



# GRAND LAKE BOARD OF TRUSTEES WORKSHOP AND MEETING MINUTES

Monday, September 26, 2022, at 4:30 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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## A. Call to Order

The regular meeting of the Board of Trustees was called to order by Mayor Kudron at 6:14 P.M. in the Town Hall Board Room.

## B. Pledge of Allegiance

Mayor Kudron led everyone in reciting the Pledge of Allegiance.

## C. Announcements

Mayor Kudron announced: Please turn off all cell phones during the meeting.

## D. Roll Call

Mayor Kudron, Mayor-Pro-Tem Bjorkman, Trustees Arntson, Bergquist, Packer, Sobon, and Strachan. Town Clerk Carrell and Town Manager Crone.

## E. Conflicts of Interest

Mayor Kudron stated if there are any conflicts of interest with any item on this evening's agenda, Trustees may announce their conflict at this time.

Mayor Pro-Tem Bjorkman stated he has a conflict of interest with Ordinance 12-2022 on tonight's agenda and will step out of the room when the discussion and vote occur.

## F. Manager's Report

### Changing Seasons

Fall is here. This also that the Town will soon began preparing for winter. Seasonal water service will be shut off on October 1. The Marina will be closing after Constitution Week.

This is also a good time to make sure that your bleeder valve works (if you have one on your water system). If you are not sure how to do this, contact the Town and we will help you figure it out.

### CHFA Grant

Town staff applied for a CHFA small-scale housing technical assistance grant, and we just received word that we were awarded one of the grants. This is not a monetary grant. Instead, CHFA has contracted with private consultants to provide 100 hours of work on a housing plan. The scope of work will consist of initial concept design and master planning, financial viability and modeling, and a recommended action plan to advance the project.

CHFA's consultants are focusing on the Mary Drive parcel. We hope to have the plans completed by January 2023. As part of the plan, CHFA is also helping identify potential funding opportunities as we move forward.

### Windy Gap Grant

Town staff has also applied for a grant from the Windy Gap settlement fund to help design a stormwater system for the areas of Town just west of the moraine. After initial consultations it appears as if the Town will be awarded the funding to complete this planning project. We are still working out a few details about the application, but we should be able to start this project very soon.

#### MSOB Dedication

On September 21 at 9:30 am, the Town hosted a celebration of the work completed under the Main Street Open for Business grant. Over \$1,000,000 of building improvements were made to Grand Lake businesses under this program.

Governor Polis showed up and presented a commendation to the Town. There were several other high ranking state employees who came up to celebrate Grand Lake. This event gave our Town a lot of great exposure, and we have been informed that DOLA has funds for various projects that we are hoping to start in the next couple of years.

#### Marina Roof

The Marina roofers began work the day after the Marina closed. They are very close to completion and should have the entire project finished later this week. This will help increase the lifespan of the building, and the new fascia will help with the building's appearance.

#### Billboard in Thomasson Park

Staff has been working with the Chamber of Commerce to come up with a new design for the billboard in Thomasson Park. We will be cutting back the vegetation around the sign and hopefully putting up the new sign this fall.

#### Snowmobile Access to Gas Station

The Town Manager will be meeting with CDOT officials tomorrow to discuss access to the gas station for snowmobile riders. Hopefully, we will be able to work out a solution.

#### Bears

As we work into fall, the bears will be out in force. Please make sure that your trash is secured and, if a bear does get into it, make sure that you clean up your trash.

#### Public Works Director

The Town is still in the process of finding a new public works director. We have had some promising leads and hope to have good news in the near future.

#### Next Meeting

The next scheduled meeting will be held in three weeks. It is scheduled on October 10, 2022, when we will be holding the budget workshop.

### **G. Public Comments**

None.

### **H. Consideration to Approve Meeting Minutes**

#### **4. September 12, 2022**

#### **5. June 13, 2022**

#### **6. May 23, 2022**

Mayor Pro-Tem Bjorkman made a motion to approve the meeting minutes for September 12<sup>th</sup>, June 13<sup>th</sup>, and May 23<sup>rd</sup>, 2022. Trustee Strachan seconded the motion. Town Clerk Carrell called the vote:

Mayor Kudron	Aye
Mayor Pro-Tem Bjorkman	Aye
Trustee Bergquist	Aye
Trustee Arntson	Aye
Trustee Strachan	Aye
Trustee Packer	Aye
Trustee Sobon	Aye

**I. Consideration to Approve Accounts Payable**

**7. Accounts Payable**

Trustee Arnston made a motion to approve Accounts Payable for September 26, 2022. Mayor Pro-Tem Bjorkman seconded the motion. Town Clerk Carrell called the vote:

Mayor Kudron	Aye
Mayor Pro-Tem Bjorkman	Aye
Trustee Bergquist	Aye
Trustee Arntson	Aye
Trustee Strachan	Aye
Trustee Packer	Aye
Trustee Sobon	Aye

**J. Financial Review**

**1. August Financials**

**2. Sales Tax- July 2022**

Financial Review presented by Town Treasurer, Heike Wilson.

**K. Items of Discussion**

**1. Consideration of Ordinance 12-2022, an Ordinance Amending Town Code to Allow Nightly Rentals in Multi-Family Residential High Density Zoning District**

Mayor Pro-Tem Bjorkman excused himself from the conversation and left the Board Room due to a conflict of interest.

Presented by Town Community Development Director, Kim White.

**David Raffelli**- 813 ½ Lake Avenue- Requested the Board of Trustee's abide by the existing ordinance, questioned them as to why they have ignored the existing ordinance the last several years.

Trustee Bergquist made a motion to approve Ordinance 12-2022, amending Town Code to allow nightly rentals in multi-family residential high density zoning district, as presented. Trustee Arnston seconded the motion. Town Clerk Carrell called the vote:

Mayor Kudron	Aye
Mayor Pro-Tem Bjorkman	Abstain
Trustee Bergquist	Aye
Trustee Arntson	Aye
Trustee Strachan	Aye
Trustee Packer	Aye
Trustee Sobon	Nay

**2. Consideration of a Request to Refund Payment in Lieu of Parking Fees**

Presented by Town Manager Crone.

Mayor Pro-Tem Bjorkman made a motion to approve the request to refund payment in lieu of parking fees to Majestic Corner LLC and Grand Sunset. Trustee Arnston seconded the motion. Town Clerk Carrell called the vote:

Mayor Kudron	Aye
Mayor Pro-Tem Bjorkman	Aye

Trustee Bergquist	Aye
Trustee Arntson	Aye
Trustee Strachan	Aye
Trustee Packer	Aye
Trustee Sobon	Aye

Mayor Pro-Tem Bjorkman made a motion to instruct staff to make the necessary ordinances to revise the code for parking in lieu fees. Trustee Sobon seconded the motion. Town Clerk Carrell called the vote:

Mayor Kudron	Aye
Mayor Pro-Tem Bjorkman	Aye
Trustee Bergquist	Aye
Trustee Arntson	Aye
Trustee Strachan	Aye
Trustee Packer	Aye
Trustee Sobon	Aye

### 3. Approval of Public Works New Truck

Trustee Arntson made a motion to approve the purchase of a new truck for the Public Works Department. Trustee Strachan seconded the motion. Town Clerk Carrell called the vote:

Mayor Kudron	Aye
Mayor Pro-Tem Bjorkman	Aye
Trustee Bergquist	Aye
Trustee Arntson	Aye
Trustee Strachan	Aye
Trustee Packer	Aye
Trustee Sobon	Aye

## L. Mayor's Report

Mayor Kudron sated it's been an interesting couple of weeks. Not a lot of people are coming into Town, but we still have a good presence on the weekend. Our workers have returned home as the season is changing. During the month of July and August we saw more families in town than normal. Mayor Kudron stated as we are coming into the next few months a new crowd will come in, as it's part of a tourist community.

Met with the Chairman of the Joint Budge Committee and State Representatives and took a tour of Shadow Mountain Reservoir and Grand Lake. Three Lakes Water and the Town of Grand Lake has asked our State Officials to do an inventory and an evaluation to make sure it's not only effective, but to ensure our operators are up to standard for our community. Our visitors were surprised at the number of weeds that have popped up in Colorado's largest and deepest natural lake.

Governor Polis came and thanked the town to acknowledge the work that has been done to local businesses. We should be proud of our accomplishments.

Elections are coming on November 8<sup>th</sup> and will determine which way our town will go with marijuana.

The town is thinking about the future and it's not going unnoticed in our community. The Board is working diligently to make change that impacts our town in a positive manner. Mayor Kudron encouraged everyone to use their voice, that it doesn't go unnoticed.

**M. Future Items for Consideration**

- Budget
- STR Regulations
- Marijuana Regulations Finalization
- Parking In Lieu Ordinance

**N. Executive Session Pursuant to C.R.S. Section 24-6-402(4)(b) and (e), to Receive Advice from the Town Attorney and Instruct Negotiators in Connection with a Dispute Related to the Town's Use of the Alley in Block 3, Town of Grand Lake**

Trustee Arntson made a motion to go into Executive Session Pursuant to C.R.S. Section 24-6-402(4)(b) and (e), to receive advice from the Town Attorney and instruct negotiators in connection with a dispute related to the Town's use of the alley in Block 3, Town of Grand Lake. Trustee Strachan seconded the motion. Town Clerk Carrell called the vote:

Mayor Kudron	Aye
Mayor Pro-Tem Bjorkman	Aye
Trustee Bergquist	Aye
Trustee Arntson	Aye
Trustee Strachan	Aye
Trustee Packer	Aye
Trustee Sobon	Aye

**O. Adjourn Meeting**

Trustee Strachan made a motion to adjourn the meeting. Trustee Packer seconded the motion. Town Clerk Carrell called the vote:

Mayor Kudron	Aye
Mayor Pro-Tem Bjorkman	Aye
Trustee Bergquist	Aye
Trustee Arntson	Aye
Trustee Strachan	Aye
Trustee Packer	Aye
Trustee Sobon	Aye

This meeting of the Board of Trustees was adjourned at 8:34 PM.

(Attest)

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Alayna Carrell, Town Clerk

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Steve Kudron, Mayor