



# GRAND LAKE BOARD OF TRUSTEES WORKSHOP AND MEETING MINUTES

Monday, September 08, 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 6:02 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 Pro-Tem Weekes were present.

## 5. Conflicts of Interest

None.

## 6. Manager's Report

### A. September 8, 2025

#### Pets & Vettes 2025

Over 80 Corvettes descended on Grand Lake for a car show deemed 'Vettes for Pets'. The clubs were very pleased with the Town's hospitality as they reported more than 35 of the registrants spent the weekend and many enjoyed our stores and restaurants. Through their raffle, the club was able to raise \$2800 for Grand County Pet Pals. GCPP also raised another \$350 during the event.

#### Space to Create Grand Lake updates

- The Town has received a waiver of Building Fees for Space to Create Grand Lake. Thank you to the Grand County Board of Commissioners for their generous waiver of fees.
- The Three Lakes Water and Sanitation District has allowed the Town to transfer 10 taps purchased with the Mary Drive property. This transfer will save the town \$80,000 in fees and the Town will not be charged a service fee on those taps for one year.

### Charge Point EV Chargers

The EV chargers located near Town Hall have finally been repaired. Although out of service for over 40 days, we are now able to accommodate the EV demand from locals and visitors again.

### Public Works Director earns Safety Certification

Congratulations to Matt Reed-Tolonen for passing his Certified Playground Inspector from the National Recreation and Parks Association. Matt is among a small number of those taking the test to pass on his first attempt. Congrats, Matt.

### Stage 2 Fire Restrictions continue

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:

9/9/25 – Colorado Grand lunch stop

9/9/25 – The Paradise Paradox & Discussion at Shadowcliff 6pm

9/10/25 – 1<sup>st</sup> Annual Shadowcliff Social, co-sponsored by the Chamber of Commerce 4pm-6pm

9/13/2025 – Space to Create Grand Lake Groundbreaking 3pm

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 September newsletter on the Town's website.*

Next Board Meeting: September 22, 2025

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

Putnam Payne, 397 County Road 48- Mr. Payne is requesting to purchase water rights from the town.

**8. Consent Agenda**

**A. Accounts Payable- September 8, 2025**

**B. Meeting Minutes- August 11, 2025**

**C. Meeting Minutes- August 25, 2025**

Mayor Pro-Tem Sobon motioned to approve the consent agenda for September 8, 2025. Trustee Causseaux seconded the motion, and Town Clerk Pro-Tem Weekes 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>Trustee Causseaux</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. Consideration of Resolution 40-2025, a Resolution Setting Certain Fees for the Grand Foundations Special Event, "Colorado Rural Funders Learning Network" on September 18, 2025**

Presented by the Grand Foundation Executive Director, Megan Ledin, and the Grand Foundation Grants Manager, Amy Hoover.

Mayor Pro-Tem Sobon made a motion to approve Resolution 40-2025, setting certain fees for the Grand Foundations special event, "Colorado Rural Funders Learning Network" on September 18, 2025. Trustee Mills seconded the motion, and Town Clerk Pro-Tem Weekes called for a vote.

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

**B. QUASI JUDICIAL (PUBLIC HEARING) Consideration to Approve Resolution 36-2025, a Resolution Recommending Approval of a Preliminary Development Application for a 3-Story Mixed-Use Building Located at 900 Grand Avenue**

Presented by Emily Weber, Ayers Associates.

Town Attorney Krob present via zoom for discussion.

Project Owners, Will and Kaylee Wallesen were present.

Mayor Bergquist opened the public hearing.

Alexander Thompson, 508 Cairns- Mr. Thompson, has been following this project since the planning commission first reviewed it. He’s seen the new designs and wanted to say he appreciates the changes from the previous application process. They’re a real improvement. As a resident, he’s genuinely excited about what’s coming.

Mayor Bergquist closed the public hearing.

Trustee Causseaux made a motion to refer Resolution 36-2025 back to the planning commission to review the compatibility of this application to the town’s proposed historical district standards. Mayor Pro-Tem Sobon seconded the motion, and Town Clerk Pro-Tem Weekes called for a vote.

<b>Trustee Mills</b>	<b>Aye</b>
<b>Trustee Arntson</b>	<b>Aye</b>
<b>Trustee Miller</b>	<b>Aye</b>
<b>Trustee Schoenherr</b>	<b>Nay</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 of Resolution 41-2025, Approving a Shoreline Setback Variance for a Boathouse to be Located at 377 Lake Kove Dr., Also Referred to as Lake Kove Subdivision, Lot 5, Town of Grand Lake, Colorado**

Presented by Code Enforcement Kracke.

Trustee Causseaux made a motion to approve Resolution 41-2025, approving a shoreline setback variance for a boathouse to be located at 377 Lake Kove Dr., also referred to as Lake Kove subdivision, Lot 5, Town of Grand Lake, Colorado. Trustee Schoenherr seconded the motion, and Town Clerk Pro-Tem Weekes called for a vote.

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

**D. Consideration of Resolution 39-2025, Approving a Guaranteed Maximum Price Qualification Letter With Elk Mountain Construction for Space to Create**

Presented by Town Manager Kudron.

Jody Strickland was present on behalf of Elk Mountain Construction.

Trustee Schoenherr made a motion to approve Resolution 39-2025, approving a Guaranteed Maximum Price qualification letter with Elk Mountain Construction for Space to Create. Trustee Causseaux seconded the motion, and Town Clerk Pro-Tem Weekes called for a vote.

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

**10. Future Items for Consideration**

- Middle Park Medical Center
- Municipal/Building Code

**11. Mayor's Report**

Mayor Bergquist was more stressed today about the 900 Grand Avenue vote than anything else. She wanted to speak directly to the board and the planning commission: completing this code is a core part of our job that's been missing. The last two meetings (this one included) have been the toughest she's experienced, not just as mayor but overall. They've been extremely difficult.

We need to finish this code. That responsibility falls to staff, but it also falls to each of you. As you're around town — riding your bike, walking, driving — please keep in mind what we've discussed. Mayor Bergquist be working with Josh and staff to provide notes summarizing our conversations as reminders, and will include the photos we reviewed and others Mr. Fraser shared. New trustees: She knows these last two meetings have been especially hard, and appreciates your patience. You all have her phone number if you want to talk about any of this — even if you need someone to talk to for support.

A few quick notes from the mayor/manager meeting earlier today about county issues:

- Roads: there will be earthwork and improvements completed before winter and snowfall. The CDOT/Floyd Hill work is expected to pause before the winter

weather, which should reduce disruption for a while.

- Fraser: Phase two is planned for next summer and will include road widening and improved shoulders from the YBCA area toward Tabernash.

- Leonard Park: CDOT is working toward four lanes through Leonard Park; that project is roughly 30% funded. Hunter Park's master planning notes indicate we are on CDOT's list for future improvements.

Other items of note:

- The county is preparing legislation to limit oil and gas exploration in some areas — including portions of our scenic corridors from Trembling to Friendly. County commissioners will be asking the Colorado Oil and Gas Commission to take a neutral stance on this matter for the time being.

- Wolves: So far this year about \$6 million has been spent, and the mortality rate is around 70%. They have not put the program on hold as was suggested earlier, and another 10–15 wolves are expected to be released this fall. There have also been recent sightings over the past quarter.

- Public safety: the Kremmling town manager reported an increase in car accidents, speeding, and reckless driving on the way to Kremmling. They're implementing more controls and seeking additional CDOT funding. Please— don't speed and don't drive recklessly. It's serious, and enforcement and safety measures are being stepped up.

## 12. Adjourn Meeting

Trustee Mills moved to adjourn the meeting, and Mayor Pro-Tem Sobon seconded. Town Clerk Pro-Tem Weekes called for a vote.

Town Clerk Pro-Tem Weekes called for a vote.

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

This meeting of the Board of Trustees was adjourned at 7:30 PM.

(Attest)

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**Alayna Carrell, Town Clerk**

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**Christina Bergquist, Mayor**