 22. Topics discussed included STR policies and regulations, affordable housing development context, grant funding and other topics that impact us and many other mountain communities. We had the opportunity to share ideas and issues with peer communities from around the state.

### Buffalo Days 2025

The 77<sup>th</sup> Annual Buffalo Days weekend was another roaring. From Paint and Sip and line dancing on Friday to the annual parade on Sunday, families, locals and visitors had a real boot kickin' good time.

### Stage 2 Fire Restrictions Issued

At the recent BOCC meeting, the County Commissioners issued stage 2 fire restrictions for the county. More information can be found here:

[News Flash • Grand County Moves to Stage Two Fire Restrictio](#)

### Space to Create Ribbon Cutting September 13, 2025 at 3pm

Join us in downtown Grand Lake for the groundbreaking of Space to Create Grand Lake! This will be the third Space To Create project in the state of Colorado, featuring nine attainable housing units and a 3,000-square-foot community "makerspace" for creatives and artists of all kinds to practice and showcase their creations! The development will be located on the corner of Park Avenue and Hancock Street. But wait, there's more! Immediately following the Space to Create groundbreaking event, there will also be a ribbon cutting ceremony to officially unveil the new Town Park marquee sculpture! Both of these projects are the result of long-standing partnerships and collaborative efforts between the Town of Grand Lake and the Grand Lake Creative District, among others.

### Upcoming Event Highlights:

8/23/25 – Vettes & Pets – Corvette Show to benefit Grand County Pet Pals

8/27, 2025 – Summer Concert Series in Town Square Park

9/1/25– Labor Day

9/9/25 – Colorado Grand lunch stop

9/15-20,2025 – 11<sup>th</sup> Annual Grand Lake Constitution Week

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

Next Board Meeting: September 8, 2025

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

Katie Beeson, 13692 US Hwy 34 Mrs. Beeson lives in Grand Lake, and is raising the alarm about a growing public-safety problem: aggressive, sometimes violent, unleashed dogs on our boardwalk, beach and parks.

Two weeks ago a friends dog, Billie — a friendly dog who regularly plays with her pup — was attacked on the boardwalk by an unleashed pit mix. The owner ran off. Billie required five surgeries and thousands of dollars in medical care and is still recovering; she may never be the same. Neighbors recorded video of the attack and the aftermath; some of the footage is very difficult to watch.

The response from law enforcement was unacceptable. The sheriff's office did not

respond the night it happened, witnesses were not interviewed, there was no immediate follow-up, and the case was handed off to animal control without sufficient resources. Mrs. Beeson has spoken with legal sources who warn that if the town does not act and similar incidents continue, the town could face lawsuits for failing to protect its citizens. This is at least the third such incident in public spaces this summer.

She is asking the town to take three concrete steps:

- 1) Help find and hold the owner accountable — post the video and offer a reward on the town’s official page to generate leads.
- 2) Publicly promote and strictly enforce leash and behavior rules with a one-strike policy: swift, substantial fines and a ban from public town property after a single act of aggression. The county’s current “leash control” standard is inadequate.
- 3) Create a fenced, regulated dog park so responsible owners have a safe place to let dogs run off-leash.

These measures will protect residents, visitors, and animals — and reduce the town’s legal exposure. Billie will likely survive, but it was close. Please don’t wait until a child or someone else is seriously injured. The safety of our town must come first.

## **8. Consent Agenda**

### **A. Accounts Payable- August 25, 2025**

### **B. Meeting Minutes- July 28, 2025**

Mayor Pro-Tem Sobon motioned to approve the consent agenda for August 25, 2025. Trustee Miller seconded the motion, and Town Clerk Carrell called for a vote.

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

## **9. Financial Review**

Presented by Manager Kudron.

## **10. Items of Discussion**

### **A. QUASI JUDICIAL (PUBLIC HEARING) Resolution 38-2025, Recommending Approval of a Shoreline Variance for a Proposed New Boathouse on Shadow Mtn. Reservoir at 377 Lake Kove Drive, Grand Lake, CO**

Continued to the September 8, 2025, Board of Trustees meeting.

**B. 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.**

Mayor Bergquist opened the public hearing.

Jim Cervenka, 236 Lakeview Drive- Mr. Cervenka is speaking tonight on behalf of the Grand Lake Historical Society. They reviewed the proposal over the weekend and 100% of those who responded—more than a quorum of the board—expressed strong appreciation for how closely the design follows the character of Grand Lake.

They do have a few concerns about exterior materials. Corrugated metal was not commonly used here a century ago. Early builders used what was available: logs, mill-sawn lumber, and local stone—often as a low, three- or four-foot base rather than covering whole facades. At the planning commission meeting several people suggested non-metal alternatives that offer fire resistance and low maintenance, such as fiber-cement siding (James Hardie), which can read as wood from a distance. As the planning commission said, the goal should be to “remain rustic and true to the character of Grand Lake.”

Therefore the Historical Society recommends avoiding corrugated metal and three-story stone facades; use rock sparingly and keep the exterior to materials that read like wood with limited stone accents. We don’t object to the interior uses, only how the building presents from the street—this site is highly visible as you enter the downtown core. Many elements are excellent: the gable roof, the wood-like siding, the overall form. One detail he personally finds jarring is the garage door—asked if it could be designed more like a barn door to better fit the rustic character.

Mayor Bergquist closed the public hearing.

Trustee Arntson made a motion to continue for further discussion at the September 8, 2025, Board of Trustees meeting. Mayor Pro-Tem Sobon 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 Miller</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 37-2025 - Consideration of a Zoning Variance for 1001 and 1005 Lake Avenue to allow first floor residential units along Lake Avenue as part of a proposed development project located at 1016 Grand Avenue and 1001, 1005, and 1007 Lake Avenue.**

Presented by Josh Olhava, Ayers Associates.

Mayor Bergquist opened the public hearing.

Alexander Thompson, 508 Cairns- Mr. Thompson, expressed his appreciation for the careful thought the Board has given this project and the time everyone is investing. He also wanted to acknowledge Scott Munn and his team; their work gives him confidence that they can contribute usefully to this discussion.

Mr. Thompson reviewed the February board meeting and parts of the planning commission meeting and am commenting mainly on the variance/hardship claim and two recurring assumptions. First, that lakefront commercial development isn't viable, he disagrees. Existing lakeside businesses draw steady crowds in season, and the lakeside dining and foot traffic draw is real. Second, new residential units will be occupied year-round, that seems unlikely to him; many lake properties are seasonal, and that assumption merits scrutiny.

Mr. Thompson recognizes the site is complex and construction will be challenging. He cares about preserving Grand Lake's character and the town's "authenticity," and he thinks Scott's team can design something fitting if those values guide the project. Mr. Thompson's bigger worry is the timeline: a decade of construction could disrupt tourism and nearby businesses.

Jim White, 182 Coachman Drive- Mr. White managed five municipalities in Colorado, including this one, and has seen many developers, some of whom don't follow through. He's known the developer since 2017; Mr. Kreutzer is now a Grand Lake resident and has completed several well-crafted projects that fit the community and use a variety of materials. This is a request for a variance and, unless he violates code, he has the rights of an owner. Mr. White attended the Planning Commission meeting; 14 letters, including mine and others, supported the project. The finished Sunset Motel project looks great, and the landscaping has been tasteful and durable. Mr. Kreutzer keeps his word, please give this request fair consideration.

Mayor Bergquist closed the public hearing.

Trustee Schoenherr made a motion to approve Resolution 37-2025, a resolution approving a zoning variance request for 1001 and 1005 Lake Avenue to allow first floor residential units along Lake Avenue as part of a proposed development project located at 1016 Grand Avenue and 1001, 1005, and 1007 Lake Avenue with the proposed changes recommended by the planning commission. 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 Arntson</b>	<b>Nay</b>
<b>Trustee Mills</b>	<b>Aye</b>

**Mayor Pro-Tem Sobon**      **Nay**  
**Mayor Bergquist**        **Nay**

**D. QUASI JUDICIAL (PUBLIC HEARING) – Ordinance 05-2025 - Consideration of a Rezoning Amendment Request to the Official Zoning Map for the Town of Grand Lake for Town-owned Property Located on Lots 1 through 4, Block 3 Town of Grand Lake, more commonly known as 1128 Park Avenue.**

Presented by Josh Olhava, Ayers Associates and Town Manager Kudron.

Mayor Bergquist opened the public hearing.

No public comment was made.

Mayor Bergquist closed the public hearing.

Trustee Arntson made a motion to approve Ordinance 05-2025, approving the rezoning amendment request to the Official Zoning Map for the Town of Grand Lake for Town-owned property located on Lots 1 through 4, Block 3 Town of Grand Lake, more commonly known as 1128 Park Avenue. Trustee Schoenherr seconded the motion, and Town Clerk Carrell called for a vote.

**Trustee Miller**            **Aye**  
**Trustee Schoenherr**      **Aye**  
**Trustee Mills**            **Aye**  
**Trustee Arntson**        **Aye**  
**Mayor Pro-Tem Sobon**    **Aye**  
**Mayor Bergquist**        **Aye**

**E. Presentation 2026 Draft Budget**

Presented by Manager Kudron.

**11. Future Items for Consideration**

- Space to Create

**12. Mayor's Report**

Mayor Bergquist attended the Colorado Association of Ski Towns with Manager Kudron and met peers from similar communities. They addressed nightly rentals, tourism and parking. While some towns' tourism collapsed this summer, ours held, Rocky Mountain National Park helps, but Grand Lake also draws its own crowd. She urged more conversation among Trustees, the Planning Commission and the manager so everyone is prepared. The town lacks clear code; we must decide priorities and clarify rules to avoid back-and-forth.

**13. Adjourn Meeting**

Trustee Miller moved to adjourn the meeting, and Trustee Schoenherr seconded. Town Clerk Carrell called for a vote; all were in favor.

This meeting of the Board of Trustees was adjourned at 9:52 PM.

(Attest)

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**Alayna Carrell, Town Clerk**

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**Christina Bergquist, Mayor**